

Triplex (3 Units, Any Combination)

RESIDENTIAL

6 RIVERSIDE DR

BALTIC, CT 06330



6

BEDS

4

BATHS

4,108 ft<sup>2</sup>

LIVING AREA

3.24 ac

LOT SIZE

1865

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

Last Sale

\$30,000 · Feb 2, 2015

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,652 (2025) |
| Assessed Value        | \$284,600      |
| Previous Assessed     | \$284,600      |
| Assessor Market Value | \$199,220      |

## PROPERTY FACTS

|               |                                    |
|---------------|------------------------------------|
| Property Type | Triplex (3 Units, Any Combination) |
| County        | SOUTHEASTERN CONNECTICUT           |
| Lot (acres)   | 3.24                               |
| Roof          | Asphalt                            |
| Heating       | Hot Water                          |
| Cooling       | Yes                                |
| Pool          | No                                 |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 53<br>HEAT | 89<br>STORM | 21<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------|----------|--------------------|-------|
| Feb 2, 2015  | Resale    | Warranty Deed | \$30,000 | \$7                |       |
| Aug 28, 2000 | Financing | Mortgage      |          |                    | \$64K |

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL      | GRADES | DISTANCE |
|----------------------|------------|--------|----------|
| Sayles School        | Elementary | PK–8   | 2.5 mi   |
| Griswold High School | High       | 9–12   | 3.4 mi   |

District: Sprague 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 06330

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>3,267</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|