

Single Family Residence

RESIDENTIAL

54 RIVER RD

CLINTON, CT 06413

\$406,790 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,248 ft²

LIVING AREA

1.1 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$407K

\$381K low

\$432K high

Est. Owner Equity

\$406,790

TAX & ASSESSMENT

Property Tax	\$4,624 (2025)
Assessed Value	\$148,500
Previous Assessed	\$148,500
Assessor Market Value	\$103,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.10
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

36 FLOOD	17 WILDFIRE	55 HEAT	95 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.2 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.5 mi
Jared Eliot School	Middle	5–8	2.8 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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