

Single Family Residence **RESIDENTIAL**

1961 RIVERSIDE DR

BERLIN, NH 03570

\$239,997 TopHap Estimate · \$83 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,888 ft²

LIVING AREA

1.4 ac

LOT SIZE

1840

YEAR BUILT

2

STORIES

VALUATION

\$240K

\$223K low

\$257K high

Last Sale

\$145,000 · Aug 16, 2004

Est. Owner Equity

\$147,997

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,460 (2025)
Assessed Value	\$251,800
Previous Assessed	\$253,300
Assessor Market Value	\$330,315

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	COOS
Lot (acres)	1.40
Roof	Asphalt
Heating	Steam
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2013	Quitclaim	Quit Claim Transfer			
Dec 20, 2011	Financing	Mortgage			\$92K
Aug 31, 2006	Financing	Mortgage			\$95K
Aug 16, 2004	Resale	Warranty Deed	\$145,000	\$50	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Middle School	Middle	7–8	1.9 mi
Berlin High School	High	9–12	1.9 mi
Berlin Elementary School	Elementary	PK–5	2.1 mi

District: Berlin 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 03570

91 CRIME INDEX	85 AIR POLLUTION	9,357 POPULATION	\$48K MEDIAN IN-COME	40°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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