

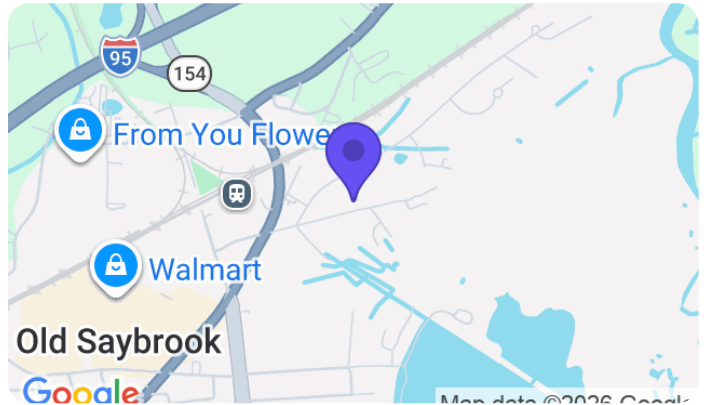
Single Family Residence

RESIDENTIAL

49 RIVER ST

OLD SAYBROOK, CT 06475

\$529,116 TopHap Estimate · \$185 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,860 ft²

LIVING AREA

0.25 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$529K

\$426K low

\$632K high

Last Sale

\$525,000 · Jun 30, 2026

Est. Owner Equity

\$174,116

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,103 (2025)
Assessed Value	\$329,200
Previous Assessed	\$329,200
Assessor Market Value	\$230,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.25
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

96 FLOOD	10 WILDFIRE	53 HEAT	92 STORM	16 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

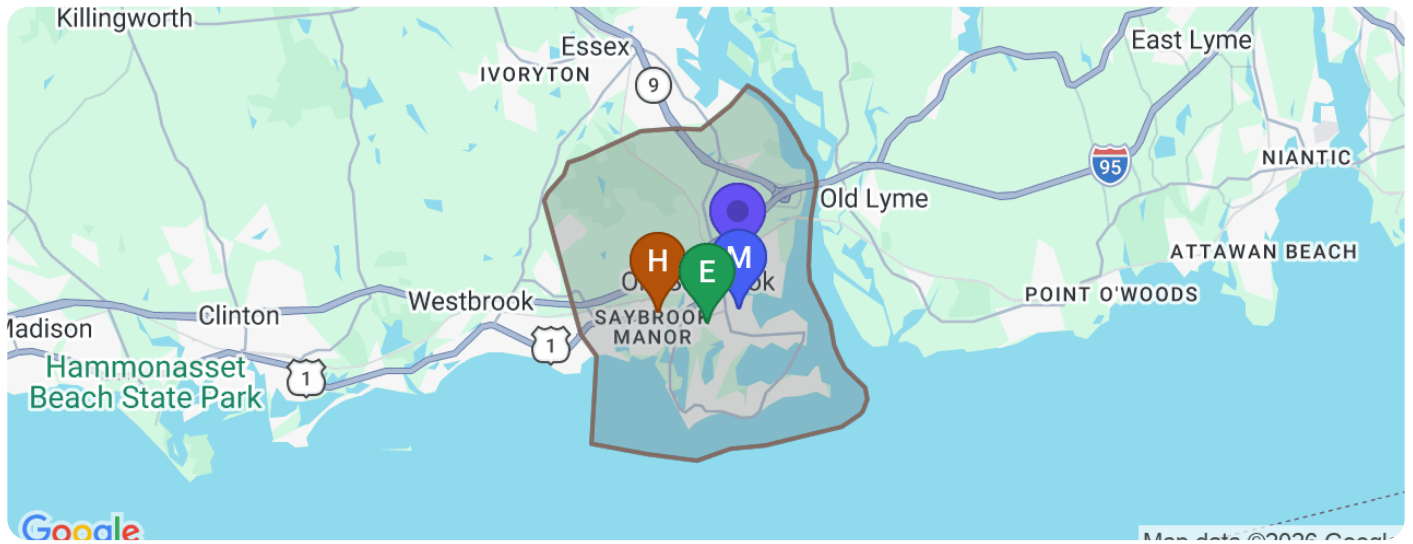
DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2026	Resale	Executors Deed	\$525,000	\$184	\$355K
Jun 4, 2015	Resale	Warranty Deed	\$210,001	\$73	\$239K
Feb 12, 2014	Quitclaim	Quit Claim Transfer			
Aug 14, 2007	Financing	Mortgage			\$360K
May 6, 2004	Financing	Mortgage			\$317K
Oct 24, 2001	Financing	Mortgage			\$233K
Oct 23, 2001	Financing	Mortgage			\$232K
Aug 17, 2000	Resale	Warranty Deed	\$253,000	\$88	\$190K
Jan 7, 2000	Financing	Mortgage			\$100K
Apr 3, 1998	Financing	Mortgage			\$145K

Feb 11, 1992	Financing	Mortgage			\$35K
Dec 4, 1991	Financing	Mortgage			\$125K
Nov 16, 1990	Resale	Grant Deed	\$195,000	\$68	\$80K
Jan 12, 1989	Financing	Mortgage			\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Middle School	Middle	5–8	0.7 mi
Kathleen E. Goodwin School	Elementary	PK–4	1.1 mi
Old Saybrook Senior High School	High	9–12	1.5 mi

District: Old Saybrook 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 06475

62 CRIME INDEX	110 AIR POLLUTION	8,754 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------