

Single Family Residence

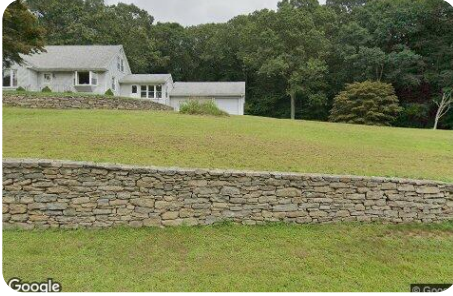
RESIDENTIAL

16 RIVER RD

CLINTON, CT 06413

\$574,933

TopHap Estimate · \$413 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,392 ft²

LIVING AREA

3.4 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$575K

\$554K low

\$596K high

Last Sale

\$750,000 · Jan 7, 2026

Est. Owner Equity

\$574,933

TAX & ASSESSMENT

Property Tax	\$6,240 (2025)
Assessed Value	\$200,400
Previous Assessed	\$200,400
Assessor Market Value	\$140,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	3.40
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

8 FLOOD	16 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
Dec 3, 2025	Resale	Deed	\$750,000	\$539	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	1.8 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.2 mi
Jared Eliot School	Middle	5–8	2.4 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	Absentee owner
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