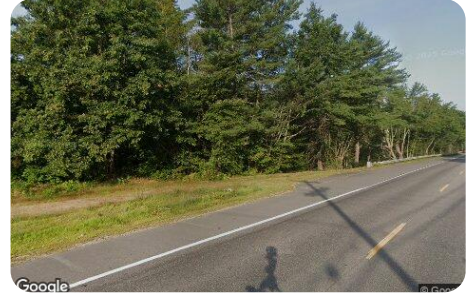


Single Family Residence **RESIDENTIAL**

2275 ROUTE 16

OSSIPEE, NH 03864

\$384,713 TopHap Estimate · \$475 / ft² · confidence 89 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

810 ft²

LIVING AREA

5.4 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

VALUATION

\$385K

\$341K low

\$429K high

Last Sale

\$329,000 · Jul 16, 2024

Est. Owner Equity

\$121,513

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,272 (2025)
Assessed Value	\$256,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CARROLL
Lot (acres)	5.40
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

100
FLOOD

6
WILDFIRE

53
HEAT

97
STORM

16
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2024	Resale	Warranty Deed	\$329,000	\$406	\$263K
Jan 31, 2023	Resale	Warranty Deed	\$170,000	\$210	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ossipee Central School	Elementary	KG–6	4.8 mi
Kingswood Regional Middle School	Middle	7–8	16.5 mi
Kingswood Regional High School	High	9–12	16.5 mi

District: Governor Wentworth 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 03864

70 CRIME INDEX	81 AIR POLLUTION	2,195 POPULATION	\$66K MEDIAN IN-COME	44°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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