

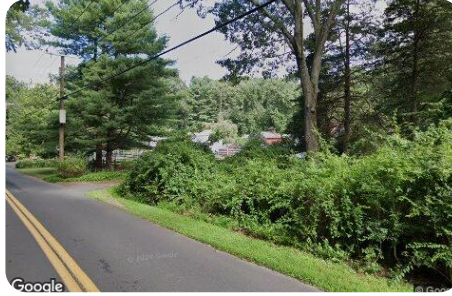
Single Family Residence

RESIDENTIAL

64 RIVER RD

CLINTON, CT 06413

\$462,832 TopHap Estimate · \$312 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,484 ft²

LIVING AREA

1.7 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$463K

\$424K low

\$502K high

Last Sale

\$147,000 · Jul 26, 1989

Est. Owner Equity

\$269,432

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,524 (2025)
Assessed Value	\$177,400
Previous Assessed	\$177,400
Assessor Market Value	\$124,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.70
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	55 HEAT	95 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2007	Financing	Mortgage			\$20K
May 6, 2002	Financing	Mortgage			\$30K
Jul 26, 1989	Resale	Grant Deed	\$147,000	\$99	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.3 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.6 mi
Jared Eliot School	Middle	5–8	3.0 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

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K MEDIAN IN-COME	50°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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