

Single Family Residence **RESIDENTIAL**

806 RIVERSIDE DR
ORANGE, CT 06477



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.75 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

Last Sale

\$300,000 · Jun 3, 2003

TAX & ASSESSMENT

Property Tax	\$7,845 (2025)
Assessed Value	\$269,600
Previous Assessed	\$269,600
Assessor Market Value	\$188,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.75
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

39 FLOOD	6 WILDFIRE	61 HEAT	97 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2012	Financing	Mortgage			\$196K
Nov 29, 2011	Resale	Warranty Deed	\$238,000	\$177	\$232K
Jun 3, 2003	Resale	Warranty Deed	\$300,000	\$223	\$291K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turkey Hill School	Elementary	1–6	0.5 mi
Amity Middle School Orange	Middle	7–8	1.8 mi
Amity Regional High School	High	9–12	4.7 mi

District: Regional High School District 05

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 06477

49 CRIME INDEX	113 AIR POLLUTION	13,889 POPULATION	\$148K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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