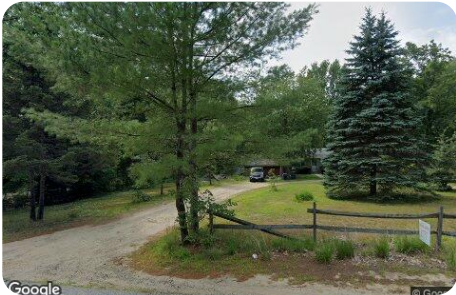


Mobile Home

RESIDENTIAL

18 RIVERVIEW DR
FRANKLIN, NH 03235



2

BEDS

2.5

BATHS

1,955 ft²

LIVING AREA

1.58 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

Last Sale

\$370,000 · Dec 9, 2024

TAX & ASSESSMENT

Property Tax	\$4,448 (2025)
Assessed Value	\$252,300
Previous Assessed	\$242,600
Assessor Market Value	\$339,340

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	MERRIMACK
Lot (acres)	1.58
Roof	Metal
Heating	Hot Water
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	8 WILDFIRE	54 HEAT	94 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2024	Resale	Warranty Deed	\$370,000	\$189	\$200K
Jan 30, 2012	Financing	Mortgage			\$25K
Oct 31, 2011	Financing	Mortgage			\$142K
Sep 28, 2006	Financing	Mortgage			\$47K
Jul 29, 2005	Financing	Mortgage			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	4–8	0.5 mi
Paul A. Smith School	Elementary	PK–3	0.8 mi
Franklin High School	High	9–12	1.2 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	Absentee owner
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