

Single Family Residence

RESIDENTIAL

76 RIVER ST

ASHLAND, NH 03217

\$666,308 TopHap Estimate · \$504 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,322 ft²

LIVING AREA

1.1 ac

LOT SIZE

2018

YEAR BUILT

6

ROOMS

VALUATION

\$666K

\$537K low

\$795K high

Last Sale

\$610,000 · Sep 4, 2025

Est. Owner Equity

\$466,308

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$6,536 (2025)
Assessed Value	\$340,600
Assessor Market Value	\$338,960

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	GRAFTON
Lot (acres)	1.10
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

95 FLOOD	9 WILDFIRE	51 HEAT	94 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2025	Resale	Warranty Deed	\$610,000	\$461	\$200K
Nov 27, 2019	Non-arms-length	Warranty Deed	\$2,667	\$2	\$160K
Jun 5, 2015	Resale	Warranty Deed	\$22,533	\$17	

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

OWNERSHIP

Occupancy	Absentee owner
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