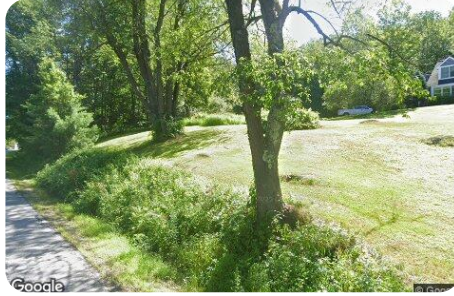


Single Family Residence **RESIDENTIAL**

36 RIVER ST

ASHLAND, NH 03217

\$589,999 TopHap Estimate · \$233 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,532 ft²

LIVING AREA

3.58 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$590K

\$563K low

\$617K high

Est. Owner Equity

\$269,999

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$14,208 (2025)
Assessed Value	\$740,360
Assessor Market Value	\$793,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	GRAFTON
Lot (acres)	3.58
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

79
FLOOD

9
WILDFIRE

51
HEAT

94
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2026	Quitclaim	Quit Claim Transfer			
Feb 26, 2026	Quitclaim	Quit Claim Transfer			\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	0.7 mi
Plymouth Regional High School	High	9–12	5.4 mi

District: Pemi-Baker 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 03217

157 CRIME INDEX	80 AIR POLLUTION	1,782 POPULATION	\$69K MEDIAN IN-COME	44°F AVG TEMP	33% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------