

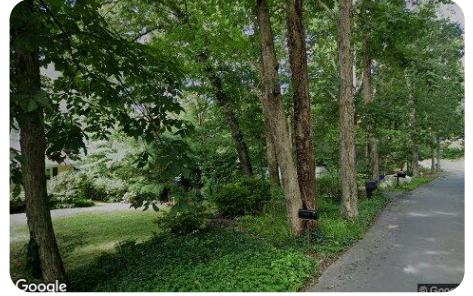
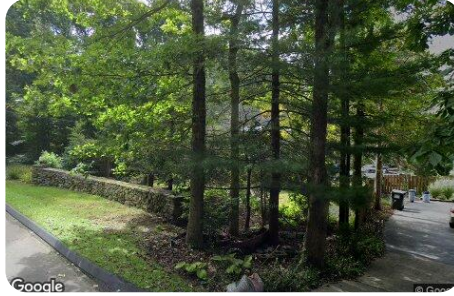
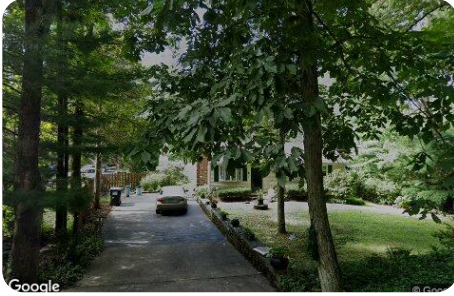
Single Family Residence

RESIDENTIAL

45 RIVER RD

CLINTON, CT 06413

\$367,324 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,144 ft²

LIVING AREA

0.54 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$367K

\$346K low

\$389K high

Est. Owner Equity

\$274,624

Loan-to-Value

25%

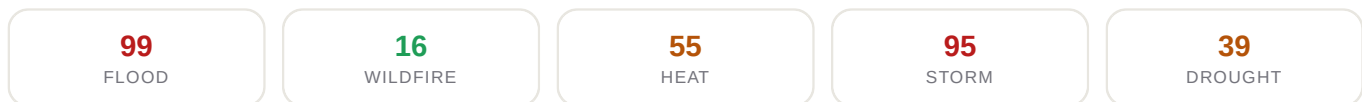
TAX & ASSESSMENT

Property Tax	\$4,562 (2025)
Assessed Value	\$146,490
Previous Assessed	\$146,490
Assessor Market Value	\$102,543

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.54
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2008	Financing	Mortgage			\$65K
Nov 19, 2008	Financing	Grant Deed			\$28K
Mar 16, 1995	Financing	Mortgage			\$66K

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

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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