

Single Family Residence **RESIDENTIAL**

80 RIVER RD

CLINTON, CT 06413

\$319,289 TopHap Estimate · \$330 / ft² · confidence 95 · as of Jul 14, 2026



1

BEDS

1

BATHS

968 ft²

LIVING AREA

0.36 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$319K

\$304K low

\$335K high

Est. Owner Equity

\$319,289

TAX & ASSESSMENT

Property Tax	\$3,893 (2025)
Assessed Value	\$125,000
Previous Assessed	\$109,400
Assessor Market Value	\$87,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.36
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

82 FLOOD	17 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
Jul 15, 2025	Financing	Deed			
Apr 17, 2000	Resale	Warranty Deed	\$122,000	\$126	\$126K

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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