

Single Family Residence **RESIDENTIAL**

## 96 RIVERTON RD

RIVERTON, CT 06065

**\$503,480** TopHap Estimate · \$482 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**2**  
BEDS

**3.5**  
BATHS

**1,045 ft<sup>2</sup>**  
LIVING AREA

**26.9 ac**  
LOT SIZE

**1947**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

### VALUATION

**\$503K**

\$478K low

\$529K high

Last Sale

**\$192,500 · Nov 15, 2004**

Est. Owner Equity

**\$503,480**

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,766 (2025)</b> |
| Assessed Value        | <b>\$227,270</b>      |
| Previous Assessed     | <b>\$227,270</b>      |
| Assessor Market Value | <b>\$159,089</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | NORTHWEST HILLS         |
| Lot (acres)   | 26.90                   |
| Construction  | Frame (Unspecified)     |
| Roof          | Metal                   |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 60<br>HEAT | 97<br>STORM | 37<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Nov 15, 2004 | Resale    | Warranty Deed | \$192,500 | \$184              |        |
| Nov 15, 2004 | Resale    | Warranty Deed | \$192,500 | \$184              | \$205K |
| Nov 21, 2002 | Financing | Mortgage      |           |                    | \$128K |
| Aug 18, 1995 | Resale    | Warranty Deed | \$79,000  | \$76               |        |
| Aug 18, 1995 | Resale    | Warranty Deed | \$79,000  | \$76               | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Northwestern Regional Middle School | Middle     | 7–8    | 2.6 mi   |
| Northwestern Regional High School   | High       | 9–12   | 2.6 mi   |
| Barkhamsted Elementary School       | Elementary | PK–6   | 3.4 mi   |

District: Regional High School District 07

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 06065

|                           |                            |                          |                                 |                         |                        |
|---------------------------|----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|
| <b>102</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>425</b><br>POPULATION | <b>\$120K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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