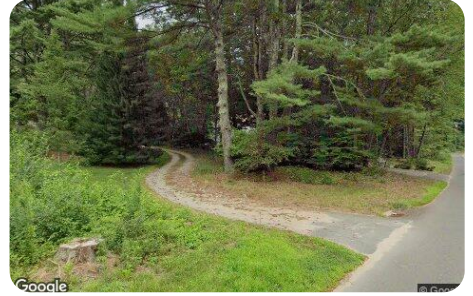


Single Family Residence **RESIDENTIAL**

10 RIVER RD

CLINTON, CT 06413

\$523,335 TopHap Estimate · \$251 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.92 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$523K

\$481K low

\$566K high

Last Sale

\$121,000 · Aug 26, 2019

Est. Owner Equity

\$278,735

Loan-to-Value

46%

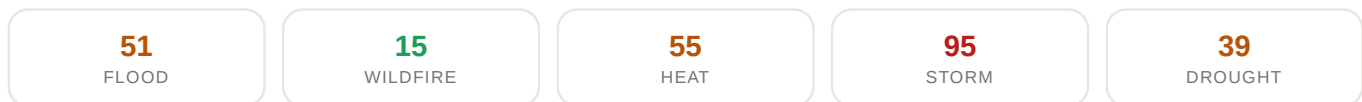
TAX & ASSESSMENT

Property Tax	\$6,038 (2025)
Assessed Value	\$193,900
Previous Assessed	\$193,900
Assessor Market Value	\$135,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2013	Financing	Mortgage			\$112K
Jul 6, 1999	Financing	Mortgage			\$110K
Aug 5, 1997	Financing	Mortgage			\$75K
Aug 22, 1991	Financing	Mortgage			\$21K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	1.8 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.2 mi
Jared Eliot School	Middle	5–8	2.4 mi

District: Clinton 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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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