

Single Family Residence **RESIDENTIAL**

# 42 RIVERSIDE DR

BALTIC, CT 06330

**\$273,562** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**1880**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$274K**

\$249K low

\$298K high

Last Sale

**\$54,500 · Jun 8, 2009**

Est. Owner Equity

**\$126,075**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,139 (2025)</b> |
| Assessed Value        | <b>\$136,160</b>      |
| Previous Assessed     | <b>\$136,160</b>      |
| Assessor Market Value | <b>\$95,312</b>       |

## PROPERTY FACTS

|               |                                 |
|---------------|---------------------------------|
| Property Type | <b>Single Family Residence</b>  |
| Style         | <b>Conventional</b>             |
| County        | <b>SOUTHEASTERN CONNECTICUT</b> |
| Lot (acres)   | <b>0.60</b>                     |
| Roof          | <b>Asphalt</b>                  |
| Heating       | <b>Hot Water</b>                |
| Cooling       | <b>Yes</b>                      |
| Pool          | <b>No</b>                       |

## CLIMATE RISK

**48**  
FLOOD

**15**  
WILDFIRE

**53**  
HEAT

**89**  
STORM

**21**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                                                                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------------------------------------------------------|-----------|--------------------|--------|
| <b>Nov 14, 2011</b> | Financing       | Mortgage                                                            |           |                    | \$127K |
| <b>Aug 12, 2010</b> | Financing       | Mortgage                                                            |           |                    | \$118K |
| <b>Jul 30, 2009</b> | Financing       | Mortgage                                                            |           |                    | \$98K  |
| <b>Jun 8, 2009</b>  | Resale          | Warranty Deed                                                       | \$54,500  | \$44               | \$98K  |
| <b>Feb 19, 2008</b> | Resale          | One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds | \$165,233 | \$132              |        |
| <b>Apr 28, 2005</b> | Resale          | Warranty Deed                                                       | \$170,000 | \$136              | \$136K |
| <b>Apr 28, 2005</b> | Financing       | Mortgage                                                            |           |                    | \$34K  |
| <b>Sep 29, 2003</b> | Financing       | Mortgage                                                            |           |                    | \$90K  |
| <b>May 3, 2002</b>  | Non-arms-length | Grant Deed                                                          | \$85,000  | \$68               | \$65K  |
| <b>May 1, 1992</b>  | Financing       | Mortgage                                                            |           |                    | \$52K  |

Jul 8, 1991      Financing      Mortgage      \$9K

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL      | GRADES | DISTANCE |
|----------------------|------------|--------|----------|
| Sayles School        | Elementary | PK–8   | 2.5 mi   |
| Griswold High School | High       | 9–12   | 3.3 mi   |

District: Sprague 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 06330

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>3,267</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

Occupancy      Owner occupied