

Duplex (2 Units, Any Combination) **RESIDENTIAL**

22 RIDEOUT RD
HOLLIS, NH 03049



3
BEDS

2
BATHS

4,536 ft²
LIVING AREA

2 ac
LOT SIZE

1970
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

Last Sale **\$1,150,000 · Sep 24, 2025**

TAX & ASSESSMENT

Property Tax	\$13,084 (2025)
Assessed Value	\$692,300
Previous Assessed	\$480,300

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	HILLSBOROUGH
Lot (acres)	2.00
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	28 WILDFIRE	54 HEAT	92 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2025	Resale	Warranty Deed	\$1,150,000	\$254	\$920K
Nov 21, 2019	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Non-arms-length	Warranty Deed	\$152,000	\$34	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollis-Brookline Middle School	Middle	7–8	2.5 mi
Hollis-Brookline High School	High	9–12	2.6 mi
Hollis Primary School	Elementary	PK–3	2.7 mi

District: Hollis-Brookline Cooperative 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 03049

51 CRIME INDEX	97 AIR POLLUTION	8,670 POPULATION	\$156K MEDIAN IN-COME	47°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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