

Single Family Residence **RESIDENTIAL**

13 RIVERSIDE DR

ROCHESTER, NH 03867

\$515,048 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,958 ft²

LIVING AREA

0.55 ac

LOT SIZE

1971

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$515K

\$490K low

\$540K high

Last Sale

\$274,933 · Jun 26, 2017

Est. Owner Equity

\$267,638

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,397 (2025)
Assessed Value	\$548,800
Previous Assessed	\$292,100
Assessor Market Value	\$534,185

PROPERTY FACTS

Property Type	Single Family Residence
County	STRAFFORD
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2017	Resale	Warranty Deed	\$274,933	\$140	\$247K
Feb 27, 2013	Financing	Mortgage			\$167K
Dec 23, 2009	Resale	Grant Deed	\$172,500	\$88	\$169K
Apr 22, 2009	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$225,300	\$115	
Aug 5, 2003	Resale	Warranty Deed	\$289,000	\$148	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spaulding High School	High	9–12	0.3 mi
McClelland Elementary School	Elementary	KG–5	1.2 mi
Rochester Middle School	Middle	6–8	1.4 mi

District: Rochester 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 03867

105 CRIME INDEX	94 AIR POLLUTION	22,563 POPULATION	\$75K MEDIAN IN-COME	46°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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