

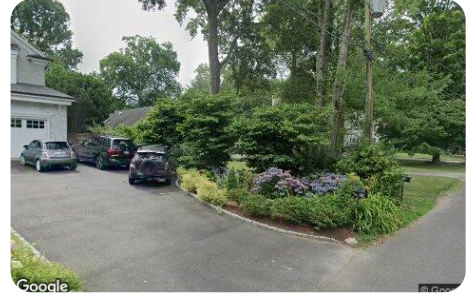
Single Family Residence

RESIDENTIAL

39 DRUID LN

RIVERSIDE, CT 06878

\$4,150,100 TopHap Estimate · \$1,012 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

4,099 ft²

LIVING AREA

0.34 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

12

ROOMS

1

PARKING

VALUATION

\$4.2M

\$3.9M low

\$4.4M high

Last Sale

\$2,215,000 · Aug 9, 2006

Est. Owner Equity

\$1,700,100

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$24,076 (2025)
Assessed Value	\$1,948,030
Previous Assessed	\$1,948,030
Assessor Market Value	\$1,363,621

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

50
FLOOD

13
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2019	Quitclaim	Quit Claim Transfer			
Jul 29, 2013	Financing	Mortgage			\$750K
May 17, 2012	Financing	Mortgage			\$500K
Aug 1, 2008	Financing	Mortgage			\$1.2M
Aug 9, 2006	Resale	Warranty Deed	\$2,215,000	\$540	
Aug 9, 2006	Financing	Mortgage			\$1M
Dec 2, 2005	Financing	Mortgage			\$994K

Jul 27, 2004	Resale	Warranty Deed	\$1,885,000	\$460	\$1M
Jul 20, 2004	Resale	Warranty Deed	\$2,600,000	\$634	\$1.1M
Dec 6, 2002	Financing	Mortgage			\$800K
Nov 15, 2001	Financing	Mortgage			\$800K
Dec 21, 1999	Financing	Mortgage			\$725K
Jun 25, 1996	Resale	Warranty Deed	\$1,365,000	\$333	\$1.1M
Apr 24, 1996	Resale	Warranty Deed	\$535,000	\$131	\$428K
Jun 7, 1993	Financing	Mortgage			\$635K
Jun 27, 1989	Resale	Grant Deed	\$450,000	\$110	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.3 mi
Greenwich High School	High	9–12	1.8 mi

District: Greenwich 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 06878

75 CRIME INDEX	114 AIR POLLUTION	10,020 POPULATION	\$233K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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