

Single Family Residence

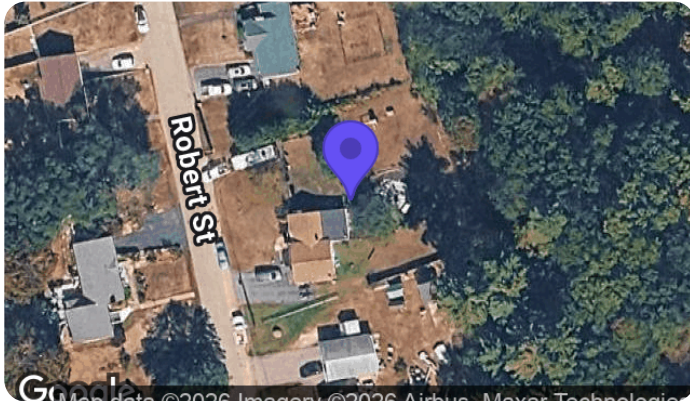
RESIDENTIAL

6 ROBERT ST

FRANKLIN, NH 03235

\$435,948

TopHap Estimate · \$249 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,753 ft²

LIVING AREA

0.42 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$436K

\$383K low

\$489K high

Last Sale

\$388,000 · Nov 12, 2024

Est. Owner Equity

\$39,976

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$5,640 (2025)

Assessed Value

\$319,900

Previous Assessed

\$303,600

Assessor Market Value

\$357,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	MERRIMACK
Lot (acres)	0.42
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	10 WILDFIRE	53 HEAT	94 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

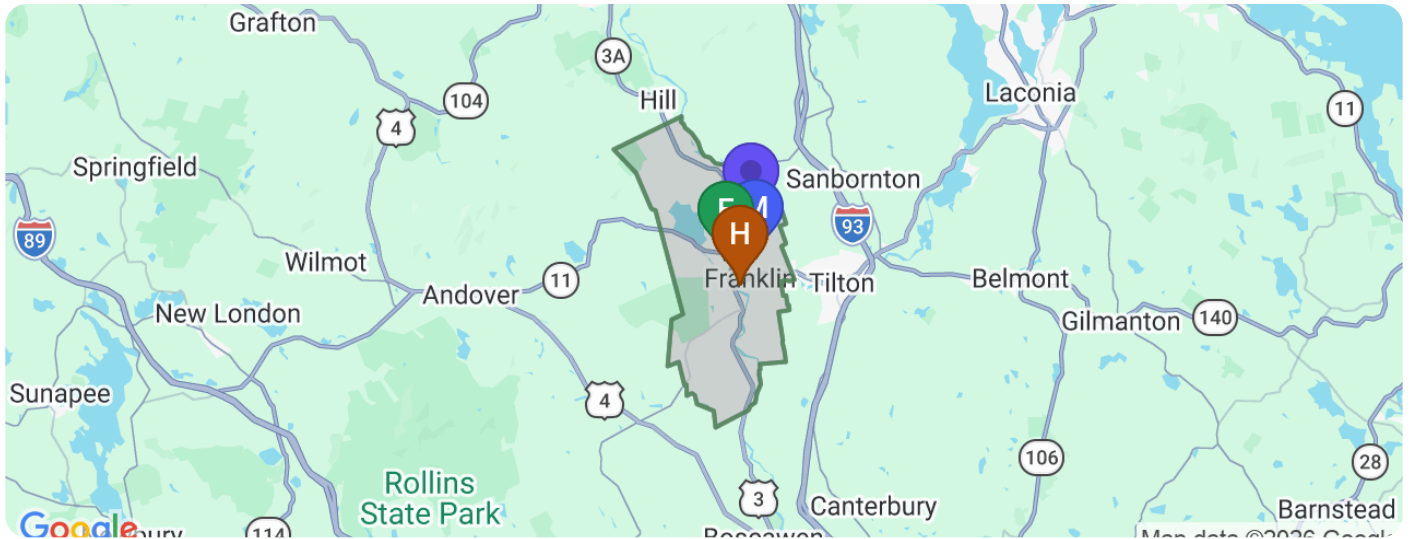
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2024	Resale	Warranty Deed	\$388,000	\$221	\$381K
Mar 6, 2020	Resale	Warranty Deed	\$225,000	\$128	\$214K
Apr 28, 2016	Resale	Warranty Deed	\$170,000	\$97	\$165K
Jun 30, 2014	Resale	Warranty Deed	\$160,000	\$91	\$160K
Jun 13, 2005	Financing	Mortgage			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	4–8	1.1 mi
Paul A. Smith School	Elementary	PK–3	1.5 mi
Franklin High School	High	9–12	2.0 mi

District: Franklin 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 03235



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

OWNERSHIP

Occupancy	Absentee owner
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