

Condominium **RESIDENTIAL**

85 RIVER RD
ESSEX, CT 06426



2
BEDS

1
BATHS

1,006 ft²
LIVING AREA

400 ft²
LOT SIZE

1967
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

Last Sale **\$242,000 · Oct 15, 2021**

TAX & ASSESSMENT

Property Tax	\$3,607 (2025)
Assessed Value	\$193,600
Previous Assessed	\$193,600
Assessor Market Value	\$135,520

PROPERTY FACTS

Property Type	Condominium
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.01
Heating	Radiant
Pool	No

CLIMATE RISK

72 FLOOD	21 WILDFIRE	53 HEAT	93 STORM	16 DROUGHT
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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 15, 2021	Resale	Warranty Deed	\$242,000	\$241	\$150K
Nov 19, 2009	Financing	Mortgage			\$226K
Jun 28, 2007	Resale	Warranty Deed	\$252,000	\$250	\$202K
Jul 31, 1998	Resale	Warranty Deed	\$114,000	\$113	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Essex Elementary School	Elementary	PK–6	2.0 mi
Valley Regional High School	High	9–12	2.9 mi
John Winthrop Middle School	Middle	7–8	3.4 mi

District: Regional High School District 04

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 06426

62 CRIME INDEX	117 AIR POLLUTION	3,344 POPULATION	\$104K 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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