

Single Family Residence

RESIDENTIAL

823 RIVER RD

RUMNEY, NH 03266

\$323,643 TopHap Estimate · \$248 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,307 ft²

LIVING AREA

24 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

VALUATION

\$324K

\$288K low

\$360K high

Est. Owner Equity

\$323,643

TAX & ASSESSMENT

Property Tax	\$3,937 (2025)
Assessed Value	\$244,400
Assessor Market Value	\$235,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	GRAFTON
Lot (acres)	24.00
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

68 FLOOD	6 WILDFIRE	48 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2023	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Elementary School	Elementary	PK–4	7.4 mi
Indian River School	Middle	5–8	10.1 mi
Mascoma Valley Regional High School	High	9–12	10.1 mi

District: Mascoma Valley Regional 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 03266

137 CRIME INDEX	84 AIR POLLUTION	2,057 POPULATION	\$63K MEDIAN IN-COME	43°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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