

Condominium **RESIDENTIAL**

**25 RIVERSIDE DR**  
CLINTON, CT 06413



**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

**4**  
ROOMS

**VALUATION**

Last Sale **\$65,000 · Dec 31, 1992**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,413 (2025)</b> |
| Assessed Value        | <b>\$109,600</b>      |
| Previous Assessed     | <b>\$109,600</b>      |
| Assessor Market Value | <b>\$76,720</b>       |

## PROPERTY FACTS

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

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>67</b><br>FLOOD | <b>7</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: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE    | \$/FT² | LOAN   |
|---------------------|-----------------|---------------|----------|--------|--------|
| <b>Apr 30, 2008</b> | Financing       | Mortgage      |          |        | \$21K  |
| <b>May 22, 2007</b> | Financing       | Mortgage      |          |        | \$149K |
| <b>May 5, 2003</b>  | Financing       | Mortgage      |          |        | \$110K |
| <b>Dec 31, 1992</b> | Resale          | Warranty Deed | \$65,000 | \$64   | \$62K  |
| <b>Sep 11, 1991</b> | Non-arms-length | Grant Deed    | \$90,000 | \$89   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Jared Eliot School</b>       | Middle     | 5–8    | 2.0 mi   |
| <b>The Morgan School</b>        | High       | 9–12   | 2.1 mi   |
| <b>Lewin G. Joel Jr. School</b> | 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>Absentee owner</b> |
|-----------|-----------------------|