

Single Family Residence **RESIDENTIAL**

**45 LANCER RD**  
RIVERSIDE, CT 06878



**3**  
BEDS

**2.5**  
BATHS

**2,129 ft<sup>2</sup>**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**1963**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**1**  
PARKING

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,925 (2025)</b> |
| Assessed Value        | <b>\$641,270</b>      |
| Previous Assessed     | <b>\$641,270</b>      |
| Assessor Market Value | <b>\$448,889</b>      |

**PROPERTY FACTS**

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Split Level</b>             |
| County        | <b>WESTERN CONNECTICUT</b>     |

|              |                                  |
|--------------|----------------------------------|
| Lot (acres)  | 0.30                             |
| Construction | Frame (Unspecified)              |
| Roof         | Asphalt                          |
| Heating      | Forced Air With Air Conditioning |
| Cooling      | Yes                              |
| Fireplace    | Yes                              |
| Garage       | Garage, Attached                 |
| Pool         | No                               |

## CLIMATE RISK

**52**  
FLOOD

**5**  
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 14, 1990 | Resale | Grant Deed | \$400,000 | \$188  |      |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| North Mianus School   | Elementary | KG–5   | 0.3 mi   |
| Eastern Middle School | Middle     | 6–8    | 1.3 mi   |
| Greenwich High School | High       | 9–12   | 2.0 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**

|                          |                             |                             |                                     |                         |                        |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>10,020</b><br>POPULATION | <b>\$233K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|