

Single Family Residence **RESIDENTIAL**

52 RIVERSIDE LN

RIVERSIDE, CT 06878

\$1,282,050 TopHap Estimate · \$924 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,388 ft²

LIVING AREA

0.34 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$90,000 · Oct 17, 1996

Est. Owner Equity

\$1,216,526

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$8,267 (2025)
Assessed Value	\$668,920
Previous Assessed	\$668,920
Assessor Market Value	\$468,244

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Greenhouse

CLIMATE RISK

3
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	\$/FT²	LOAN
Jan 4, 2013	Financing	Mortgage			\$66K
May 29, 2003	Financing	Mortgage			\$79K
Oct 29, 1996	Financing	Mortgage			\$90K
Oct 17, 1996	Non-arms-length	Grant Deed	\$90,000	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.0 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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