

Single Family Residence **RESIDENTIAL**

452 E RIVER RD

RIVERTON, CT 06065

\$357,601 TopHap Estimate · \$236 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,516 ft²

LIVING AREA

0.4 ac

LOT SIZE

1840

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$358K

\$328K low

\$388K high

Last Sale

\$250,000 · Aug 10, 2022

Est. Owner Equity

\$357,601

TAX & ASSESSMENT

Property Tax	\$4,553 (2025)
Assessed Value	\$179,460
Previous Assessed	\$179,460
Assessor Market Value	\$125,622

PROPERTY FACTS

Property Type	Single Family Residence
Style	Historical
County	NORTHWEST HILLS
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

10 FLOOD	16 WILDFIRE	60 HEAT	97 STORM	37 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2022	Resale	Warranty Deed	\$250,000	\$165	
May 21, 2001	Resale	Warranty Deed	\$139,000	\$92	
Feb 28, 2001	Financing	Mortgage			\$6K
Jul 30, 1998	Resale	Grant Deed	\$107,000	\$71	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwestern Regional Middle School	Middle	7–8	3.9 mi
Northwestern Regional High School	High	9–12	3.9 mi
Barkhamsted Elementary School	Elementary	PK–6	4.0 mi

District: Regional High School District 07

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 06065

102 CRIME INDEX	92 AIR POLLUTION	425 POPULATION	\$120K MEDIAN IN-COME	45°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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