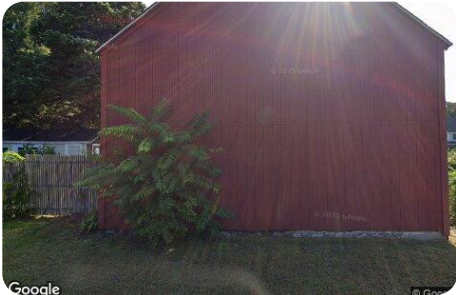


Duplex (2 Units, Any Combination) **RESIDENTIAL**

78 RATTLING VALLEY RD
DEEP RIVER, CT 06417



4
BEDS

2.5
BATHS

2,700 ft²
LIVING AREA

1.04 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

9
ROOMS

TAX & ASSESSMENT

Property Tax	\$6,566 (2024)
Assessed Value	\$205,310
Assessor Market Value	\$143,717

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.04

Roof	Asphalt
Heating	Hot Water
Pool	In-Ground Pool

Deck

CLIMATE RISK

38
FLOOD

17
WILDFIRE

53
HEAT

93
STORM

16
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 1990	Financing	Mortgage			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deep River Elementary School	Elementary	PK–6	0.9 mi
Valley Regional High School	High	9–12	1.1 mi
John Winthrop Middle School	Middle	7–8	1.7 mi

District: Regional High School District 04

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 06417

97 CRIME INDEX	119 AIR POLLUTION	4,099 POPULATION	\$97K MEDIAN IN- COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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