

Single Family Residence **RESIDENTIAL**

49 TROUT RUN

EFFINGHAM, NH 03882

\$395,512 TopHap Estimate · confidence 85 · as of Jun 23, 2026



3

BEDS

3

BATHS

1.58 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$396K

\$336K low

\$455K high

Est. Owner Equity

\$395,512

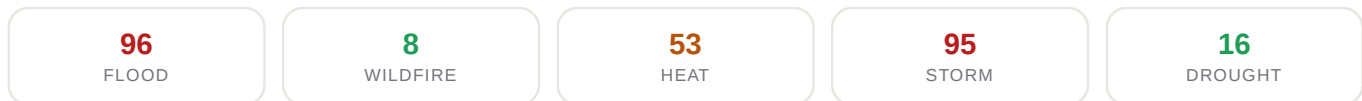
TAX & ASSESSMENT

Property Tax	\$7,215 (2025)
Assessed Value	\$469,100
Previous Assessed	\$59,400
Assessor Market Value	\$283,765

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CARROLL
Lot (acres)	1.58
Pool	No
View	Waterfront-Not Specified

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Effingham Elementary School	Elementary	KG–6	4.3 mi
Kingswood Regional Middle School	Middle	7–8	12.5 mi
Kingswood Regional High School	High	9–12	12.6 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.

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 NEIGHBORHOOD · ZIP 03882

63 CRIME INDEX	78 AIR POLLUTION	1,856 POPULATION	\$82K MEDIAN IN-COME	44°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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