

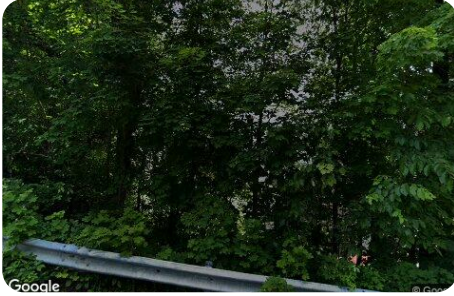
Single Family Residence

RESIDENTIAL

22 RIVER ST

FRANKLIN, NH 03235

\$284,380 TopHap Estimate · \$185 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,535 ft²

LIVING AREA

0.25 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$284K

\$253K low

\$316K high

Last Sale

\$30,000 · Nov 20, 2002

Est. Owner Equity

\$179,380

Loan-to-Value

34%

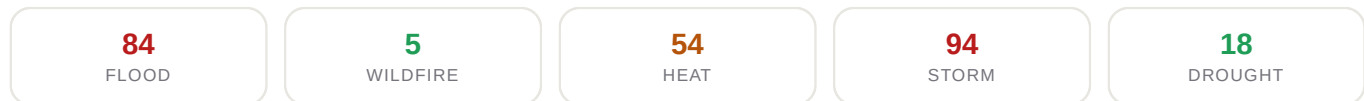
TAX & ASSESSMENT

Property Tax	\$3,533 (2025)
Assessed Value	\$200,400
Assessor Market Value	\$296,305

PROPERTY FACTS

Property Type	Single Family Residence
County	MERRIMACK
Lot (acres)	0.25
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2005	Financing	Mortgage			\$100K
Nov 20, 2002	Resale	Warranty Deed	\$30,000	\$20	\$24K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin High School	High	9–12	0.3 mi
Franklin Middle School	Middle	4–8	0.7 mi
Paul A. Smith School	Elementary	PK–3	0.9 mi

District: Franklin 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 03235

143 CRIME INDEX	85 AIR POLLUTION	8,737 POPULATION	\$67K MEDIAN IN-COME	45°F AVG TEMP	54% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------