

Single Family Residence **RESIDENTIAL**

13 RIVERSIDE DR

WATERFORD, CT 06385

\$1,292,261 TopHap Estimate · \$586 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,204 ft²

LIVING AREA

0.8 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$560,000 · Jun 29, 2017

Est. Owner Equity

\$1,292,261

TAX & ASSESSMENT

Property Tax	\$17,074 (2025)
Assessed Value	\$730,890
Previous Assessed	\$730,890
Assessor Market Value	\$511,623

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.80
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2025	Financing	Warranty Deed			
Aug 14, 2025	Quitclaim	Quit Claim Transfer			
Jun 29, 2017	Resale	Executors Deed	\$560,000	\$254	\$350K
Jun 8, 1995	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	0.6 mi
Waterford High School	High	9–12	3.2 mi
Clark Lane Middle School	Middle	6–8	3.2 mi

District: Waterford 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 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K 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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