

Single Family Residence

RESIDENTIAL

90 RIVER ST

GUILFORD, CT 06437

\$802,506

TopHap Estimate · \$522 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.59 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$803K

\$707K low

\$898K high

Last Sale

\$740,000 · Mar 25, 2025

Est. Owner Equity

\$802,506

TAX & ASSESSMENT

Property Tax	\$9,722 (2024)
Assessed Value	\$351,610
Assessor Market Value	\$246,127

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.59
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2025	Resale	Executors Deed	\$740,000	\$482	
Jul 1, 2014	Quitclaim	Quit Claim Transfer			
Oct 13, 1998	Financing	Mortgage			\$51K
Sep 18, 1992	Financing	Mortgage			\$54K
Dec 8, 1988	Resale	Grant Deed	\$250,000	\$163	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
A. W. Cox Elementary School	Elementary	KG–4	0.5 mi
Elisabeth C. Adams Middle School	Middle	7–8	0.7 mi
Guilford High School	High	9–12	2.4 mi

District: Guilford 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 06437

56 CRIME INDEX	113 AIR POLLUTION	21,178 POPULATION	\$124K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------