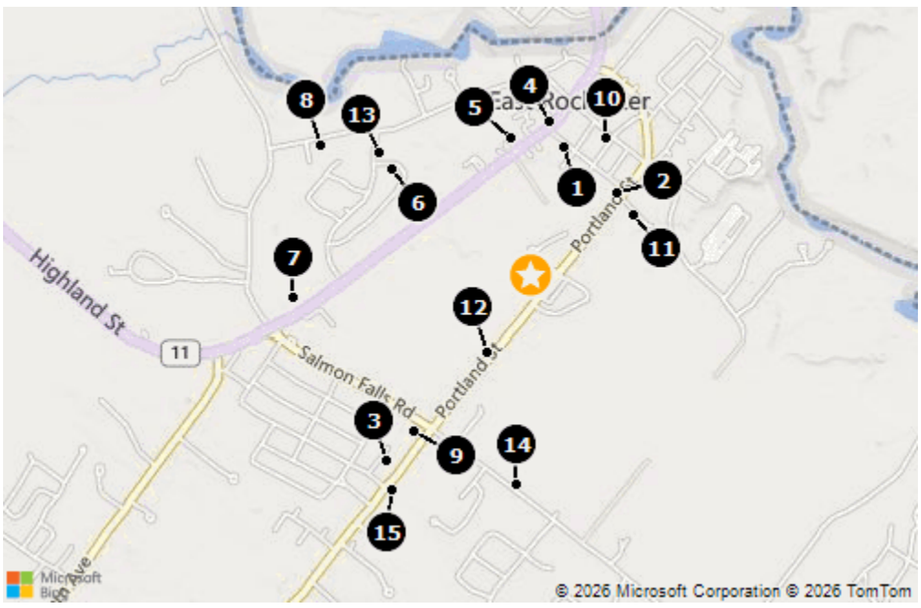
ICE SiteX Report

OrderID: 98282183

SiteX Property Information Report



Subject Property Location

784 PORTLAND ST, ROCHESTER, NH 03868-8414

County:	**STRAFFORD NH**	Census Tract:	330170842.021018
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	RCHE M:0107 B:0053 L:0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$375,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$348,750 - $401,250	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$119,300	Market Land Value:		Tax Year:	2025
Assd Improvement:	$282,300	Market Improvment Value:		Total Taxable Value:	$6,144
Total Assessed Value:	$401,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 53
City/Muni/Twp: ROCHESTER

Property Characteristics

Lot Size:	1.900 AC	Bedrooms:	4	Pool:	
Building Area:	1905 SF	Baths:	2	Fireplace:	
Year Built:	1962	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/15/2022	Sales Price:	$316,800
Document #:	220016899 BK-PG 5078-508	Type of Sale:	Full Amount on Deed
Contract Date:	11/14/2022		
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	11/15/2022	Sales Price:	$316,800
Document #:	BK-PG 5078 -508	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 53
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	08/16/2012	Sales Price:	$22,500
Document #:	BK-PG 4044-650	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

ICE SiteX Report

OrderID: 98282183

Prior Transfer

Recording Date:	04/09/2012	Sales Price:	$302,200
Document #:	BK-PG 4007-645	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	01/11/2011	Sales Price:	$246,500
Document #:	650 BK-PG 3623-400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/14/2008	Sales Price:	N/A
Document #:	27975 BK-PG 3299-522	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/10/2008	Loan Amount:	N/A
Document #:	BK-PG 03623-0400	Loan Type:	Unknown
TD Due Date:		Type Finance:	

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

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	000000030950 BK-PG 03299-0522	Loan Type:	Unknown
TD Due Date:	11/29/2028	Type Finance:	

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

Prior Transfer

Recording Date:	05/09/2005	Sales Price:	$243,000
Document #:	10859 BK-PG 2637-204	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/06/2003	Sales Price:	$184,000
Document #:	BK-PG 2822-310	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: ROCHESTER

