

Single Family Residence **RESIDENTIAL**

42 RIVERVIEW RD

ROCKY HILL, CT 06067

\$352,374 TopHap Estimate · \$108 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,264 ft²

LIVING AREA

0.67 ac

LOT SIZE

1853

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$352K

\$305K low

\$400K high

Last Sale

\$140,000 · May 22, 2017

Est. Owner Equity

\$112,374

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,893 (2025)
Assessed Value	\$294,070
Previous Assessed	\$294,070
Assessor Market Value	\$205,849

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CAPITOL
Lot (acres)	0.67
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1
FLOOD

20
WILDFIRE

60
HEAT

91
STORM

20
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Hill High School	High	9–12	0.8 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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