

Single Family Residence **RESIDENTIAL**

317 W RIVER RD

RIVERTON, CT 06065

\$403,073 TopHap Estimate · \$205 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,963 ft²

LIVING AREA

1.06 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$403K

\$376K low

\$430K high

Last Sale

\$389,500 · Sep 5, 2023

Est. Owner Equity

\$52,523

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,553 (2025)
Assessed Value	\$218,900
Previous Assessed	\$218,900
Assessor Market Value	\$153,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NORTHWEST HILLS
Lot (acres)	1.06
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

10 FLOOD	19 WILDFIRE	60 HEAT	97 STORM	37 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2023	Resale	Warranty Deed	\$389,500	\$198	\$351K
Dec 1, 1998	Financing	Mortgage			\$25K
Nov 30, 1998	Financing	Mortgage			\$93K
Sep 14, 1992	Financing	Mortgage			\$57K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwestern Regional Middle School	Middle	7–8	2.8 mi
Northwestern Regional High School	High	9–12	2.8 mi
Barkhamsted Elementary School	Elementary	PK–6	2.9 mi

District: Regional High School District 07

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 06065

102 CRIME INDEX	92 AIR POLLUTION	425 POPULATION	\$120K MEDIAN IN-COME	45°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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