

Single Family Residence **RESIDENTIAL**

2 RIDGEWAY RD

CLINTON, CT 06413

\$363,762 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,080 ft²

LIVING AREA

0.44 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$364K

\$340K low

\$387K high

Last Sale

\$186,000 · Sep 2, 2008

Est. Owner Equity

\$167,830

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,893 (2025)
Assessed Value	\$125,000
Previous Assessed	\$125,000
Assessor Market Value	\$87,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.44
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	55 HEAT	95 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2008	Financing	Grant Deed			\$11K
Sep 2, 2008	Resale	Warranty Deed	\$186,000	\$172	\$185K
Jul 13, 2000	Resale	Warranty Deed	\$128,000	\$119	\$120K
Jul 28, 1999	Financing	Mortgage			\$99K
Oct 7, 1996	Resale	Warranty Deed	\$101,500	\$94	\$101K
Oct 10, 1995	Resale	Grant Deed	\$55,500	\$51	\$60K
May 29, 1987	Financing	Mortgage			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.8 mi

Jared Eliot School	Middle	5–8	3.1 mi
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District: Clinton 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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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