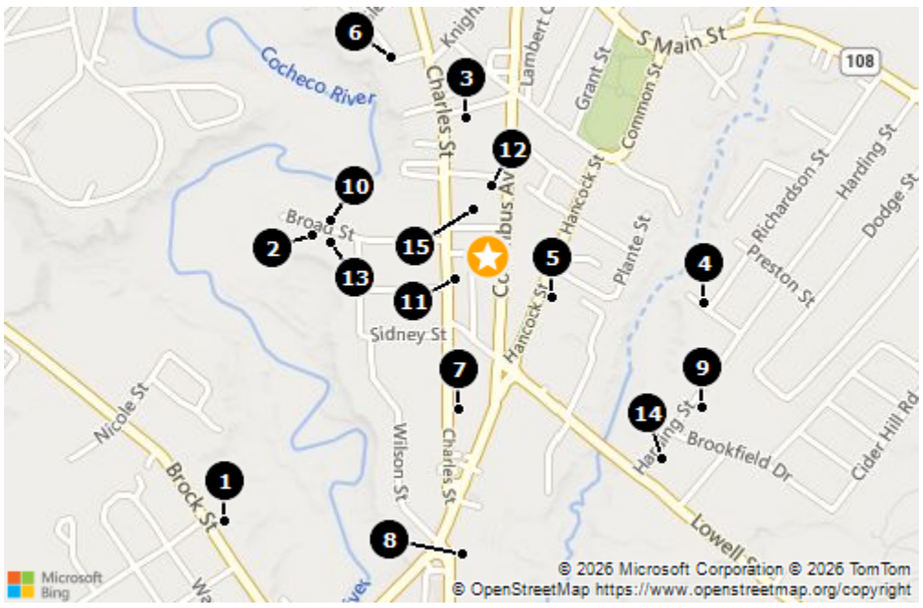
ICE SiteX Report

OrderID: 98485856

SiteX Property Information Report



Subject Property Location

2 OSBORNE ST, ROCHESTER, NH 03867-3432

County:	**STRAFFORD NH**	Census Tract:	330170843.013019
Property Use:	Single Family Residential	Zoning:	NMU
Parcel Number:	RCHE M:0128 B:0018 L:0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$426,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$332,280 - $519,720	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$89,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$249,600	Market Improvment Value:		Total Taxable Value:	$5,181
Total Assessed Value:	$338,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 18
City/Muni/Twp: ROCHESTER

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	2012 SF	Baths:	1	Fireplace:	
Year Built:	1903	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Asbestos
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	3+B	Number of Cars:		A/C:	
Style:	Convention	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/24/2026	Sales Price:	$116,368
Document #:	260011370 BK-PG 4249-565	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/05/2023	Loan Amount:	N/A
Document #:	230010593 BK-PG 5135-508	Loan Type:	FHA
TD Due Date:	10/01/2044	Type Finance:	
Legal Description:			
City/Muni/Twp: ROCHESTER			

Prior Transfer

Recording Date:	10/15/2014	Sales Price:	N/A
Document #:	12944 BK-PG 4249-563	Type of Sale:	Non-Arms Length Transfer
Document Type:			
Legal Description:			
City/Muni/Twp: ROCHESTER			

Mortgage Record

Recording Date:	10/15/2014	Loan Amount:	N/A
Document #:	BK-PG 04249-0565	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98485856

Legal Description:
District: RCHE
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	10/15/2009	Sales Price:	$60,000
Document #:	BK-PG 3783 -275	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 18
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	10/15/2009	Sales Price:	$60,000
Document #:	BK-PG 3783-275	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	08/11/2009	Sales Price:	$153,300
Document #:	BK-PG 3766-733	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	11/18/2003	Sales Price:	$187,500
Document #:	BK-PG 2900-939	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Area Sales Analysis

