

Condominium

RESIDENTIAL

85 RIVER ST

SOUTHINGTON, CT 06489

\$540,167 TopHap Estimate · \$341 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,582 ft²

LIVING AREA

24.85 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$540K

\$502K low

\$578K high

Est. Owner Equity

\$540,167

TAX & ASSESSMENT

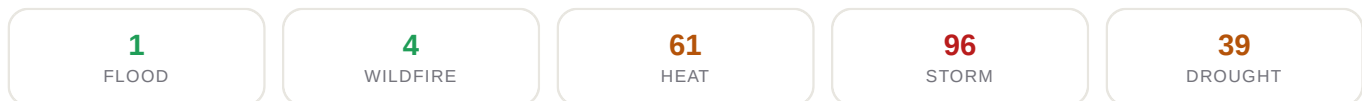
Property Tax	\$6,467 (2025)
Assessed Value	\$194,720
Previous Assessed	\$194,720
Assessor Market Value	\$136,304

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	CAPITOL
Lot (acres)	24.85
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Middle School	Middle	6–8	1.1 mi
Strong Elementary School	Elementary	KG–5	1.2 mi
Southington High School	High	9–12	4.2 mi

District: Southington 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 06489

82 CRIME INDEX	104 AIR POLLUTION	32,160 POPULATION	\$119K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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