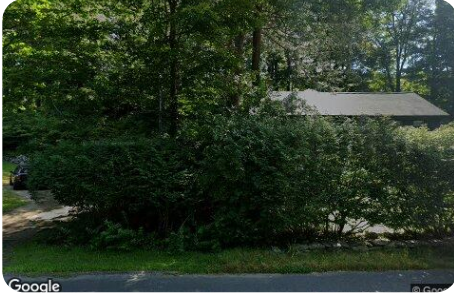


Single Family Residence **RESIDENTIAL**

454 E RIVER RD

RIVERTON, CT 06065

\$528,173 TopHap Estimate · \$185 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,862 ft²

LIVING AREA

0.43 ac

LOT SIZE

1840

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$528K

\$492K low

\$564K high

Last Sale

\$225,000 · May 3, 2002

Est. Owner Equity

\$428,173

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$5,485 (2025)
Assessed Value	\$216,200
Previous Assessed	\$216,200
Assessor Market Value	\$151,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Historical
County	NORTHWEST HILLS
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

16
WILDFIRE

60
HEAT

97
STORM

37
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2004	Financing	Mortgage			\$206K
May 3, 2002	Resale	Warranty Deed	\$225,000	\$79	\$207K
Aug 6, 2001	Financing	Mortgage			\$62K
Oct 5, 1998	Financing	Mortgage			\$146K
Mar 17, 1992	Financing	Mortgage			\$150K
Jun 13, 1990	Financing	Mortgage			\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwestern Regional Middle School	Middle	7–8	3.9 mi
Northwestern Regional High School	High	9–12	3.9 mi
Barkhamsted Elementary School	Elementary	PK–6	4.0 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

102 CRIME INDEX	92 AIR POLLUTION	425 POPULATION	\$120K MEDIAN IN-COME	45°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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