

Single Family Residence **RESIDENTIAL**

44 ROSEMARY LN

BARRINGTON, NH 03825

\$757,716 TopHap Estimate · \$343 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,210 ft²

LIVING AREA

0.28 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

VALUATION

\$758K

\$705K low

\$811K high

Last Sale

\$600,000 · Feb 6, 2026

Est. Owner Equity

\$307,716

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$12,757 (2025)
Assessed Value	\$652,200
Previous Assessed	\$652,200
Assessor Market Value	\$667,470

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	STRAFFORD
Lot (acres)	0.28
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Resale	Warranty Deed	\$600,000	\$271	\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barrington Elementary School	Elementary	1–4	2.0 mi
Barrington Middle School	Middle	5–8	2.5 mi
Oyster River High School	High	9–12	6.3 mi

District: Barrington 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 03825

65 CRIME INDEX	91 AIR POLLUTION	9,816 POPULATION	\$94K MEDIAN IN-COME	47°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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