

Single Family Residence **RESIDENTIAL**

8 ROBIN ST

BOSCAWEN, NH 03303

\$432,786 TopHap Estimate · \$203 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

1

BATHS

2,136 ft²

LIVING AREA

0.86 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

VALUATION

\$433K

\$383K low

\$483K high

Last Sale

\$400,000 · Jan 27, 2025

Est. Owner Equity

\$238,786

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$8,043 (2025)

Assessed Value

\$386,700

Assessor Market Value

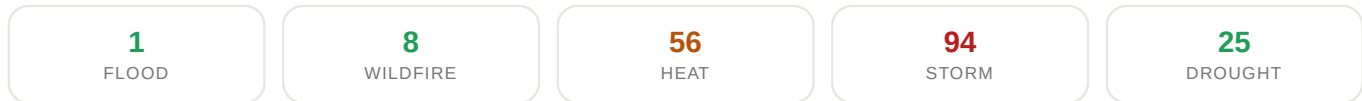
\$339,245

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	MERRIMACK
Lot (acres)	0.86
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 27, 2025	Resale	Warranty Deed	\$400,000	\$187	\$376K
Aug 1, 2023	Quitclaim	Quit Claim Transfer			
Apr 13, 2009	Financing	Mortgage			\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boscawen Elementary School	Elementary	PK–5	0.9 mi
Merrimack Valley Middle School	Middle	6–8	2.9 mi
Merrimack Valley High School	High	9–12	2.9 mi

District: Merrimack Valley 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 03303

111 CRIME INDEX	85 AIR POLLUTION	15,710 POPULATION	\$81K MEDIAN IN-COME	45°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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