

Single Family Residence

**RESIDENTIAL**

## 736 ROUTE 16

OSSIPEE, NH 03864

**\$246,236** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**1,036 ft<sup>2</sup>**  
LIVING AREA

**4.6 ac**  
LOT SIZE

**1960**  
YEAR BUILT

**1**  
STORIES

### VALUATION

**\$246K**

\$225K low

\$267K high

Last Sale

**\$175,000 · Jun 3, 2021**

Est. Owner Equity

**\$246,236**

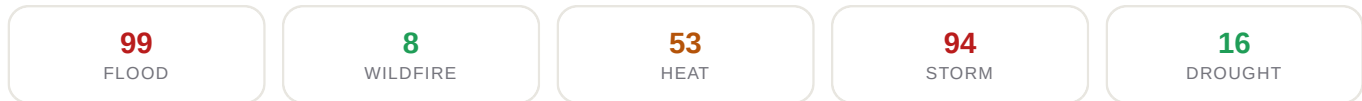
## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,973 (2025) |
| Assessed Value | \$232,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CARROLL                          |
| Lot (acres)   | 4.60                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|-------------|--------|---------------|-----------|--------|------|
| Jun 3, 2021 | Resale | Warranty Deed | \$175,000 | \$169  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ossipee Central School           | Elementary | KG–6   | 5.3 mi   |
| Kingswood Regional Middle School | Middle     | 7–8    | 9.2 mi   |
| Kingswood Regional High School   | High       | 9–12   | 9.3 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 03864

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>2,195</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>33%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|