

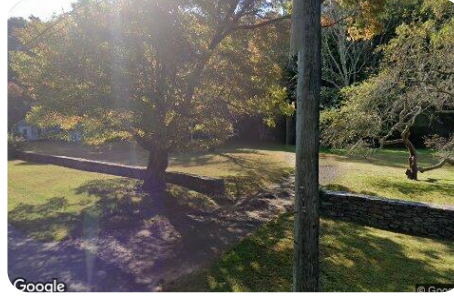
Single Family Residence

**RESIDENTIAL**

# 94 RIVER RD

DEEP RIVER, CT 06417

**\$531,992** TopHap Estimate · \$924 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**576 ft<sup>2</sup>**

LIVING AREA

**7.84 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**2**

ROOMS

## VALUATION

**\$532K**

\$474K low

\$590K high

Est. Owner Equity

**\$531,992**

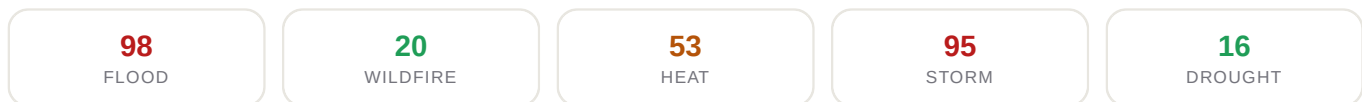
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,922 (2024) |
| Assessed Value        | \$247,730      |
| Assessor Market Value | \$173,411      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Single Family Residence        |
| Style         | Ranch                          |
| County        | LOWER CONNECTICUT RIVER VALLEY |
| Lot (acres)   | 7.84                           |
| Roof          | Asphalt                        |
| Heating       | Baseboard                      |
| Cooling       | Yes                            |
| 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 <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Jan 21, 2021 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Deep River Elementary School | Elementary | PK–6   | 1.0 mi   |
| Valley Regional High School  | High       | 9–12   | 2.0 mi   |
| John Winthrop Middle School  | Middle     | 7–8    | 2.7 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 06417

|                                      |                                         |                                        |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>97</div> <div>CRIME INDEX</div> | <div>119</div> <div>AIR POLLUTION</div> | <div>4,099</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|