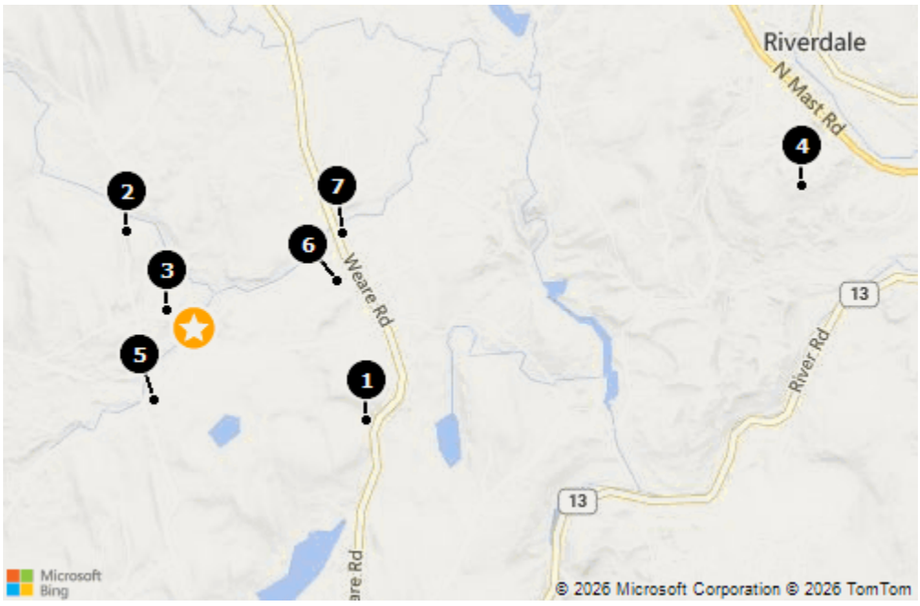
ICE SiteX Report

OrderID: 98655696

SiteX Property Information Report



Subject Property Location

256 MIDDLE BRANCH RD, NEW BOSTON, NH 03070-4103

County:	**HILLSBOROUGH NH**	Census Tract:	330110200.003023
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	NBOS M:00002 B:000019 L:000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$650,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$598,000 - $702,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$145,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$245,600	Market Improvment Value:		Total Taxable Value:	$9,257
Total Assessed Value:	$391,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 19
City/Muni/Twp: NEW BOSTON

Property Characteristics

Lot Size:	3.000 AC	Bedrooms:	4	Pool:	
Building Area:	3402 SF	Baths:	3	Fireplace:	
Year Built:	1987	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2026	Sales Price:	N/A
Document #:	260037385 BK-PG 9793-57	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/14/2024	Sales Price:	N/A
Document #:	240025495 BK-PG 9664-530	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/08/2024	Loan Amount:	N/A
Document #:	240024728 BK-PG 9793-57	Loan Type:	Stand Alone Refi
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			
City/Muni/Twp: NEW BOSTON			

Prior Transfer

Recording Date:	11/04/2022	Sales Price:	N/A
Document #:	220051176 BK-PG 9507-2929	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	11/01/2022	Loan Amount:	N/A
Document #:	220050759 BK-PG 9664-530	Loan Type:	Stand Alone Refi
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	08/19/2021	Sales Price:	N/A
Document #:	210056561 BK-PG 9162-2336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2021	Loan Amount:	N/A
Document #:	210053305 BK-PG 9507-2929	Loan Type:	Stand Alone Refi
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	05/21/2019	Sales Price:	N/A
Document #:	9019512 BK-PG 8720-456	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2019	Loan Amount:	N/A
Document #:	9015488 BK-PG 9162-2336	Loan Type:	VA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: NEW BOSTON

Mortgage Record

Recording Date:	01/06/2015	Loan Amount:	N/A
Document #:	000005000475 BK-PG 08720-0456	Loan Type:	Unknown
TD Due Date:	01/06/2045	Type Finance:	

Legal Description:
District: NBOS
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	$230,000
Document #:	BK-PG 8338 -2540	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 19
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	$230,000
Document #:	BK-PG 8338-2540	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	08/04/2010	Sales Price:	$263,000
Document #:	BK-PG 8226-2416	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: NEW BOSTON

Prior Transfer

Recording Date:	11/04/1997	Sales Price:	$170,000
Document #:	BK-PG 5869-1763	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: NEW BOSTON

