

Apartments (Generic) RESIDENTIAL

40 RIVER ST
ROCHESTER, NH 03867



6

BEDS

4

BATHS

2,711 ft²

LIVING AREA

0.16 ac

LOT SIZE

1906

YEAR BUILT

3

STORIES

14

ROOMS

VALUATION

Last Sale

\$620,000 · Aug 26, 2025

TAX & ASSESSMENT

Property Tax	\$7,748 (2025)
Assessed Value	\$506,400
Previous Assessed	\$257,900

PROPERTY FACTS

Property Type	Apartments (Generic)
County	STRAFFORD
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2025	Resale	Warranty Deed	\$620,000	\$229	\$496K
Nov 23, 2022	Resale	Warranty Deed	\$564,933	\$208	\$6.2M
Apr 23, 2021	Resale	Warranty Deed	\$300,000	\$111	\$1.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Maple Street Magnet School	Elementary	KG–5	0.2 mi
Spaulding High School	High	9–12	0.6 mi
Rochester Middle School	Middle	6–8	0.9 mi

District: Rochester 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 03867

105 CRIME INDEX	94 AIR POLLUTION	22,563 POPULATION	\$75K MEDIAN IN- COME	46°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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