

Single Family Residence **RESIDENTIAL**

1879 RIVERSIDE DR

BERLIN, NH 03570

\$195,121 TopHap Estimate · \$154 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,271 ft²

LIVING AREA

0.45 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$195K

\$175K low

\$215K high

Last Sale

\$88,800 · Oct 28, 2019

Est. Owner Equity

\$124,121

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,993 (2025)
Assessed Value	\$148,600
Previous Assessed	\$147,500
Assessor Market Value	\$140,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOS
Lot (acres)	0.45
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2019	Resale	Warranty Deed	\$88,800	\$70	\$71K
May 7, 2014	Financing	Grant Deed			\$79K
Jun 1, 2005	Financing	Mortgage			\$88K
Nov 29, 2001	Resale	Warranty Deed	\$55,000	\$43	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Middle School	Middle	7–8	1.6 mi
Berlin High School	High	9–12	1.6 mi
Berlin Elementary School	Elementary	PK–5	1.8 mi

District: Berlin 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 03570

91 CRIME INDEX	85 AIR POLLUTION	9,357 POPULATION	\$48K MEDIAN IN-COME	40°F AVG TEMP	33% SUNSHINE
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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