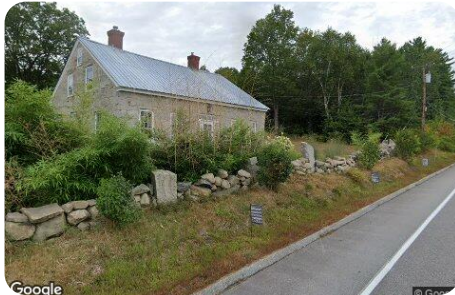


Residential Income (General/Multi-Family)

RESIDENTIAL

985 ROUTE 16

OSSIPEE, NH 03864



2

BEDS

2

BATHS

2,421 ft<sup>2</sup>

LIVING AREA

2 ac

LOT SIZE

1848

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$390,000 · Aug 28, 2024

TAX & ASSESSMENT

Property Tax

\$5,520 (2025)

Assessed Value

\$432,300

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | Residential Income (General/Multi-Family) |
| Style         | Cape Cod                                  |
| County        | CARROLL                                   |
| Lot (acres)   | 2.00                                      |
| Roof          | Metal                                     |
| Heating       | Forced Air With Air Conditioning          |
| Cooling       | Yes                                       |
| Pool          | No                                        |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 53<br>HEAT | 94<br>STORM | 16<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 27, 2024 | Resale | Warranty Deed | \$390,000 | \$161  | \$312K |
| Aug 1, 2023  | Resale | Warranty Deed | \$525,000 | \$217  |        |
| May 22, 2014 | Resale | Warranty Deed | \$150,000 | \$62   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ossipee Central School           | Elementary | KG–6   | 3.3 mi   |
| Kingswood Regional Middle School | Middle     | 7–8    | 9.9 mi   |
| Kingswood Regional High School   | High       | 9–12   | 10.0 mi  |

District: Governor Wentworth 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 03864

|                          |                            |                            |                                    |                         |                        |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>2,195</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-<br>COME | <b>44°F</b><br>AVG TEMP | <b>33%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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