

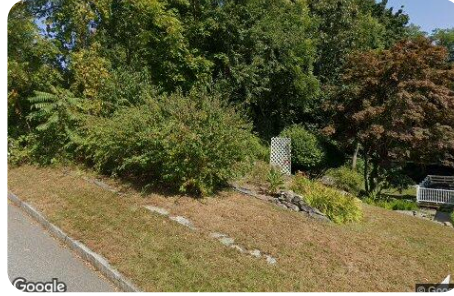
Single Family Residence

RESIDENTIAL

45 RIVER ST

DEEP RIVER, CT 06417

\$513,250 TopHap Estimate · \$247 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,079 ft²

LIVING AREA

0.32 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$513K

\$458K low

\$568K high

Last Sale

\$138,500 · Jul 21, 1994

Est. Owner Equity

\$313,250

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,926 (2024)
Assessed Value	\$216,580
Assessor Market Value	\$151,606

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.32
Roof	Asphalt
Heating	Steam
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2021	Quitclaim	Quit Claim Transfer			
Mar 5, 2003	Financing	Mortgage			\$98K
Jan 28, 2002	Financing	Mortgage			\$102K
Apr 7, 1998	Financing	Mortgage			\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deep River Elementary School	Elementary	PK–6	0.2 mi
Valley Regional High School	High	9–12	1.4 mi
John Winthrop Middle School	Middle	7–8	2.0 mi

District: Regional High School District 04

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 06417

97 CRIME INDEX	119 AIR POLLUTION	4,099 POPULATION	\$97K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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