

Single Family Residence **RESIDENTIAL**

55 LANCER RD

RIVERSIDE, CT 06878

\$1,999,838 TopHap Estimate · \$515 / ft² · confidence 90 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,880 ft²

LIVING AREA

0.28 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2M

\$1.8M low

\$2.2M high

Est. Owner Equity

\$1,121,838

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$10,064 (2025)

Assessed Value

\$814,310

Previous Assessed

\$814,310

Assessor Market Value

\$570,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
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

50 FLOOD	6 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2005	Financing	Mortgage			\$878K
Sep 3, 2002	Financing	Mortgage			\$526K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Mianus School	Elementary	KG–5	0.4 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	Owner occupied
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