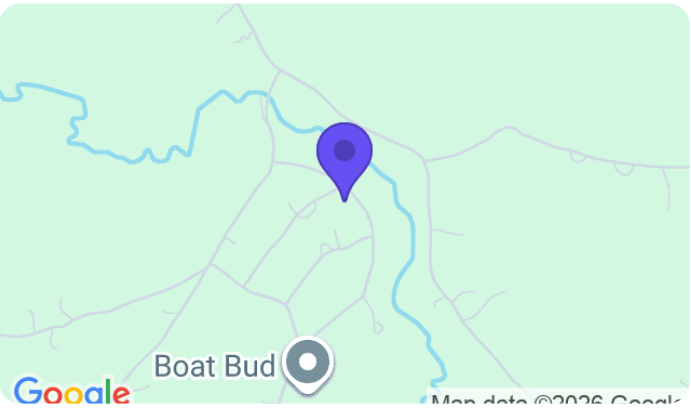
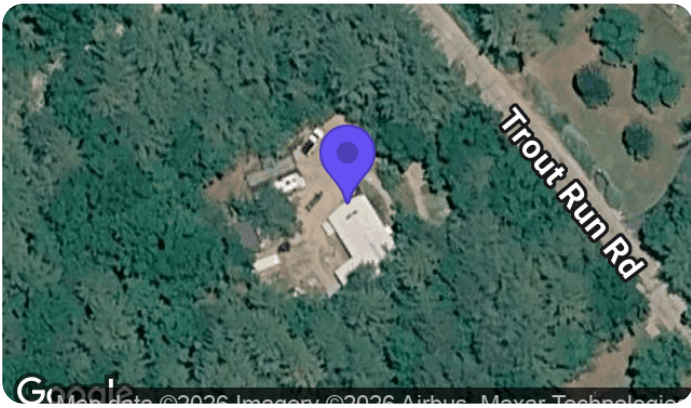


Single Family Residence **RESIDENTIAL**

40 TROUT RUN

EFFINGHAM, NH 03882

\$395,202 TopHap Estimate · \$189 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

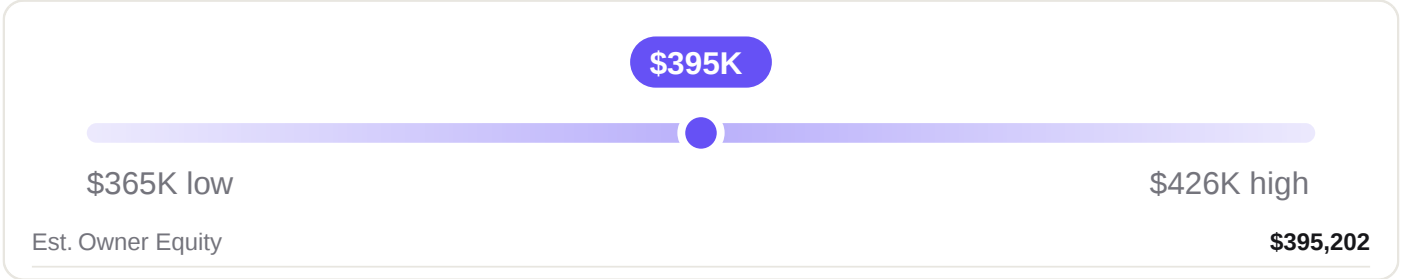
2,087 ft²
LIVING AREA

1.19 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

VALUATION



TAX & ASSESSMENT

Property Tax	\$5,638 (2025)
Assessed Value	\$366,600
Previous Assessed	\$198,400
Assessor Market Value	\$268,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	CARROLL
Lot (acres)	1.19
Roof	Metal
Heating	Hot Water
Pool	No

CLIMATE RISK

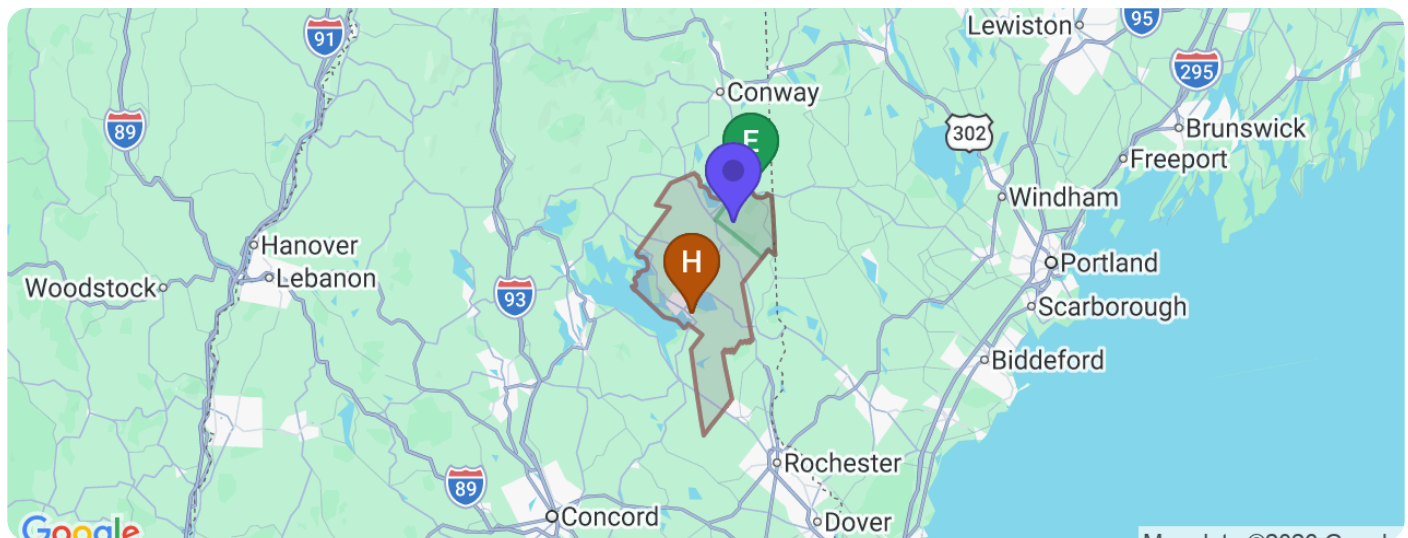
1 FLOOD	8 WILDFIRE	53 HEAT	95 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Effingham Elementary School	Elementary	KG–6	4.3 mi
Kingswood Regional Middle School	Middle	7–8	12.5 mi
Kingswood Regional High School	High	9–12	12.5 mi

District: Governor Wentworth 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 03882

63 CRIME INDEX	78 AIR POLLUTION	1,856 POPULATION	\$82K 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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