

Single Family Residence

RESIDENTIAL

46 RIVER RD

CLINTON, CT 06413

\$501,574 TopHap Estimate · \$321 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,564 ft²

LIVING AREA

3.1 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$502K

\$476K low

\$528K high

Last Sale

\$269,000 · Aug 4, 2014

Est. Owner Equity

\$237,447

Loan-to-Value

55%

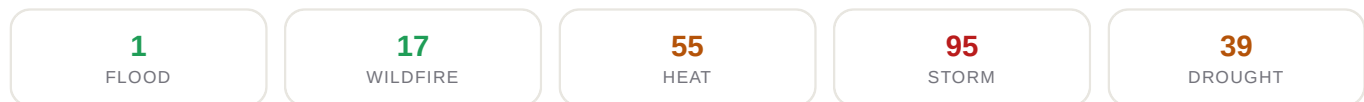
TAX & ASSESSMENT

Property Tax	\$5,428 (2025)
Assessed Value	\$174,300
Previous Assessed	\$174,300
Assessor Market Value	\$122,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	3.10
Roof	Asphalt
Heating	Baseboard
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2014	Resale	Warranty Deed	\$269,000	\$172	\$264K
Feb 4, 2005	Financing	Mortgage			\$111K
Oct 21, 2002	Financing	Mortgage			\$563K
Oct 1, 2001	Financing	Mortgage			\$124K
Jul 9, 1999	Resale	Warranty Deed	\$138,000	\$88	\$128K
Oct 2, 1996	Financing	Mortgage			\$23K
May 1, 1987	Financing	Mortgage			\$17K

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	2.9 mi
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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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