

Single Family Residence

RESIDENTIAL

82 RIVER ST

ASHLAND, NH 03217

\$409,854 TopHap Estimate · \$334 / ft² · confidence 80 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,228 ft²
LIVING AREA

0.96 ac
LOT SIZE

1920
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$410K

\$327K low

\$493K high

Last Sale

\$342,000 · Nov 13, 2024

Est. Owner Equity

\$102,054

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,636 (2025)
Assessed Value	\$241,580
Assessor Market Value	\$315,495

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	GRAFTON
Lot (acres)	0.96
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

90
FLOOD

9
WILDFIRE

51
HEAT

95
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2024	Resale	Warranty Deed	\$342,000	\$279	\$308K
Aug 1, 2008	Resale	Grant Deed	\$155,100	\$126	\$147K
Dec 26, 2007	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$169,300	\$138	
Jul 10, 2006	Financing	Mortgage			\$154K
Dec 2, 2005	Resale	Warranty Deed	\$140,000	\$114	\$112K
Dec 2, 2005	Financing	Mortgage			\$112K
Apr 6, 2005	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	0.9 mi
Plymouth Regional High School	High	9–12	5.4 mi

District: Pemi-Baker 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 03217

157 CRIME INDEX	80 AIR POLLUTION	1,782 POPULATION	\$69K MEDIAN IN-COME	44°F AVG TEMP	33% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------