

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

24 RIVER ST

FRANKLIN, NH 03235



8

BEDS

4

BATHS

3,193 ft²

LIVING AREA

0.2 ac

LOT SIZE

1900

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$359,000 · Sep 4, 2025

TAX & ASSESSMENT

Property Tax

\$4,869 (2025)

Assessed Value

\$276,200

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
County	MERRIMACK
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

83 FLOOD	5 WILDFIRE	54 HEAT	94 STORM	18 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

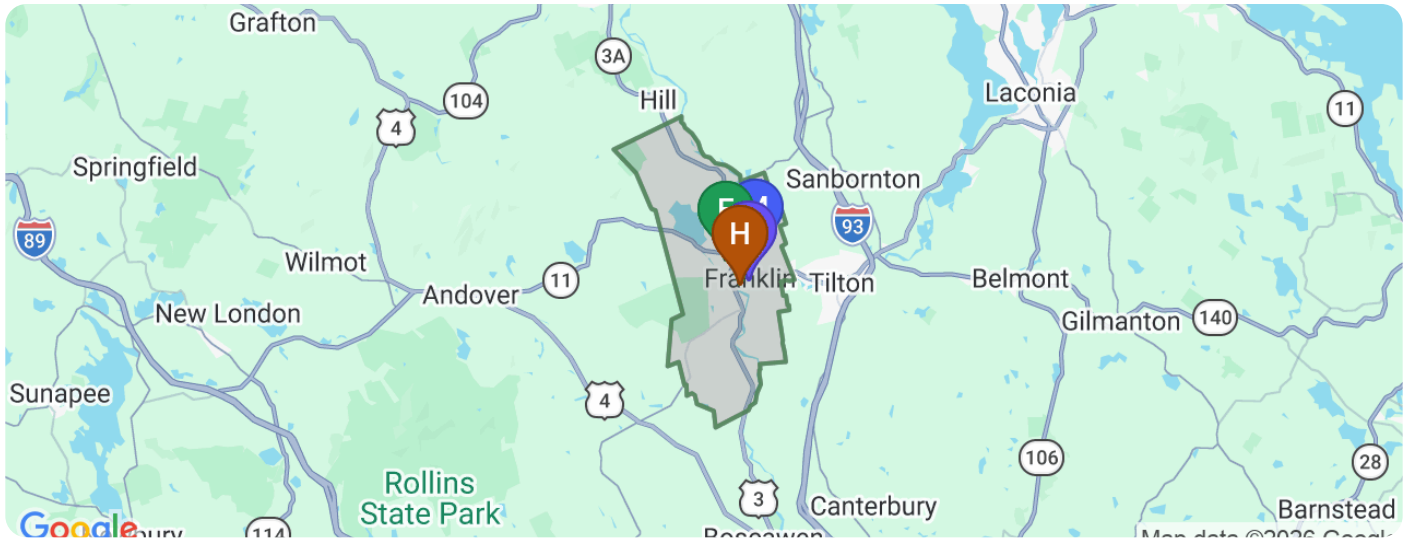
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2025	Resale	Warranty Deed	\$359,000	\$112	\$309K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin High School	High	9–12	0.3 mi
Franklin Middle School	Middle	4–8	0.7 mi
Paul A. Smith School	Elementary	PK–3	1.0 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

143 CRIME INDEX	85 AIR POLLUTION	8,737 POPULATION	\$67K 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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