

Single Family Residence **RESIDENTIAL**

8 ROBERT ST

FRANKLIN, NH 03235

\$389,596 TopHap Estimate · \$295 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,320 ft²

LIVING AREA

0.37 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$390K

\$358K low

\$422K high

Last Sale

\$65,000 · Jun 15, 1998

Est. Owner Equity

\$389,596

TAX & ASSESSMENT

Property Tax	\$4,892 (2025)
Assessed Value	\$277,500
Assessor Market Value	\$326,895

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MERRIMACK
Lot (acres)	0.37
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

9
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
Aug 21, 2025	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	4–8	1.1 mi
Paul A. Smith School	Elementary	PK–3	1.4 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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