

Single Family Residence **RESIDENTIAL**

46 RIVER ST

FRANKLIN, NH 03235

\$276,029 TopHap Estimate · \$204 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,356 ft²

LIVING AREA

0.11 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$276K

\$252K low

\$300K high

Est. Owner Equity

\$0

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,898 (2025)
Assessed Value	\$221,100
Assessor Market Value	\$277,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MERRIMACK
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

11 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
Jun 30, 2026	Financing	Mortgage			\$444K
Aug 3, 2010	Financing	Mortgage			\$99K
Feb 11, 2009	Financing	Mortgage			\$55K
Oct 14, 2008	Financing	Mortgage			\$46K
Apr 22, 2008	Financing	Mortgage			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin High School	High	9–12	0.3 mi
Franklin Middle School	Middle	4–8	0.8 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	Owner occupied
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