

Single Family Residence **RESIDENTIAL**

## 23 RIVERVIEW RD

ROCKY HILL, CT 06067

**\$480,705** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**1.5**

BATHS

**2,192 ft<sup>2</sup>**

LIVING AREA

**2.13 ac**

LOT SIZE

**1730**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$481K**

\$450K low

\$511K high

Last Sale

\$175,000 · Nov 25, 1992

Est. Owner Equity

\$276,122

Loan-to-Value

48%

### TAX & ASSESSMENT

Property Tax

**\$8,905 (2025)**

Assessed Value

**\$294,490**

Previous Assessed

**\$294,490**

Assessor Market Value

**\$206,143**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | CAPITOL                 |
| Lot (acres)   | 2.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 23<br>WILDFIRE | 60<br>HEAT | 91<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jul 27, 2007 | Financing         | Mortgage      |           |        | \$40K  |
| Jul 5, 2006  | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Aug 25, 2005 | Financing         | Mortgage      |           |        | \$34K  |
| Nov 13, 1997 | Financing         | Mortgage      |           |        | \$18K  |
| Nov 25, 1992 | Resale            | Warranty Deed | \$175,000 | \$80   | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rocky Hill High School           | High       | 9–12   | 0.7 mi   |
| Albert D. Griswold Middle School | Middle     | 6–8    | 0.8 mi   |
| Myrtle H. Stevens School         | Elementary | PK–3   | 1.1 mi   |

District: Rocky Hill 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 06067

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>20,649</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|