

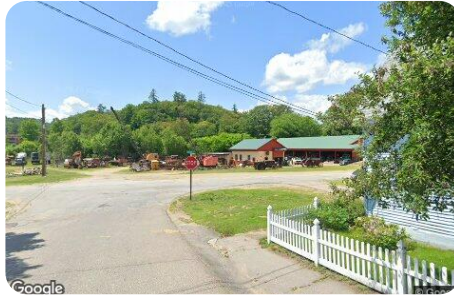
Single Family Residence

RESIDENTIAL

90 RIVER ST

FRANKLIN, NH 03235

\$292,821 TopHap Estimate · \$187 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,568 ft²
LIVING AREA

3,049 ft²
LOT SIZE

1890
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$293K

\$280K low

\$306K high

Last Sale

\$79,900 · Sep 27, 2001

Est. Owner Equity

\$216,921

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$3,768 (2025)
Assessed Value	\$213,700
Assessor Market Value	\$268,945

PROPERTY FACTS

Property Type	Single Family Residence
County	MERRIMACK
Lot (acres)	0.07
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

14
FLOOD

6
WILDFIRE

54
HEAT

94
STORM

18
DROUGHT

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

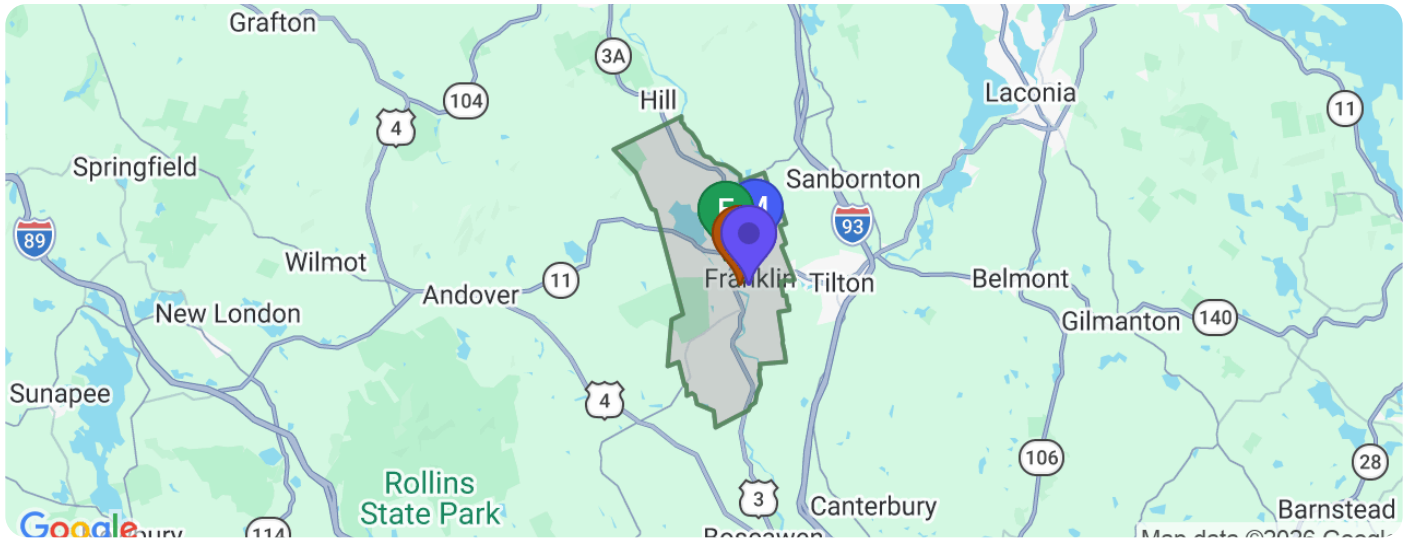
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2001	Resale	Warranty Deed	\$79,900	\$51	\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin High School	High	9–12	0.3 mi
Franklin Middle School	Middle	4–8	0.9 mi
Paul A. Smith School	Elementary	PK–3	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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