

Single Family Residence

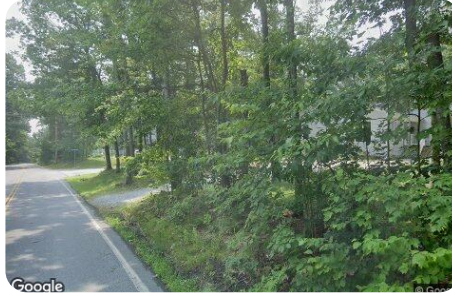
RESIDENTIAL

1 ROCKFOREST DR

HOOKSETT, NH 03106

\$769,329

TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,766 ft²

LIVING AREA

1.01 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$769K

\$729K low

\$810K high

Last Sale

\$306,000 · Mar 29, 2017

Est. Owner Equity

\$478,629

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$12,452 (2025)
Assessed Value	\$724,400
Assessor Market Value	\$650,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	MERRIMACK
Lot (acres)	1.01
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

14
WILDFIRE

55
HEAT

86
STORM

25
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2017	Resale	Warranty Deed	\$306,000	\$111	\$291K
Nov 16, 2016	Resale	Warranty Deed	\$200,000	\$72	\$200K
Aug 18, 2016	Non-arms-length	Trustees Deed	\$261,320	\$94	
May 8, 2014	Financing	Grant Deed			\$74K
Aug 17, 2009	Resale	Warranty Deed	\$275,000	\$99	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David R. Cawley Middle School	Middle	6–8	1.6 mi
Fred C. Underhill School	Elementary	PK–2	1.6 mi
Manchester Central High School	High	9–12	3.0 mi

District: Manchester 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 03106

76 CRIME INDEX	90 AIR POLLUTION	15,077 POPULATION	\$107K 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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