

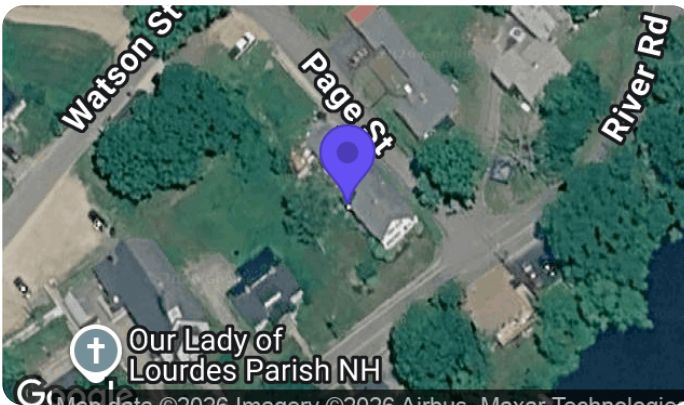
Single Family Residence

RESIDENTIAL

28 RIVER RD

PITTSFIELD, NH 03263

\$374,043 TopHap Estimate · \$189 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,980 ft²

LIVING AREA

0.19 ac

LOT SIZE

1876

YEAR BUILT

2

STORIES

VALUATION

\$374K

\$319K low

\$429K high

Last Sale

\$30,000 · Jul 30, 1999

Est. Owner Equity

\$271,643

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$6,456 (2025)
Assessed Value	\$362,300
Previous Assessed	\$193,000
Assessor Market Value	\$355,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MERRIMACK
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

51 FLOOD	7 WILDFIRE	56 HEAT	87 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

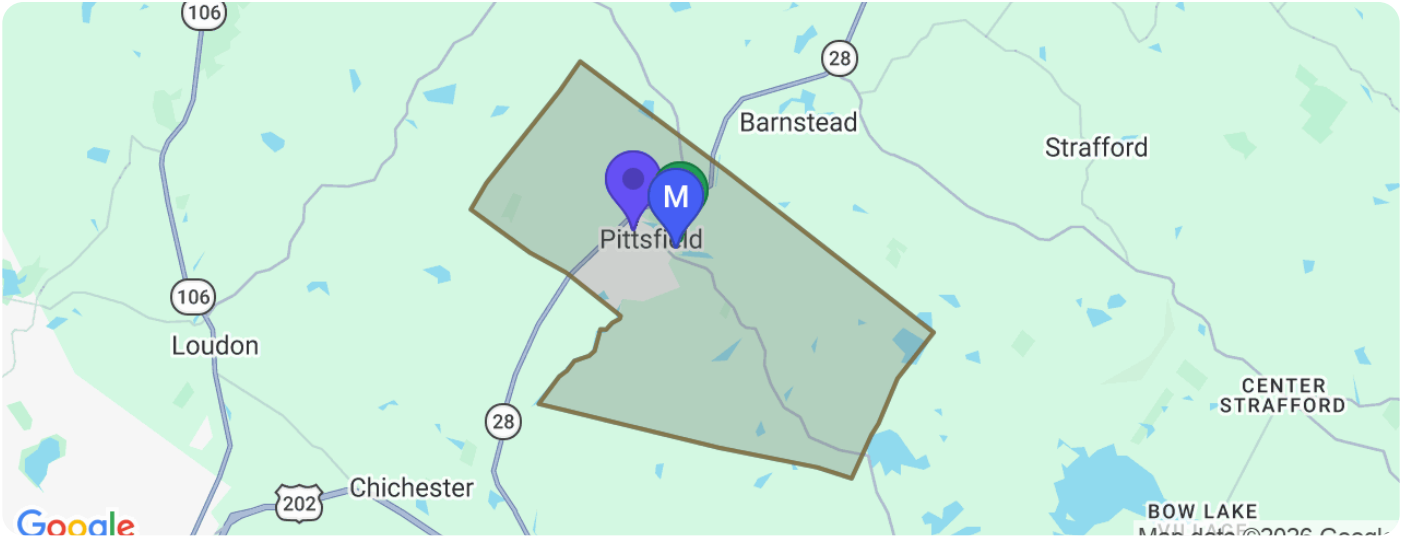
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2009	Financing	Mortgage			\$102K
Nov 28, 2005	Financing	Mortgage			\$100K
Jul 30, 1999	Non-arms-length	Grant Deed	\$30,000	\$15	\$42K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pittsfield Middle School	Middle	6–8	0.7 mi
Pittsfield High School	High	9–12	0.7 mi
Pittsfield Elementary School	Elementary	PK–5	0.8 mi

District: Pittsfield 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 03263

125 CRIME INDEX	88 AIR POLLUTION	4,054 POPULATION	\$65K 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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