

Single Family Residence

**RESIDENTIAL**

# 40 RIVER ST

CONWAY, NH 03818

**\$523,190** TopHap Estimate · \$312 / ft² · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,678 ft²**

LIVING AREA

**0.95 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$523K**

\$470K low

\$577K high

Last Sale

**\$379,000 · Apr 27, 2021**

Est. Owner Equity

**\$219,990**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

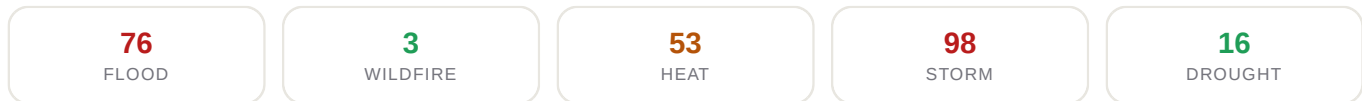
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,824 (2025) |
| Assessed Value        | \$469,700      |
| Assessor Market Value | \$458,660      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Cape Cod                 |
| County        | CARROLL                  |
| Lot (acres)   | 0.95                     |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Garage        | Garage, Attached         |
| Pool          | No                       |
| View          | Waterfront-Not Specified |

Deck

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Apr 23, 2021 | Resale | Warranty Deed | \$379,000 | \$226              | \$303K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Kennett Middle School   | Middle     | 7–8    | 0.6 mi   |
| Kennett High School     | High       | 9–12   | 1.9 mi   |
| Lakeside Primary School | Elementary | KG–2   | 3.0 mi   |

District: Conway 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 03818

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>4,300</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>39°F</b><br>AVG TEMP | <b>33%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|