

Single Family Residence

RESIDENTIAL

22 RIVER RD

CLINTON, CT 06413

\$575,332 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,837 ft²

LIVING AREA

1.17 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$575K

\$547K low

\$604K high

Last Sale

\$320,000 · Oct 17, 2012

Est. Owner Equity

\$271,991

Loan-to-Value

52%

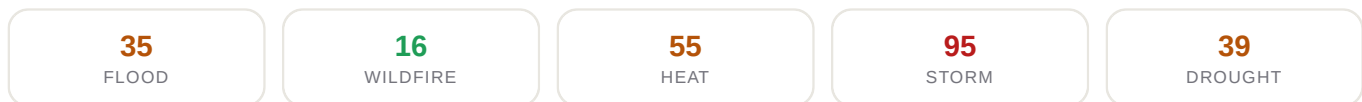
TAX & ASSESSMENT

Property Tax	\$6,857 (2025)
Assessed Value	\$220,200
Previous Assessed	\$217,500
Assessor Market Value	\$154,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.17
Roof	Asphalt
Heating	Radiant
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 ²	LOAN
Oct 17, 2012	Resale	Warranty Deed	\$320,000	\$174	\$277K
Jul 8, 2003	Financing	Mortgage			\$188K
Dec 20, 2002	Financing	Mortgage			\$187K
Mar 12, 1999	Resale	Warranty Deed	\$215,000	\$117	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	1.9 mi
Lewin G. Joel Jr. School	Elementary	PK–4	2.3 mi
Jared Eliot School	Middle	5–8	2.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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