

Single Family Residence **RESIDENTIAL**

# 85 RIVERSIDE DR

MERIDEN, CT 06451

**\$460,065** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,455 ft<sup>2</sup>**

LIVING AREA

**0.89 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$460K**

**\$435K low**

**\$485K high**

Last Sale

**\$220,000 · Apr 26, 2010**

Est. Owner Equity

**\$214,050**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,792 (2024) |
| Assessed Value        | \$194,320      |
| Assessor Market Value | \$136,024      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | SOUTH CENTRAL CONNECTICUT        |
| Lot (acres)   | 0.89                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Apr 26, 2010 | Non-arms-length   | Warranty Deed | \$220,000 | \$151  | \$216K |
| Aug 4, 2009  | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Dec 18, 2001 | Financing         | Mortgage      |           |        | \$80K  |
| Aug 8, 2001  | Financing         | Mortgage      |           |        | \$30K  |
| Jan 11, 1999 | Financing         | Mortgage      |           |        | \$58K  |
| Jun 1, 1995  | Financing         | Mortgage      |           |        | \$77K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Hanover School               | Elementary | PK–5   | 1.3 mi   |
| Orville H. Platt High School | High       | 9–12   | 1.3 mi   |
| Lincoln Middle School        | Middle     | 6–8    | 1.5 mi   |

District: Meriden 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 06451

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>24,169</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|