

Single Family Residence **RESIDENTIAL**

45 ROCKINGHAM ST

PORTSMOUTH, NH 03801

\$2,034,172 TopHap Estimate · \$887 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,294 ft²

LIVING AREA

3,049 ft²

LOT SIZE

1890

YEAR BUILT

3

STORIES

9

ROOMS

VALUATION

\$2M

\$1.7M low

\$2.3M high

Last Sale

\$1,850,000 · Aug 28, 2024

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$20,489 (2025)
Assessed Value	\$1,780,100
Previous Assessed	\$1,500,600
Assessor Market Value	\$1,649,865

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ROCKINGHAM
Lot (acres)	0.07
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

4
WILDFIRE

50
HEAT

85
STORM

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2024	Resale	Warranty Deed	\$1,850,000	\$806	\$1.3M
Sep 16, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$525,000	\$229	\$828K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Portsmouth Middle School	Middle	6–8	0.4 mi
Little Harbour Elementary School	Elementary	KG–5	0.8 mi
Portsmouth High School	High	9–12	1.0 mi

District: Portsmouth 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 03801

138 CRIME INDEX	104 AIR POLLUTION	24,014 POPULATION	\$107K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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