

Single Family Residence **RESIDENTIAL**

# 46 RIVERSIDE DR

FREMONT, NH 03044

**\$345,277** TopHap Estimate · \$413 / ft² · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**836 ft²**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1945**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

## VALUATION

**\$345K**

\$328K low

\$363K high

Last Sale

**\$95,000 · Jul 8, 2015**

Est. Owner Equity

**\$259,577**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,565 (2025) |
| Assessed Value        | \$328,300      |
| Previous Assessed     | \$185,800      |
| Assessor Market Value | \$2,093,040    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | ROCKINGHAM              |
| Lot (acres)   | 0.12                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jul 8, 2015  | Resale    | Warranty Deed | \$95,000  | \$114              | \$90K  |
| May 3, 2005  | Financing | Mortgage      |           |                    | \$162K |
| Dec 9, 2002  | Resale    | Warranty Deed | \$144,000 | \$172              | \$137K |
| Jul 17, 2002 | Resale    | Warranty Deed | \$35,000  | \$42               |        |
| Jul 17, 2002 | Resale    | Warranty Deed | \$75,000  | \$90               |        |
| Jun 21, 2000 | Resale    | Grant Deed    | \$110,000 | \$132              | \$74K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ellis School                 | Elementary | PK–8   | 2.5 mi   |
| Sanborn Regional High School | High       | 9–12   | 3.7 mi   |

District: Fremont 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 03044

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>39</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>4,936</b><br>POPULATION | <b>\$120K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|