

Single Family Residence **RESIDENTIAL**

86 RIVER ST

WOLFEBORO, NH 03894

\$1,725,000 TopHap Estimate · \$575 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,002 ft²
LIVING AREA

1.07 ac
LOT SIZE

2016
YEAR BUILT

3
STORIES

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Last Sale

\$1,650,000 · Oct 24, 2025

Est. Owner Equity

\$1,475,000

Loan-to-Value

14%

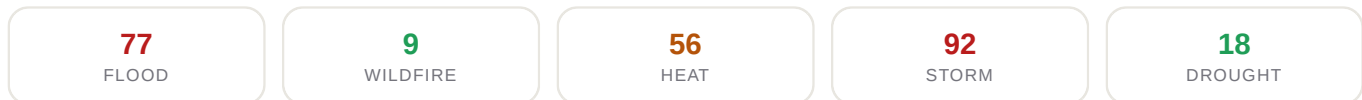
TAX & ASSESSMENT

Property Tax	\$13,814 (2025)
Assessed Value	\$1,652,400
Previous Assessed	\$804,200
Assessor Market Value	\$1,864,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CARROLL
Lot (acres)	1.07
Roof	Asphalt
Heating	Hot Water
Pool	No
View	Waterfront-Not Specified

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2025	Resale	Warranty Deed	\$1,650,000	\$550	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carpenter Elementary School	Elementary	KG–3	0.7 mi
Kingswood Regional Middle School	Middle	7–8	1.1 mi
Kingswood Regional High School	High	9–12	1.1 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 03894

107 CRIME INDEX	78 AIR POLLUTION	6,798 POPULATION	\$80K MEDIAN IN-COME	44°F AVG TEMP	34% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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