

Single Family Residence

RESIDENTIAL

246 RIVER ST

ASHLAND, NH 03217

\$770,976 TopHap Estimate · \$319 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,416 ft²

LIVING AREA

1.3 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$771K

\$674K low

\$868K high

Last Sale

\$72,300 · Jul 15, 2011

Est. Owner Equity

\$770,976

TAX & ASSESSMENT

Property Tax	\$12,401 (2025)
Assessed Value	\$646,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	GRAFTON
Lot (acres)	1.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Gas
Pool	No

CLIMATE RISK

100
FLOOD

9
WILDFIRE

51
HEAT

95
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2011	Resale	Warranty Deed	\$72,300	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	1.5 mi
Plymouth Regional High School	High	9–12	5.2 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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