

Single Family Residence

RESIDENTIAL

49 RIVER LN

DEEP RIVER, CT 06417

\$608,941 TopHap Estimate · \$266 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,285 ft²

LIVING AREA

1.03 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$609K

\$574K low

\$644K high

Last Sale

\$377,500 · Nov 10, 2014

Est. Owner Equity

\$250,316

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$8,549 (2024)
Assessed Value	\$267,330
Assessor Market Value	\$187,131

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.03
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	21 WILDFIRE	53 HEAT	95 STORM	16 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
Nov 10, 2014	Resale	Warranty Deed	\$377,500	\$165	\$359K
Oct 6, 2003	Resale	Warranty Deed	\$155,000	\$68	\$655K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deep River Elementary School	Elementary	PK–6	0.6 mi
Valley Regional High School	High	9–12	1.8 mi
John Winthrop Middle School	Middle	7–8	2.4 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	Owner occupied
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