

Single Family Residence

**RESIDENTIAL**

# 1863 RIVERSIDE DR

BERLIN, NH 03570

**\$231,614** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,753 ft<sup>2</sup>**

LIVING AREA

**0.7 ac**

LOT SIZE

**1953**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$232K**

\$207K low

\$256K high

Est. Owner Equity

**\$231,614**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,562 (2025) |
| Assessed Value        | \$195,300      |
| Assessor Market Value | \$210,330      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | COOS                             |
| Lot (acres)   | 0.70                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Berlin Middle School     | Middle     | 7–8    | 1.6 mi   |
| Berlin High School       | High       | 9–12   | 1.6 mi   |
| Berlin Elementary School | Elementary | PK–5   | 1.7 mi   |

District: Berlin 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 03570**

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>9,357</b><br>POPULATION | <b>\$48K</b><br>MEDIAN IN-COME | <b>40°F</b><br>AVG TEMP | <b>33%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|