

Single Family Residence **RESIDENTIAL**

72 RIVERSIDE LN

RIVERSIDE, CT 06878

\$2,465,675 TopHap Estimate · \$825 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,989 ft²

LIVING AREA

0.29 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$2.5M

\$2.3M low

\$2.7M high

Last Sale

\$1,850,000 · Aug 14, 2020

Est. Owner Equity

\$1,041,675

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$13,082 (2025)
Assessed Value	\$1,058,540
Previous Assessed	\$1,058,540
Assessor Market Value	\$740,978

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

14
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
Dec 19, 2023	Quitclaim	Quit Claim Transfer			
May 9, 2019	Resale	Warranty Deed	\$850,000	\$284	\$680K
Dec 22, 1992	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.8 mi
Central Middle School	Middle	6–8	1.1 mi

Greenwich High School	High	9–12	1.5 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	Owner occupied
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