Area Sales Analysis

Total Area Sales	$5,889,466	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,744 SF	Median Year Built	1946
Price Range - 2 Yrs	$60,000 to $489,933	Age Range	22 years to 155 years
Median Value	$418,000	Median Age	80 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**11 MAGIC AVE** **ROCHESTER, NH 03868-8431**	08/12/2026	$465,000	$319	1456	5/3/1	1939	13,939 SF	
		APN: RCHE M:0103 B:0018 L:0000 Document #: 260010763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
2	.28Mi.	**842 PORTLAND ST** **ROCHESTER, NH 03868-8410**	08/12/2026	$465,000	$153	3037	7/3/2	1871	10,454 SF	
		APN: RCHE M:0103 B:0005 L:0000 Document #: 260010771 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
3	.55Mi.	**5 SPRUCEWOOD DR** **ROCHESTER, NH 03867-2440**	07/24/2026	$449,000	$448	1002	8/3/1	1982	10,454 SF	
		APN: RCHE M:0109 B:0076 L:0000 Document #: 260009746 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
4	.36Mi.	**27 HIGHLAND ST** **ROCHESTER, NH 03868-8528**	06/26/2026	$283,533	$141	2003	6/3/1	1882	10,019 SF	
		APN: RCHE M:104 B:61 L: Document #: 260008281 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
5	.36Mi.	**35 HIGHLAND ST** **ROCHESTER, NH 03868-8554**	04/06/2026	$60,000	$22	2705	/4/2	1910	11,326 SF	
		APN: MLTN M:00009 B:000039 L:000000 Document #: 260004232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILTON City/Muni/Twp: MILTON								
6	.41Mi.	**64 JAY WAY**	03/13/2026	$489,933	$230	2128	8/4/2	2004	11,326 SF	

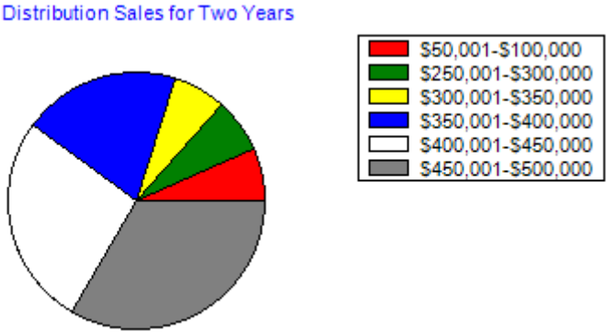
ICE SiteX Report

OrderID: 98282183

		ROCHESTER, NH 03868-8548							
	APN: RCHE M:0104 B:0107 L:0000 Document #: 260003175								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
7	.49Mi.	**4 HIGHLAND ST**	02/19/2026	$418,000	$204	2042	/3/2	1898	8,712 SF
		ROCHESTER, NH 03868-8524							
	APN: MLTN M:00009 B:000082 L:000000 Document #: 260002208								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:SOMERSWORTH City/Muni/Twp: SOMERSWORTH								
8	.48Mi.	**70 AUTUMN ST**	11/24/2025	$385,000	$352	1092	6/3/1	1972	14,810 SF
		ROCHESTER, NH 03868-8511							
	APN: RCHE M:0104 B:0011 L:0000 Document #: 250015071								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
9	.48Mi.	**682 PORTLAND ST**	10/10/2025	$375,000	$151	2477	10/5/1	1875	130,681 SF
		ROCHESTER, NH 03867-2432							
	APN: RCHE M:0109 B:0084 L:0000 Document #: 250012970								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
10	.35Mi.	**18 GROVE ST**	09/26/2025	$365,000	$272	1340	6/3/1	1951	22,216 SF
		ROCHESTER, NH 03868-8429							
	APN: RCHE M:0103 B:0051 L:0000 Document #: 250012096								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
11	.27Mi.	**3 BROADWAY ST**	08/04/2025	$349,000	$338	1030	5/3/1	1931	13,504 SF
		ROCHESTER, NH 03868-8407							
	APN: RCHE M:0103 B:0213 L:0000 Document #: 250009591								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
12	.21Mi.	**740 PORTLAND ST**	07/28/2025	$465,000	$266	1744	7/3/1	1961	10,890 SF
		ROCHESTER, NH 03868-8414							
	APN: RCHE M:0107 B:0045 L:0000 Document #: 250009051								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
13	.46Mi.	**35 DAVIS BLVD**	06/30/2025	$445,000	$433	1026	5/3/2	1999	10,019 SF
		ROCHESTER, NH 03868-8544							
	APN: RCHE M:104 B:83 L: Document #: 250007861								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
14	.46Mi.	**546 SALMON FALLS RD**	06/27/2025	$410,000	$295	1388	6/2/1	1946	56,628 SF
		ROCHESTER, NH 03868-5934							
	APN: RCHE M:0109 B:0131 L:0000 Document #: 250007764								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
15	.61Mi.	**653 PORTLAND ST**	06/10/2025	$465,000	$205	2263	8/4/1	1964	22,216 SF
		ROCHESTER, NH 03867-2437							
	APN: RCHE M:0109 B:0158 L:0000 Document #: 250006860								
	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: 98282183

