

Condominium

**RESIDENTIAL**

# 25 RIVERSIDE DR

CLINTON, CT 06413

**\$308,473** TopHap Estimate · \$306 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**1,008 ft<sup>2</sup>**

LIVING AREA

**100 ft<sup>2</sup>**

LOT SIZE

**1965**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

## VALUATION

**\$308K**

\$288K low

\$329K high

Last Sale

**\$160,000 · Nov 9, 2016**

Est. Owner Equity

**\$185,473**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,475 (2025) |
| Assessed Value        | \$111,600      |
| Previous Assessed     | \$111,600      |
| Assessor Market Value | \$78,120       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Condominium                    |
| Style         | Condo/Apartment                |
| County        | LOWER CONNECTICUT RIVER VALLEY |
| Lot (acres)   | 0.00                           |
| Roof          | Asphalt                        |
| Heating       | Hot Water                      |
| Pool          | No                             |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 77<br>FLOOD | 14<br>WILDFIRE | 54<br>HEAT | 93<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Aug 1, 2003  | Resale    | Warranty Deed | \$187,000 | \$186  | \$99K  |
| Jul 12, 2002 | Financing | Mortgage      |           |        | \$100K |
| Dec 6, 2000  | Resale    | Warranty Deed | \$99,000  | \$98   | \$96K  |
| Dec 10, 1997 | Resale    | Warranty Deed | \$70,000  | \$69   | \$63K  |
| Jul 14, 1988 | Resale    | Grant Deed    | \$128,500 | \$127  |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Jared Eliot School       | Middle     | 5–8    | 2.1 mi   |
| The Morgan School        | High       | 9–12   | 2.1 mi   |
| Lewin G. Joel Jr. School | Elementary | PK–4   | 2.3 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>11,837</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|