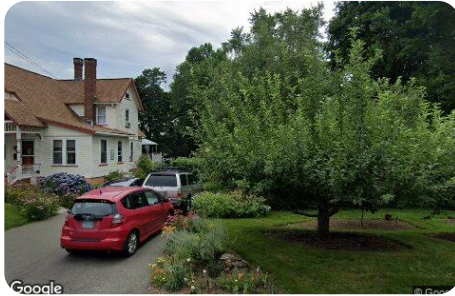


Single Family Residence **RESIDENTIAL**

40 RIVERVIEW RD

ROCKY HILL, CT 06067

\$436,866 TopHap Estimate · \$247 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,770 ft²

LIVING AREA

0.52 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$437K

\$410K low

\$464K high

Last Sale

\$140,000 · Mar 27, 1995

Est. Owner Equity

\$221,866

Loan-to-Value

56%

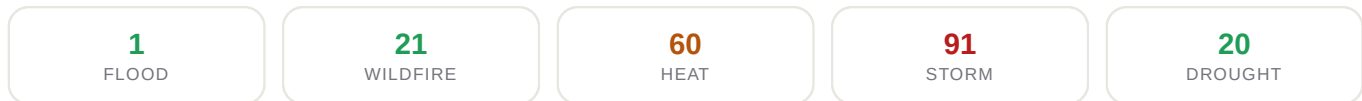
TAX & ASSESSMENT

Property Tax	\$7,364 (2025)
Assessed Value	\$243,530
Previous Assessed	\$238,560
Assessor Market Value	\$170,471

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CAPITOL
Lot (acres)	0.52
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2002	Financing	Mortgage			\$129K
Apr 25, 2001	Financing	Mortgage			\$131K
Apr 25, 2001	Financing	Mortgage			\$15K
Aug 27, 1998	Financing	Mortgage			\$135K
Mar 27, 1995	Resale	Warranty Deed	\$140,000	\$79	\$138K
Feb 24, 1994	Financing	Mortgage			\$107K
Aug 24, 1992	Financing	Mortgage			\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Hill High School	High	9–12	0.7 mi
Albert D. Griswold Middle School	Middle	6–8	0.8 mi
Myrtle H. Stevens School	Elementary	PK–3	1.2 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°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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