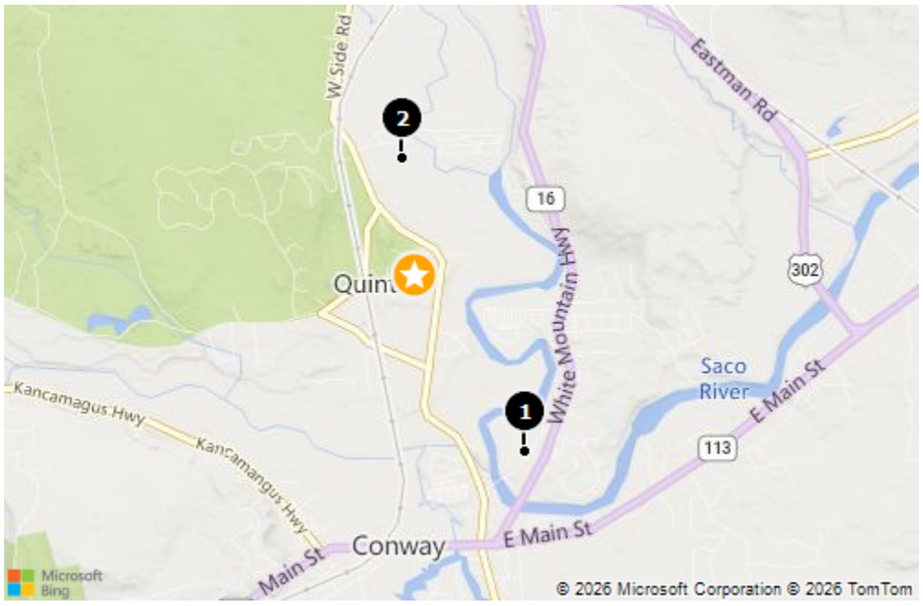
ICE SiteX Report

OrderID: 98730129

SiteX Property Information Report



Subject Property Location

58 SIDETRACK RD, NORTH CONWAY, NH 03860-5714

County:	**CARROLL NH**	Census Tract:	330039554.011002
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	CNWY M:262 B:14	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$309,720 - $386,280	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$84,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$273,700	Market Improvment Value:		Total Taxable Value:	$4,134
Total Assessed Value:	$358,200	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	25327
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 14	
City/Muni/Twp:	CONWAY

Property Characteristics

Lot Size:	23,522 SF	Bedrooms:	3	Pool:	
Building Area:	1684 SF	Baths:	3	Fireplace:	1
Year Built:	1885	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:	Other	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2026	Sales Price:	$358,000
Document #:	20260009620 BK-PG 3864-612	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/20/2026	Sales Price:	N/A
Document #:	202600015510 BK-PG 3071-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/02/2026	Loan Amount:	N/A
Document #:	202600009950 BK-PG 3864-612	Loan Type:	New Conventional
TD Due Date:	03/01/2056	Type Finance:	
Legal Description:			
City/Muni/Twp: CONWAY			

Mortgage Record

Recording Date:	01/07/2026	Loan Amount:	N/A
Document #:	202600002000 BK-PG 3861-444	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98730129

Legal Description:
City/Muni/Twp: CONWAY

Mortgage Record

Recording Date:	01/07/2026	Loan Amount:	N/A
Document #:	202600001990 BK-PG 3861-440	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	12/10/2014	Sales Price:	$108,500
Document #:	12563 BK-PG 3071-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/09/2014	Loan Amount:	N/A
Document #:	BK-PG 03146-0383	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
District: CNWY
City/Muni/Twp: CONWAY

Mortgage Record

Recording Date:	04/12/2013	Loan Amount:	N/A
Document #:	BK-PG 03071-0331	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
District: CNWY
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	03/19/2010	Sales Price:	$138,000
Document #:	BK-PG 2848 -176	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 14
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	03/19/2010	Sales Price:	$138,000
Document #:	BK-PG 2848-176	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: CONWAY

