

Single Family Residence **RESIDENTIAL**

# 48 RIVERSIDE AVE

RIVERSIDE, CT 06878

**\$1,800,617** TopHap Estimate · \$783 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,300 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$1.8M**

\$1.4M low

\$2.2M high

Est. Owner Equity

**\$560,617**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,415 (2025) |
| Assessed Value        | \$842,730       |
| Previous Assessed     | \$842,730       |
| Assessor Market Value | \$589,911       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.45                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck

## CLIMATE RISK

37

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   |
|--------------|-----------|----------|-------|--------|--------|
| Jun 15, 2012 | Financing | Mortgage |       |        | \$460K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Eastern Middle School | Middle     | 6–8    | 0.3 mi   |
| Riverside School      | Elementary | KG–5   | 0.6 mi   |
| Greenwich High School | High       | 9–12   | 1.3 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>10,020</b><br>POPULATION | <b>\$233K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|