

Single Family Residence **RESIDENTIAL**

86 RIDEOUT RD

HOLLIS, NH 03049

\$778,478 TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,254 ft²
LIVING AREA

4.62 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$778K

\$748K low

\$809K high

Last Sale

\$414,000 · Aug 3, 2004

Est. Owner Equity

\$778,478

TAX & ASSESSMENT

Property Tax	\$12,192 (2025)
Assessed Value	\$645,100
Assessor Market Value	\$630,325

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HILLSBOROUGH
Lot (acres)	4.62
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	31 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
Aug 3, 2004	Resale	Warranty Deed	\$414,000	\$184	
May 17, 2004	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollis-Brookline Middle School	Middle	7–8	2.3 mi
Hollis-Brookline High School	High	9–12	2.4 mi
Hollis Primary School	Elementary	PK–3	2.6 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	Owner occupied
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