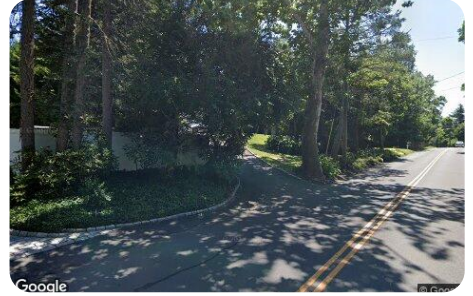


Single Family Residence **RESIDENTIAL**

81 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$2,657,867 TopHap Estimate · \$1,047 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,538 ft²

LIVING AREA

0.28 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.7M

\$2.5M low

\$2.8M high

Last Sale

\$1,575,000 · May 19, 2016

Est. Owner Equity

\$1,502,867

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$14,162 (2025)
Assessed Value	\$1,145,900
Previous Assessed	\$1,145,900
Assessor Market Value	\$802,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1

FLOOD

15

WILDFIRE

64

HEAT

96

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2016	Resale	Warranty Deed	\$1,575,000	\$621	\$1.1M
Jan 8, 2010	Financing	Mortgage			\$207K
Sep 19, 2005	Resale	Warranty Deed	\$1,675,000	\$660	\$225K
Jul 26, 2004	Resale	Warranty Deed	\$1,495,000	\$589	\$1M
Sep 25, 2002	Financing	Mortgage			\$960K
Nov 21, 2001	Resale	Warranty Deed	\$1,380,000	\$544	\$966K
Jun 22, 2001	Financing	Mortgage			\$550K

Apr 16, 1997	Financing	Mortgage			\$525K
Oct 30, 1996	Financing	Mortgage			\$442K
Sep 6, 1994	Resale	Warranty Deed	\$565,000	\$223	\$452K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.2 mi
Riverside School	Elementary	KG–5	0.4 mi
Greenwich High School	High	9–12	1.4 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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