

Single Family Residence **RESIDENTIAL**

173 RIVER ST

ASHLAND, NH 03217

\$841,246 TopHap Estimate · \$571 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,474 ft²
LIVING AREA

1.64 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$841K

\$716K low

\$966K high

Last Sale

\$128,000 · Sep 21, 2015

Est. Owner Equity

\$681,246

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$14,190 (2025)
Assessed Value	\$739,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	GRAFTON
Lot (acres)	1.64
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

85 FLOOD	8 WILDFIRE	51 HEAT	95 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	1.2 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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