

Single Family Residence **RESIDENTIAL**

104 RIVER ST

ASHLAND, NH 03217

\$317,184 TopHap Estimate · \$186 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,708 ft²

LIVING AREA

1.3 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$317K

\$291K low

\$343K high

Last Sale

\$77,000 · Aug 27, 1997

Est. Owner Equity

\$204,034

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,989 (2025)
Assessed Value	\$260,000
Assessor Market Value	\$383,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GRAFTON
Lot (acres)	1.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

99 FLOOD	9 WILDFIRE	51 HEAT	95 STORM	17 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2010	Financing	Mortgage			\$40K
Aug 27, 1997	Resale	Warranty Deed	\$77,000	\$45	\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	1.0 mi
Plymouth Regional High School	High	9–12	5.4 mi

District: Pemi-Baker 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 03217

157 CRIME INDEX	80 AIR POLLUTION	1,782 POPULATION	\$69K MEDIAN IN-COME	44°F AVG TEMP	33% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------