

Single Family Residence **RESIDENTIAL**

194 RIVER ST

ASHLAND, NH 03217

\$394,219 TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,176 ft²

LIVING AREA

1.4 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$394K

\$378K low

\$410K high

Last Sale

\$678,800 · May 29, 2026

Est. Owner Equity

\$0

Loan-to-Value

146%

TAX & ASSESSMENT

Property Tax	\$5,808 (2025)
Assessed Value	\$302,670
Assessor Market Value	\$341,810

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	GRAFTON
Lot (acres)	1.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	51 HEAT	95 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Warranty Deed	\$678,800	\$577	\$543K
Nov 5, 2021	Resale	Warranty Deed	\$285,000	\$242	\$200K
Oct 22, 2013	Financing	Mortgage			\$66K
Feb 17, 2012	Financing	Mortgage			\$125K
Jun 11, 2001	Resale	Warranty Deed	\$140,000	\$119	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	1.3 mi
Plymouth Regional High School	High	9–12	5.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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