

Single Family Residence **RESIDENTIAL**

45 RIVER ST

BARTLETT, NH 03812

\$346,921 TopHap Estimate · \$201 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,724 ft²

LIVING AREA

0.57 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$347K

\$264K low

\$430K high

Last Sale

\$142,500 · Aug 7, 2002

Est. Owner Equity

\$346,921

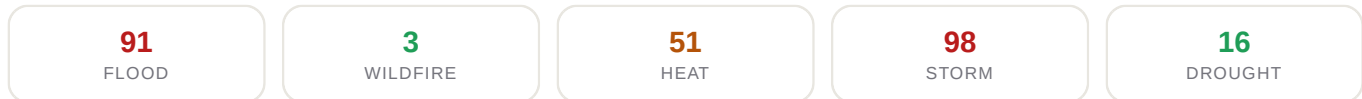
TAX & ASSESSMENT

Property Tax	\$2,055 (2024)
Assessed Value	\$368,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CARROLL
Lot (acres)	0.57
Construction	Frame (Unspecified)
Roof	Metal
Heating	Hot Water
Garage	Garage, Basement
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josiah Bartlett Elementary School	Elementary	PK–8	0.3 mi
Kennett High School	High	9–12	10.6 mi

District: Conway 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 03812

162 CRIME INDEX	81 AIR POLLUTION	1,027 POPULATION	\$84K MEDIAN IN-COME	41°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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