

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

52 RIVER ST
FRANKLIN, NH 03235



5

BEDS

2.5

BATHS

2,432 ft²

LIVING AREA

0.17 ac

LOT SIZE

1880

YEAR BUILT

3

STORIES

11

ROOMS

VALUATION

Last Sale

\$72,900 · Oct 17, 2017

TAX & ASSESSMENT

Property Tax

\$4,295 (2025)

Assessed Value

\$243,600

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
County	MERRIMACK
Lot (acres)	0.17
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Covered
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	54 HEAT	94 STORM	18 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2021	Financing	Warranty Deed			\$118K
Apr 4, 2018	Resale	Grant Deed	\$60,000	\$25	
Sep 12, 2017	Non-arms-length	Trustees Deed	\$72,900	\$30	
Nov 3, 2009	Resale	Warranty Deed	\$94,500	\$39	\$121K
Oct 23, 2009	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$60,000	\$25	
May 20, 2008	Financing	Mortgage			\$46K
Feb 4, 2008	Financing	Mortgage			\$34K
Aug 11, 2006	Resale	Warranty Deed	\$159,900	\$66	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin High School	High	9–12	0.3 mi
Franklin Middle School	Middle	4–8	0.8 mi
Paul A. Smith School	Elementary	PK–3	1.0 mi

District: Franklin 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 03235

143 CRIME INDEX	85 AIR POLLUTION	8,737 POPULATION	\$67K MEDIAN IN-COME	45°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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