

Single Family Residence

RESIDENTIAL

69 RIVER RD

CLINTON, CT 06413

\$229,639 TopHap Estimate · \$508 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

452 ft²

LIVING AREA

0.82 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$230K

\$215K low

\$245K high

Last Sale

\$240,000 · Nov 13, 2023

Est. Owner Equity

\$229,639

TAX & ASSESSMENT

Property Tax	\$2,832 (2025)
Assessed Value	\$90,934
Previous Assessed	\$90,934
Assessor Market Value	\$63,654

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.82
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

99 FLOOD	18 WILDFIRE	55 HEAT	95 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2023	Resale	Warranty Deed	\$240,000	\$531	
Dec 31, 2012	Financing	Mortgage			\$205K
Feb 17, 2010	Financing	Mortgage			\$208K
Jun 30, 2008	Financing	Mortgage			\$207K
Oct 5, 2006	Resale	Warranty Deed	\$200,000	\$442	\$180K
Feb 9, 2004	Resale	Warranty Deed	\$68,500	\$152	\$63K
Nov 4, 2002	Financing	Mortgage			\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	2.6 mi
Lewin G. Joel Jr. School	Elementary	PK–4	3.0 mi
Jared Eliot School	Middle	5–8	3.3 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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