

Condominium

**RESIDENTIAL**

## 25 RIVERSIDE DR

CLINTON, CT 06413

**\$349,314** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**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

**\$349K**

**\$325K low**

**\$373K high**

Last Sale

**\$60,500 · Sep 3, 1998**

Est. Owner Equity

**\$294,864**

Loan-to-Value

**21%**

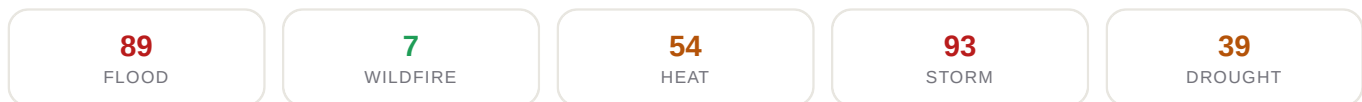
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,245 (2025) |
| Assessed Value        | \$104,200      |
| Previous Assessed     | \$104,200      |
| Assessor Market Value | \$72,940       |

## PROPERTY FACTS

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

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| Nov 20, 2015 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Sep 3, 1998  | Resale    | Warranty Deed       | \$60,500  | \$60               | \$54K |
| May 2, 1988  | Resale    | Trustees Deed       | \$275,900 | \$274              |       |

## ASSIGNED SCHOOLS

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