

Single Family Residence **RESIDENTIAL**

# 44 RADCLIFFE DR

MILFORD, NH 03055

**\$492,603** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,898 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$493K**

\$480K low

\$505K high

Last Sale

**\$193,000 · Aug 31, 2001**

Est. Owner Equity

**\$307,603**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,619 (2025) |
| Assessed Value        | \$332,400      |
| Assessor Market Value | \$508,440      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Split Level                      |
| County        | HILLSBOROUGH                     |
| Lot (acres)   | 0.35                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | Yes                              |

Deck

## CLIMATE RISK

1  
FLOOD

22  
WILDFIRE

55  
HEAT

83  
STORM

25  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jul 15, 2013 | Financing | Mortgage      |           |                    | \$176K |
| Apr 28, 2011 | Financing | Mortgage      |           |                    | \$12K  |
| Mar 20, 2009 | Financing | Mortgage      |           |                    | \$188K |
| Mar 17, 2004 | Financing | Mortgage      |           |                    | \$15K  |
| Aug 31, 2001 | Resale    | Warranty Deed | \$193,000 | \$102              | \$154K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Milford High School                | High       | 9–12   | 1.0 mi   |
| Milford Middle School              | Middle     | 6–8    | 1.2 mi   |
| Jacques Memorial Elementary School | Elementary | KG–1   | 1.3 mi   |

District: Milford 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 03055

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>16,312</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|