

Single Family Residence **RESIDENTIAL**

176 RIVER RD

RUMNEY, NH 03266

\$426,324 TopHap Estimate · \$136 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,127 ft²

LIVING AREA

3.81 ac

LOT SIZE

1799

YEAR BUILT

2

STORIES

VALUATION

\$426K

\$400K low

\$453K high

Last Sale

\$279,466 · Oct 17, 2024

Est. Owner Equity

\$117,324

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,485 (2025)
Assessed Value	\$294,500
Assessor Market Value	\$259,255

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	GRAFTON
Lot (acres)	3.81
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No
View	Waterfront-Not Specified

CLIMATE RISK

100 FLOOD	7 WILDFIRE	49 HEAT	98 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2024	Non-arms-length	Warranty Deed	\$279,466	\$89	\$309K
Jul 21, 2021	Resale	Warranty Deed	\$295,000	\$94	\$280K
Oct 7, 2005	Financing	Mortgage			\$204K
Oct 21, 2004	Resale	Warranty Deed	\$239,000	\$76	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bridgewater-Hebron Village School	Elementary	PK–5	12.7 mi
Newfound Memorial Middle School	Middle	7–8	15.4 mi
Newfound Regional High School	High	9–12	16.7 mi

District: Newfound Area 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 03266

137 CRIME INDEX	84 AIR POLLUTION	2,057 POPULATION	\$63K MEDIAN IN-COME	43°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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