

Single Family Residence **RESIDENTIAL**

70 RIVER ST

BARTLETT, NH 03812

\$583,265 TopHap Estimate · \$202 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,884 ft²
LIVING AREA

3.09 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$583K

\$510K low

\$656K high

Last Sale

\$1,000,000 · May 29, 2026

Est. Owner Equity

\$0

Loan-to-Value

109%

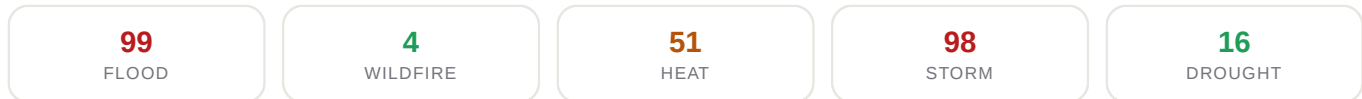
TAX & ASSESSMENT

Property Tax	\$3,617 (2024)
Assessed Value	\$648,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CARROLL
Lot (acres)	3.09
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
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
May 21, 2026	Resale	Warranty Deed	\$1,000,000	\$347	\$750K

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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------