

Condominium

**RESIDENTIAL**

## 25 RIVERSIDE DR

CLINTON, CT 06413

**\$283,063** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 89 · 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

**6**

ROOMS

### VALUATION

**\$283K**

\$251K low

\$316K high

Last Sale

**\$206,000 · Jan 17, 2023**

Est. Owner Equity

**\$87,363**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,341 (2025) |
| Assessed Value        | \$107,300      |
| Previous Assessed     | \$107,300      |
| Assessor Market Value | \$75,110       |

## PROPERTY FACTS

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

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>83</b><br>FLOOD | <b>8</b><br>WILDFIRE | <b>54</b><br>HEAT | <b>93</b><br>STORM | <b>39</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Jan 17, 2023 | Resale          | Warranty Deed | \$206,000 | \$204              | \$196K |
| Apr 28, 2004 | Financing       | Mortgage      |           |                    | \$110K |
| Jul 20, 1998 | Non-arms-length | Warranty Deed | \$72,000  | \$71               | \$72K  |
| Feb 6, 1987  | Financing       | Mortgage      |           |                    | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Jared Eliot School       | Middle     | 5–8    | 2.0 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> |
|-----------|-----------------------|