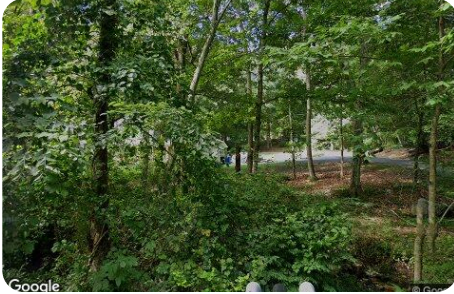


Single Family Residence

RESIDENTIAL

31 RIVER RD

CLINTON, CT 06413



4

BEDS

3

BATHS

1,660 ft²

LIVING AREA

4.6 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

Last Sale

\$91,000 · Apr 8, 1987

TAX & ASSESSMENT

Property Tax	\$7,257 (2025)
Assessed Value	\$233,042
Previous Assessed	\$233,042
Assessor Market Value	\$163,129

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	4.60
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

96 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	\$/FT ²	LOAN
Feb 12, 2013	Financing	Mortgage			\$97K
Jun 3, 2009	Financing	Mortgage			\$210K
Apr 8, 1987	Resale	Grant Deed	\$91,000	\$55	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.2 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	Absentee owner
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