Area Sales Analysis

Total Area Sales	$4,406,933	Median # of Bedrooms	3
Median Lot Size	249,164 SF	Median # of Baths	2
Median Living Area	2,248 SF	Median Year Built	2002
Price Range - 2 Yrs	$434,933 to $1,110,000	Age Range	9 years to 176 years
Median Value	$560,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**279 WEARE RD** **NEW BOSTON, NH 03070-3532**	08/11/2026	$595,000	$330	1799	/4/2	1986	452,155 SF	
		APN: NBOS M:00002 B:000100 L:000009 Document #: 260031322 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
2	.48Mi.	**314 TUCKER MILL RD**	07/23/2026	$1,110,000	$395	2806	/3/2	2017	260,925 SF	

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		NEW BOSTON, NH 03070-4110							
	APN: NBOS M:00002 B:000015 L:000003 Document #: 260028533								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
3	.14Mi.	**28 DOUGHERTY LN**	07/10/2026	$550,000	$244	2248	/4/2	2017	89,298 SF
		NEW BOSTON, NH 03070-4105							
	APN: NBOS M:00002 B:000017 L:000005 Document #: 260026435								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
4	.98Mi.	**86 STYLES RD**	06/16/2026	$650,000	$263	2471	/3/1	1996	257,005 SF
		NEW BOSTON, NH 03070-4215							
	APN: NBOS M:3 B:52 L:7 Document #: 260022528								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
5	.37Mi.	**317 MIDDLE BRANCH RD**	06/08/2026	$560,000	$315	1776	/3/1	2002	91,041 SF
		NEW BOSTON, NH 03070-4116							
	APN: NBOS M:00002 B:000125 L:000000 Document #: 260021216								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
6	.79Mi.	**425 WEARE RD**	05/21/2026	$507,000	$298	1696	/3/2	2015	102,366 SF
		NEW BOSTON, NH 03070-3500							
	APN: NBOS M:00002 B:000112 L:0002-3 Document #: 260018708								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								
7	.91Mi.	**450 WEARE RD**	02/10/2026	$434,933	$169	2563	/3/1	1850	249,164 SF
		NEW BOSTON, NH 03070-3514							
	APN: NBOS M:00002 B:000059 L:000000 Document #: 260005004								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NEW BOSTON City/Muni/Twp: NEW BOSTON								

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**256 MIDDLE BRANCH RD**	**08/04/2011**		$391,100	3,402	/4/3	1987	3 SF	
.04Mi.	**12 DOUGHERTY LN**	**04/09/2012**		$230,100	1,157	/2/1	1940	2 SF	
.06Mi.	**14 DOUGHERTY LN**	**12/19/2018**		$291,775	1,536	/3/2	1993	14 SF	
.06Mi.	**250 MIDDLE BRANCH RD**	**12/22/2014**		$300,500	1,695	/3/3	1984	18,731 SF	
.07Mi.	**267 MIDDLE BRANCH RD**	**10/31/2019**		$407,500	2,595	/3/2	1900	4 SF	
.09Mi.	**249 MIDDLE BRANCH RD**			$311,300	1,958	/3/2	1986	2 SF	
.11Mi.	**244 MIDDLE BRANCH RD**	**12/22/2023**		$349,800	2,379	/3/2	1989	2 SF	
.14Mi.	**28 DOUGHERTY LN**	**12/15/2017**		$367,700	2,248	/4/2	2017	2 SF	
.18Mi.	**29 DOUGHERTY LN**	**03/10/2014**		$149,838	427		1945	16 SF	
.19Mi.	**236 MIDDLE BRANCH RD**	**11/01/2001**		$404,800	2,767	/3/2	1989	4 SF	
.2Mi.	**270 MIDDLE BRANCH RD**	**03/25/2004**		$334,600	2,423	/3/2	1986	8 SF	
.21Mi.	**38 DOUGHERTY LN**			$337,900	1,707	/3/1	2017	2 SF	
.25Mi.	**307 MIDDLE BRANCH RD**			$370,400	2,177	/3/1	2002	4 SF	
.25Mi.	**42 DOUGHERTY LN**	**10/04/2021**		$575,800	3,802	/4/2	2005	5 SF	
.26Mi.	**46 DOUGHERTY LN**	**07/31/2018**		$489,500	2,995	/4/2	2018	2 SF	
.31Mi.	**306 MIDDLE BRANCH RD**	**08/29/2003**		$224,400	1,417	/2/1	1900	23,958 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	42.0 years old	Households:	2,116
Median Household Income:	$125,973	Households w/Family:	80%
Household Income Per Capita:	$54,199	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

School District Zone:	New Boston School District	Students:	464
Number of Schools:	1	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.47Mi.	**New Boston Central School**	A	Public	PK - 6
Number of Students: 459				
Student-Teacher Ratio: 13.3				

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Flood Report

The Subject Property of **256 MIDDLE BRANCH RD, NEW BOSTON, NH 03070-4103** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	15%	SIGNIFICANTLY LOWER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	13%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	26%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	57%	NOTABLY LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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