Total Area Sales	$6,032,933	Median # of Bedrooms	3
Median Lot Size	11,761 SF	Median # of Baths	1
Median Living Area	1,634 SF	Median Year Built	1921
Price Range - 2 Yrs	$42,000 to $695,000	Age Range	3 years to 144 years
Median Value	$410,000	Median Age	105 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**164 BROCK ST** **ROCHESTER, NH 03867-4457**	09/08/2026	$425,000	$229	1855	7/3/1	1882	317,989 SF	
		APN: RCHE M:131 B:60 L: Document #: 260012181 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
2	.21Mi.	**30 BROAD ST** **ROCHESTER, NH 03867-3410**	09/01/2026	$485,000	$292	1660	7/3/1	1930	8,712 SF	
		APN: RCHE M:0129 B:0052 L:0000 Document #: 260011817 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
3	.16Mi.	**3 MAY ST** **ROCHESTER, NH 03867-3402**	08/25/2026	$410,000	$229	1790	6/3/1	1901	4,792 SF	
		APN: RCHE M:0125 B:0162 L:0000 Document #: 260011441 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
4	.27Mi.	**10 COLEMAN ST** **ROCHESTER, NH 03867-3506**	08/10/2026	$668,000	$428	1560	7/3/1	2023	13,068 SF	
		APN: RCHE M:0128 B:0088 L:0001 Document #: 260010503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
5	.1Mi.	**36 HANCOCK ST** **ROCHESTER, NH 03867-3530**	08/07/2026	$315,000	$364	864	6/3/1	1958	11,761 SF	
		APN: RCHE M:0128 B:0066 L:0000 Document #: 260010423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
6	.26Mi.	**19 SHERIDAN AVE** **ROCHESTER, NH 03867-2936**	07/29/2026	$365,000	$304	1198	6/3/1	1882	15,246 SF	
		APN: RCHE M:0125 B:0246 L:0000 Document #: 260009925 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
7	.17Mi.	**148 CHARLES ST** **ROCHESTER, NH 03867-3421**	07/28/2026	$410,000	$284	1440	4/1/2	1900	24,829 SF	
		APN: RCHE M:0128 B:0211 L:0000 Document #: 260009898 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
8	.35Mi.	**4 OLD DOVER RD** **ROCHESTER, NH 03867-3444**	06/29/2026	$309,933	$266	1163	7/3/1	1947	12,632 SF	
		APN: RCHE M:0132 B:0017 L:0000 Document #: 260008337 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								

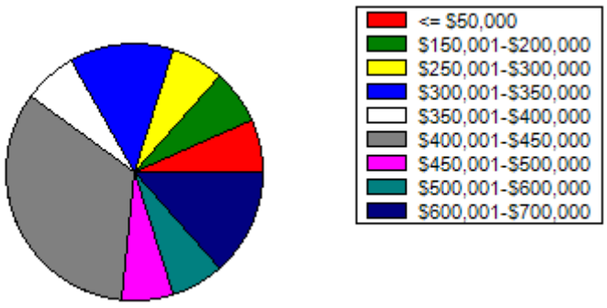
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9	.31Mi.	**54 HARDING ST** **ROCHESTER, NH 03867-3723**	04/28/2026	$440,000	$286	1536	6/3/1	1961	10,019 SF
	APN: RCHE M:0128 B:0163 L:0000 Document #: 260005310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
10	.19Mi.	**27 BROAD ST** **ROCHESTER, NH 03867-3409**	02/27/2026	$525,000	$269	1950	8/3/1	1921	25,700 SF
	APN: RCHE M:0129 B:0061 L:0000 Document #: 260002562 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
11	.04Mi.	**118 CHARLES ST** **ROCHESTER, NH 03867-3419**	02/20/2026	$300,000	$183	1634	5/3/1	1882	7,405 SF
	APN: RCHE M:0128 B:0013 L:0000 Document #: 260002308 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
12	.07Mi.	**7 MCINTIRE CT** **ROCHESTER, NH 03867-3431**	12/22/2025	$448,000	$240	1862	6/4/1	1957	23,087 SF
	APN: RCHE M:0125 B:0153 L:0000 Document #: 250016640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
13	.19Mi.	**26 BROAD ST** **ROCHESTER, NH 03867-3410**	10/06/2025	$695,000	$271	2558	10/4/1	1914	10,890 SF
	APN: RCHE M:0129 B:0050 L:0000 Document #: 250012715 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
14	.32Mi.	**60 HARDING ST** **ROCHESTER, NH 03867-3725**	09/05/2025	$42,000	$43	960	6/3/1	1972	10,890 SF
	APN: RCHE M:0128 B:0191 L:0000 Document #: 250011118 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
15	.06Mi.	**4 BRADLEY CT** **ROCHESTER, NH 03867-3406**	09/04/2025	$195,000	$114	1704	7/3/1	1921	10,019 SF
	APN: RCHE M:0128 B:0004 L:0000 Document #: 250011068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 98485856

