

Duplex (2 Units, Any Combination) RESIDENTIAL

35 RIVER RD
CLINTON, CT 06413



4
BEDS

3
BATHS

1,541 ft²
LIVING AREA

1.48 ac
LOT SIZE

1963
YEAR BUILT

1
STORIES

9
ROOMS

1
PARKING

VALUATION

Last Sale \$165,000 · Mar 31, 2015

TAX & ASSESSMENT

Property Tax	\$5,371 (2025)
Assessed Value	\$172,487
Previous Assessed	\$172,487
Assessor Market Value	\$120,741

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.48
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

92 FLOOD	16 WILDFIRE	55 HEAT	95 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2012	Financing	Mortgage			\$25K
Jul 27, 2011	Recorded document	Grant Deed	\$1	\$0	
Aug 4, 1999	Financing	Mortgage			\$101K
Nov 15, 1989	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.3 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.6 mi
Jared Eliot School	Middle	5–8	2.9 mi

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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