

Single Family Residence

RESIDENTIAL

45 RIVER RD

STRATHAM, NH 03885

\$617,962 TopHap Estimate · \$383 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,613 ft²

LIVING AREA

0.93 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

VALUATION

\$618K

\$527K low

\$709K high

Last Sale

\$576,000 · Oct 23, 2024

Est. Owner Equity

\$267,962

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$7,725 (2025)
Assessed Value	\$571,400
Previous Assessed	\$598,200
Assessor Market Value	\$529,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	ROCKINGHAM
Lot (acres)	0.93
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2026	Financing	Mortgage			\$350K
Oct 23, 2024	Resale	Warranty Deed	\$576,000	\$357	\$124K
Jan 11, 2022	Resale	Warranty Deed	\$415,000	\$257	\$407K
Aug 14, 2014	Resale	Warranty Deed	\$280,000	\$174	\$252K
Oct 12, 2012	Financing	Mortgage			\$223K
Sep 28, 2004	Resale	Warranty Deed	\$309,500	\$192	\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooperative Middle School	Middle	6–8	2.2 mi
Stratham Memorial School	Elementary	PK–5	3.0 mi
Exeter High School	High	9–12	3.6 mi

District: Exeter Regional Cooperative School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 03885

44 CRIME INDEX	92 AIR POLLUTION	7,920 POPULATION	\$129K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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