

Condominium

RESIDENTIAL

85 RIVER RD

ESSEX, CT 06426

\$496,585 TopHap Estimate · \$494 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,006 ft²

LIVING AREA

400 ft²

LOT SIZE

1967

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$497K

\$429K low

\$564K high

Last Sale

\$455,000 · Jun 2, 2025

Est. Owner Equity

\$496,585

TAX & ASSESSMENT

Property Tax	\$4,279 (2025)
Assessed Value	\$229,700
Previous Assessed	\$229,700
Assessor Market Value	\$160,790

PROPERTY FACTS

Property Type	Condominium
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.01
Heating	Radiant
Pool	No

CLIMATE RISK

75 FLOOD	20 WILDFIRE	53 HEAT	93 STORM	16 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2025	Resale	Deed	\$455,000	\$452	
Nov 9, 2006	Financing	Mortgage			\$250K
Sep 27, 2005	Resale	Warranty Deed	\$275,000	\$273	
Aug 9, 1995	Resale	Warranty Deed	\$90,000	\$89	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Essex Elementary School	Elementary	PK–6	2.0 mi
Valley Regional High School	High	9–12	3.0 mi
John Winthrop Middle School	Middle	7–8	3.5 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 06426

62 CRIME INDEX	117 AIR POLLUTION	3,344 POPULATION	\$104K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------