

Single Family Residence

RESIDENTIAL

61 RIVER ST

BARTLETT, NH 03812

\$252,941 TopHap Estimate · \$220 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,149 ft²

LIVING AREA

0.75 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$253K

\$218K low

\$288K high

Est. Owner Equity

\$252,941

TAX & ASSESSMENT

Property Tax	\$1,343 (2024)
Assessed Value	\$240,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CARROLL
Lot (acres)	0.75
Construction	Frame (Unspecified)
Roof	Metal
Heating	Hot Water
Pool	No

CLIMATE RISK

94 FLOOD	3 WILDFIRE	51 HEAT	98 STORM	16 DROUGHT
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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	0.4 mi
Kennett High School	High	9–12	10.7 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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