

Single Family Residence **RESIDENTIAL**

49 LANCER RD

RIVERSIDE, CT 06878

\$1,544,722 TopHap Estimate · \$803 / ft² · confidence 99 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,924 ft²

LIVING AREA

0.34 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Last Sale

\$383,000 · Dec 30, 1992

Est. Owner Equity

\$1,544,722

TAX & ASSESSMENT

Property Tax

\$7,903 (2025)

Assessed Value

\$639,450

Previous Assessed

\$639,450

Assessor Market Value

\$447,615

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

CLIMATE RISK

49 FLOOD	5 WILDFIRE	64 HEAT	96 STORM	43 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 30, 1992	Non-arms-length	Grant Deed	\$383,000	\$199	

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

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	Absentee owner
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