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.	**784 PORTLAND ST**	**11/15/2022**		$401,600	1,905	8/4/2	1962	2 SF	
.03Mi.	**12 CAROLE CT**			$438,800	1,768	6/3/1	2019	10,019 SF	
.03Mi.	**6 CAROLE CT**			$515,300	1,764	6/4/2	2019	10,019 SF	
.03Mi.	**16 CAROLE CT**	**10/11/2019**		$492,000	1,764	//1	2019	10,019 SF	
.04Mi.	**2 CAROLE CT**	**02/18/2020**		$536,800	1,764	6/4/2	2019	10,019 SF	
.04Mi.	**774 PORTLAND ST**	**08/07/2009**		$389,900	1,834	7/3/2	1962	1 SF	
.05Mi.	**18 CAROLE CT**	**11/03/2020**		$542,700	1,380	6/3/	2020	10,454 SF	
.05Mi.	**11 CAROLE CT**	**05/07/2025**		$540,500	1,232	5/3/1	2020	10,019 SF	
.06Mi.	**7 CAROLE CT**	**06/29/2020**		$480,400	1,666	6/3/1	2020	10,454 SF	
.06Mi.	**15 CAROLE CT**	**05/23/2025**		$358,700	1,176	6/3/2	2023	10,019 SF	
.07Mi.	**1 CAROLE CT**	**09/20/2022**		$506,600	1,225	8/4/2	2019	10,019 SF	
.08Mi.	**766 PORTLAND ST**	**02/07/1990**		$351,900	2,076	6/3/1	1932	3 SF	
.08Mi.	**798 PORTLAND ST**	**10/01/1999**		$281,600	1,400	6/2/1	1950	10,019 SF	
.1Mi.	**795 PORTLAND ST**	**04/30/1982**		$304,300	1,196	5/3/1	1975	21,344 SF	
.1Mi.	**802 PORTLAND ST**	**09/10/2021**		$326,800	1,160	7/4/1	1961	13,068 SF	
.11Mi.	**760 PORTLAND ST**	**10/31/2016**		$367,500	1,232	5/2/2	1962	42,253 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	46.5 years old	Households:	3,057
Median Household Income:	$79,023	Households w/Family:	65%
Household Income Per Capita:	$39,486	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Rochester School District	Students:	3,828
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.32Mi.	**Rochester Middle School** Number of Students: 803 Student-Teacher Ratio: 13.38	D+	Public	6 - 8
0.08Mi.	**East Rochester Elementary School** Number of Students: 300 Student-Teacher Ratio: 10.34	C-	Public	KG - 5
2.03Mi.	**Spaulding High School** Number of Students: 1,298 Student-Teacher Ratio: 13.24 Advanced Placement: Yes	C+	Public	9 - 12
2.02Mi.	**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	120%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	94%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	101%	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: 98282183

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