

Single Family Residence

RESIDENTIAL

47 RIVER RD

CLINTON, CT 06413

\$395,435 TopHap Estimate · \$359 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,100 ft²

LIVING AREA

0.53 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$395K

\$376K low

\$415K high

Last Sale

\$121,000 · Aug 24, 1992

Est. Owner Equity

\$166,435

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,025 (2025)
Assessed Value	\$129,253
Previous Assessed	\$129,253
Assessor Market Value	\$90,477

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.53
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

99 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
Dec 22, 2003	Financing	Mortgage			\$98K
Oct 1, 2002	Financing	Mortgage			\$92K
Aug 24, 1992	Resale	Warranty Deed	\$121,000	\$110	\$94K
Aug 24, 1992	Financing	Mortgage			\$30K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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