

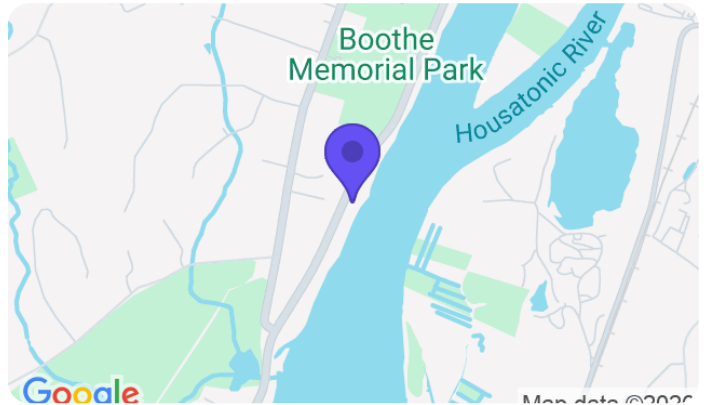
Single Family Residence

RESIDENTIAL

450 RIVER RD

STRATFORD, CT 06614

\$875,425 TopHap Estimate · \$383 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,285 ft²

LIVING AREA

0.75 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$875K

\$796K low

\$955K high

Last Sale

\$834,000 · Oct 16, 2025

Est. Owner Equity

\$208,225

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$16,265 (2025)
Assessed Value	\$404,590
Previous Assessed	\$404,590
Assessor Market Value	\$283,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	GREATER BRIDGEPORT
Lot (acres)	0.75
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

93 FLOOD	5 WILDFIRE	60 HEAT	96 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

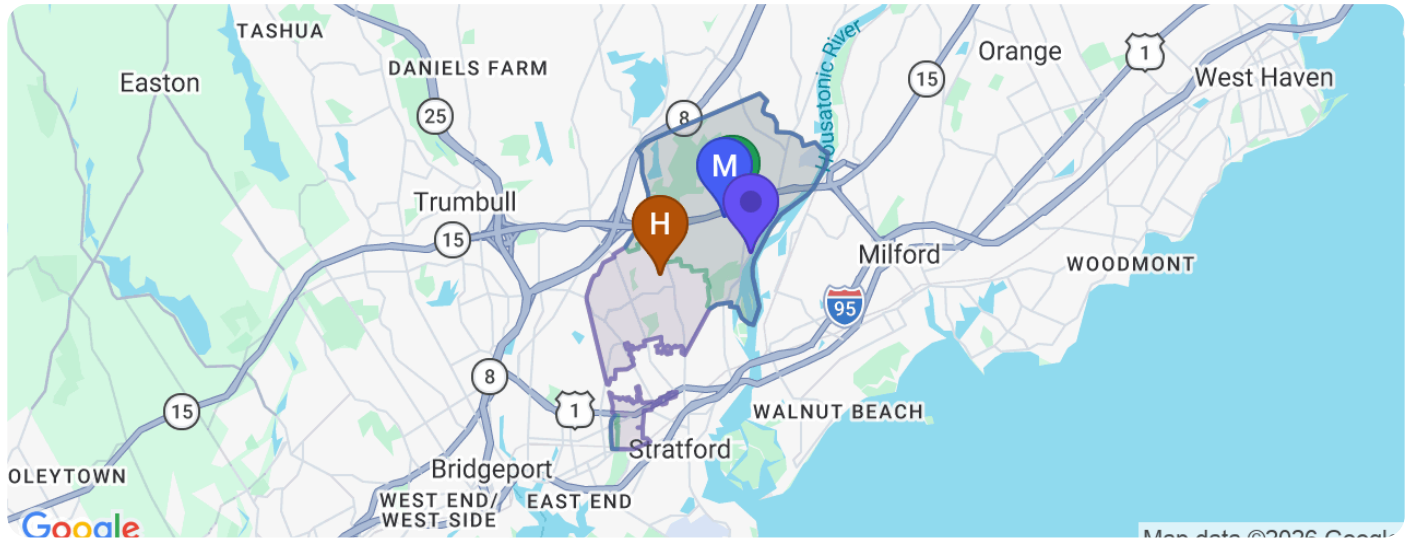
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2025	Resale	Warranty Deed	\$834,000	\$365	\$667K
Oct 14, 2024	Quitclaim	Quit Claim Transfer			
Nov 9, 2023	Quitclaim	Quit Claim Transfer			
Sep 1, 2022	Resale	Warranty Deed	\$600,000	\$263	\$510K
Aug 17, 2005	Resale	Warranty Deed	\$125,000	\$55	\$580K
Nov 17, 1999	Resale	Warranty Deed	\$320,000	\$140	\$150K
Sep 13, 1999	Non-arms-length	Warranty Deed	\$120,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chapel Street Elementary School	Elementary	KG–6	0.7 mi
Harry B. Flood Middle School	Middle	7–8	0.7 mi
Burnell High School	High	9–12	1.5 mi

District: Stratford 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 06614

64 CRIME INDEX	114 AIR POLLUTION	39,371 POPULATION	\$103K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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