

Residential - Vacant Land

RESIDENTIAL

45 RIVER ST
ASHLAND, NH 03217



2,614 ft²
LOT SIZE

VALUATION

Last Sale \$136,500 · Aug 1, 2003

TAX & ASSESSMENT

Property Tax	\$2,689 (2025)
Assessed Value	\$140,140
Assessor Market Value	\$390,165

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	GRAFTON
Lot (acres)	0.06

Pool

No

CLIMATE RISK

79

FLOOD

9

WILDFIRE

51

HEAT

94

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2012	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	0.7 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

Absentee owner