

Single Family Residence **RESIDENTIAL**

40 RIVER RD

GILFORD, NH 03249

\$458,279 TopHap Estimate · \$281 / ft² · confidence 86 · as of Jul 14, 2026

3
BEDS

1.5
BATHS

1,632 ft²
LIVING AREA

1.7 ac
LOT SIZE

1975
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$458K

\$392K low

\$524K high

Last Sale

\$214,333 · Jul 29, 2021

Est. Owner Equity

\$123,029

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$4,516 (2025)

Assessed Value

\$381,100

Previous Assessed

\$381,100

PROPERTY FACTS

Property Type	Single Family Residence
County	BELKNAP
Lot (acres)	1.70
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2021	Resale	Warranty Deed	\$214,333	\$131	
Dec 10, 2013	Financing	Mortgage			\$116K
Jul 29, 2011	Financing	Mortgage			\$119K
Dec 28, 2007	Financing	Mortgage			\$120K
Aug 7, 2006	Financing	Mortgage			\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilford Elementary School	Elementary	KG–4	2.3 mi
Gilford High School	High	9–12	2.4 mi
Gilford Middle School	Middle	5–8	2.5 mi

District: Gilford 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 03249

78 CRIME INDEX	84 AIR POLLUTION	8,104 POPULATION	\$106K MEDIAN IN-COME	44°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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