

Single Family Residence **RESIDENTIAL**

2 ROBERT ST

FRANKLIN, NH 03235

\$315,125 TopHap Estimate · \$238 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,324 ft²

LIVING AREA

0.34 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$315K

\$287K low

\$343K high

Est. Owner Equity

\$207,016

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,291 (2025)
Assessed Value	\$243,400
Assessor Market Value	\$327,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MERRIMACK
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

10
WILDFIRE

53
HEAT

94
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2010	Financing	Mortgage			\$108K
Jun 26, 2008	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	4–8	1.2 mi
Paul A. Smith School	Elementary	PK–3	1.5 mi
Franklin High School	High	9–12	2.0 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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