

Single Family Residence **RESIDENTIAL**

96 RIVER RD

CLINTON, CT 06413

\$501,541 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,600 ft²

LIVING AREA

0.32 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$502K

\$454K low

\$549K high

Last Sale

\$228,750 · Jun 16, 2025

Est. Owner Equity

\$60,828

Loan-to-Value

89%

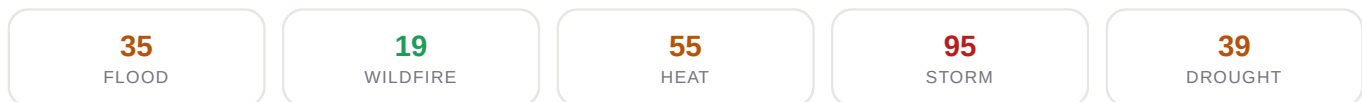
TAX & ASSESSMENT

Property Tax	\$5,667 (2025)
Assessed Value	\$182,000
Previous Assessed	\$181,400
Assessor Market Value	\$127,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.32
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2025	Resale	Warranty Deed	\$228,750	\$143	\$441K
Jun 13, 2025	Resale	Warranty Deed	\$228,750	\$143	\$441K
Jun 24, 2009	Resale	Warranty Deed	\$297,000	\$186	\$237K
Jun 15, 2006	Financing	Mortgage			\$19K
Jun 15, 2006	Financing	Mortgage			\$85K
Jul 8, 2003	Financing	Mortgage			\$132K
Jan 2, 2002	Resale	Warranty Deed	\$155,000	\$97	\$130K
Jan 23, 2001	Resale	Warranty Deed	\$27,500	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.6 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.9 mi
Jared Eliot School	Middle	5–8	3.2 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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