Area Sales Analysis

Total Area Sales	$642,733	Median # of Bedrooms	2.5
Median Lot Size	18,295 SF	Median # of Baths	1.5
Median Living Area	1,155 SF	Median Year Built	1970
Price Range - 2 Yrs	$306,000 to $336,733	Age Range	51 years to 61 years
Median Value	$321,367	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**140 SIDETRACK RD** **NORTH CONWAY, NH 03860-5714**	06/10/2026	$306,000	$284	1075	4/3/1	1975	22,651 SF	
		APN: CNWY M:263 B:102 Document #: 20260005311 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CONWAY City/Muni/Twp: CONWAY								
2	.55Mi.	**34 BAY RD** **NORTH CONWAY, NH 03860-5191**	08/18/2025	$336,733	$272	1235	4/2/2	1965	13,939 SF	
		APN: CNWY M:250 B:194 Document #: 202500072900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CONWAY City/Muni/Twp: CONWAY								

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: 98730129

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.	**58 SIDETRACK RD**	**03/19/2010**		$358,200	1,684	8/3/3	1885	23,522 SF	
.03Mi.	**74 SIDETRACK RD**	**09/28/2011**		$217,900	644	3/1/1	1880	28,314 SF	
.03Mi.	**48 SIDETRACK RD**	**12/29/2023**		$318,000	1,368	7/4/1	1920	21,344 SF	
.04Mi.	**84 SIDETRACK RD**	**05/11/1964**		$183,400	628	4/2/	1958	22,651 SF	
.05Mi.	**59 SIDETRACK RD**			$369,200	1,894	6/3/1	1880	1 SF	
.05Mi.	**38 WESTWIND DR**	**05/07/2018**		$863,500	1,732	9/4/2	1985	2 SF	
.06Mi.	**92 SIDETRACK RD**	**03/31/2011**		$482,600	1,613	5/3/2	2011	20,038 SF	
.06Mi.	**84 WESTWIND DR**	**06/09/2023**		$420,600	2,056	5/2/2	1976	1 SF	
.06Mi.	**54 WESTWIND DR**	**11/12/1985**		$392,400	1,575	7/3/2	1979	1 SF	
.07Mi.	**85 SIDETRACK RD**			$476,600	2,117	7/3/2	1982	1 SF	
.07Mi.	**19 WEDGEWOOD DR**	**06/19/2020**		$599,600	3,017	11/3/3	1986	1 SF	
.08Mi.	**33 WEDGEWOOD DR**	**06/30/2009**		$425,500	2,204	7/3/1	1979	1 SF	
.09Mi.	**100 SIDETRACK RD**	**11/10/1980**		$473,300	2,304	6/3/2	1984	1 SF	
.1Mi.	**43 WEDGEWOOD DR**	**07/19/1985**		$484,400	2,000	7/2/2	1980	2 SF	
.1Mi.	**79 WESTWIND DR**	**12/14/1984**		$627,900	3,549	8/2/2	1980	1 SF	
.11Mi.	**652 W SIDE RD**	**02/03/2006**		$379,700	1,700	7/4/1	1940	1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	47.2 years old	Households:	2,005
Median Household Income:	$60,178	Households w/Family:	57%
Household Income Per Capita:	$36,235	Households w/Family Married:	36%
Most Common Education Level:	Some College	Households w/Family Children:	19%

School District

School District Zone:	Conway School District	Students:	1,413
Number of Schools:	4	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Kennett High School**	D	Public	9 - 12
Number of Students: 642 Student-Teacher Ratio: 11.67 Advanced Placement: Yes				
1.23Mi.	**Kennett Middle School**	C-	Public	7 - 8
Number of Students: 308 Student-Teacher Ratio: 9.63				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	153%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	151%	NOTABLY HIGHER
OVERALL	133%	NOTABLY HIGHER

Disaster Alerts

6/10/2026 - Severe Storm And Flooding

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