

Single Family Residence **RESIDENTIAL**

# 14 RIVERSIDE DR

WATERFORD, CT 06385

**\$1,029,826** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**4,210 ft<sup>2</sup>**

LIVING AREA

**0.68 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**3**

PARKING

## VALUATION

**\$1M**

\$966K low

\$1.1M high

Last Sale

**\$995,000 · Feb 9, 2026**

Est. Owner Equity

**\$233,826**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,188 (2025) |
| Assessed Value        | \$521,740       |
| Previous Assessed     | \$521,740       |
| Assessor Market Value | \$365,218       |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Colonial                 |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 0.68                     |
| Construction  | Concrete                 |
| Roof          | Shingle                  |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Garage        | Garage, Attached         |
| Pool          | Spa/Hot Tub (Only)       |

Deck

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 79<br>FLOOD | 12<br>WILDFIRE | 50<br>HEAT | 90<br>STORM | 16<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Feb 6, 2026  | Resale    | Warranty Deed | \$995,000 | \$236  | \$796K |
| Apr 22, 2008 | Financing | Mortgage      |           |        | \$770K |
| Sep 5, 2003  | Financing | Mortgage      |           |        | \$323K |
| Feb 19, 2002 | Financing | Mortgage      |           |        | \$65K  |
| Dec 28, 1998 | Financing | Mortgage      |           |        | \$352K |
| Dec 15, 1995 | Financing | Mortgage      |           |        | \$100K |
| Nov 3, 1994  | Financing | Mortgage      |           |        | \$220K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Oswegatchie Elementary School | Elementary | PK–5   | 0.5 mi   |
| Waterford High School         | High       | 9–12   | 3.2 mi   |
| Clark Lane Middle School      | Middle     | 6–8    | 3.2 mi   |

District: Waterford 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 06385

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>12,297</b><br>POPULATION | <b>\$101K</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 | Owner occupied |
|-----------|----------------|