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.	**2 OSBORNE ST**	**10/15/2009**		$338,600	2,012	6/3/1	1903	10,454 SF	
.01Mi.	**597 COLUMBUS AVE**	**04/16/2025**		$294,600	980	4/1/	1967	10,019 SF	
.02Mi.	**4 SCOTT ST**	**08/15/2007**		$292,300	1,390	7/4/1	1910	8,276 SF	
.02Mi.	**7 BRADLEY CT**	**06/17/2021**		$320,000	1,496	6/3/1	1912	7,841 SF	
.03Mi.	**5 BRADLEY CT**	**07/26/2017**		$318,300	1,917	8/3/1	1922	7,841 SF	
.03Mi.	**114 CHARLES ST**	**11/12/1997**		$292,400	1,686	6/2/1	1906	7,405 SF	
.04Mi.	**108 CHARLES ST**	**12/26/2000**		$338,400	1,995	6/3/1	1782	7,405 SF	
.04Mi.	**10 OSBORNE ST**	**03/05/2018**		$314,800	1,567	8/4/1	1906	10,454 SF	
.04Mi.	**118 CHARLES ST**	**02/12/1999**		$306,300	1,634	5/3/1	1882	7,405 SF	
.05Mi.	**8 BRADLEY CT**	**04/23/2015**		$291,800	768	4/2/1	1960	6,098 SF	
.05Mi.	**6 BRADLEY CT**	**06/07/2021**		$271,200	816	6/2/1	1984	6,098 SF	
.05Mi.	**106 CHARLES ST**	**10/27/2020**		$359,300	2,348	7/4/1	1913	6,970 SF	
.06Mi.	**4 BRADLEY CT**	**09/04/2025**		$346,800	1,704	7/3/1	1921	10,019 SF	
.06Mi.	**14 OSBORNE ST**	**02/18/2020**		$276,400	834	5/2/1	1892	8,712 SF	
.07Mi.	**7 MCINTIRE CT**	**12/22/2025**		$328,700	1,862	6/4/1	1957	23,087 SF	
.07Mi.	**117 CHARLES ST**	**06/27/2000**		$284,700	1,288	6/3/1	1941	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	42.6 years old	Households:	9,578
Median Household Income:	$74,436	Households w/Family:	57%
Household Income Per Capita:	$41,349	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Rochester School District	Students:	3,828
Number of Schools:	10	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Rochester Middle School** Number of Students: 803 Student-Teacher Ratio: 13.38	F	Public	6 - 8
0.38Mi.	**William Allen School** Number of Students: 280 Student-Teacher Ratio: 9.03	D-	Public	KG - 5
1.25Mi.	**Spaulding High School** Number of Students: 1,298 Student-Teacher Ratio: 13.24 Advanced Placement: Yes	D	Public	9 - 12
1.46Mi.	**Bud Carlson Academy** Number of Students: 96 Student-Teacher Ratio: 19.2	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	105%	SIMILAR
OVERALL	106%	SIMILAR

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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ICE SiteX Report

OrderID: 98485856

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