

Single Family Residence **RESIDENTIAL**

1776 ROUTE 114

BRADFORD, NH 03221

\$454,042 TopHap Estimate · \$591 / ft² · confidence 89 · as of Jul 14, 2026



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2

BEDS

2

BATHS

768 ft²

LIVING AREA

16.5 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$454K

\$406K low

\$502K high

Last Sale

\$201,266 · Aug 21, 2024

Est. Owner Equity

\$71,667

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,668 (2025)
Assessed Value	\$341,266
Previous Assessed	\$185,026

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	MERRIMACK
Lot (acres)	16.50
Construction	Frame (Unspecified)
Roof	Metal
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

98
FLOOD

7
WILDFIRE

54
HEAT

96
STORM

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2024	Resale	Warranty Deed	\$201,266	\$262	\$382K
Aug 31, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kearsarge Regional Middle School	Middle	6–8	2.5 mi
Kearsarge Regional High School	High	9–12	3.0 mi
Sutton Central Elementary School	Elementary	KG–5	3.4 mi

District: Kearsarge Regional School District



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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 03221

156 CRIME INDEX	81 AIR POLLUTION	2,742 POPULATION	\$98K 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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