

Single Family Residence

RESIDENTIAL

86 RIVER ST

CONWAY, NH 03818

\$461,585

TopHap Estimate · \$262 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,763 ft²

LIVING AREA

0.31 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$462K

\$411K low

\$512K high

Last Sale

\$156,400 · Oct 17, 2014

Est. Owner Equity

\$313,685

Loan-to-Value

32%

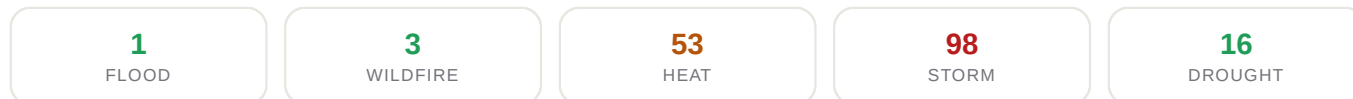
TAX & ASSESSMENT

Property Tax	\$4,432 (2025)
Assessed Value	\$357,400
Previous Assessed	\$299,900
Assessor Market Value	\$396,150

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CARROLL
Lot (acres)	0.31
Heating	Hot Water
Garage	Covered
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2010	Financing	Mortgage			\$120K
Feb 19, 2002	Resale	Warranty Deed	\$106,200	\$60	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kennett Middle School	Middle	7–8	0.7 mi
Kennett High School	High	9–12	1.9 mi
Lakeside Primary School	Elementary	KG–2	2.9 mi

District: Conway 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 03818

109 CRIME INDEX	74 AIR POLLUTION	4,300 POPULATION	\$74K MEDIAN IN-COME	39°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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