

Single Family Residence **RESIDENTIAL**

45 MARY LN

RIVERSIDE, CT 06878

\$1,381,263 TopHap Estimate · \$883 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

1,564 ft²
LIVING AREA

0.27 ac
LOT SIZE

1960
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$300,000 · Nov 22, 1989

Est. Owner Equity

\$1,381,263

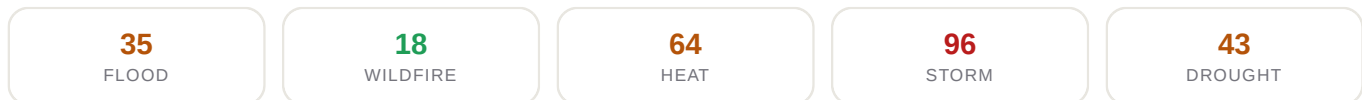
TAX & ASSESSMENT

Property Tax	\$7,050 (2025)
Assessed Value	\$570,430
Previous Assessed	\$570,430
Assessor Market Value	\$399,301

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2020	Recorded document	Personal Representative Deed			
Jul 13, 2005	Financing	Mortgage			\$360K
Sep 9, 2002	Financing	Mortgage			\$183K
Nov 22, 1989	Resale	Grant Deed	\$300,000	\$192	\$210K
Nov 3, 1987	Resale	Grant Deed	\$310,000	\$198	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Mianus School	Elementary	KG–5	0.8 mi
Eastern Middle School	Middle	6–8	1.0 mi

Greenwich High School	High	9–12	2.1 mi
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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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