

Single Family Residence **RESIDENTIAL**

18 SPRUCE ST

RIVERSIDE, CT 06878

\$3,237,289 TopHap Estimate · \$1,149 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,818 ft²

LIVING AREA

0.22 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$3.2M

\$3M low

\$3.4M high

Last Sale

\$1,265,000 · May 17, 2002

Est. Owner Equity

\$1,172,289

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$16,654 (2025)
Assessed Value	\$1,347,500
Previous Assessed	\$1,347,500
Assessor Market Value	\$943,250

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	64 HEAT	95 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2008	Financing	Mortgage			\$225K
Jun 18, 2007	Financing	Mortgage			\$2M
May 17, 2002	Resale	Warranty Deed	\$1,265,000	\$449	\$1M
Nov 14, 2001	Financing	Mortgage			\$500K
Nov 30, 1998	Financing	Mortgage			\$530K
Jul 24, 1998	Financing	Mortgage			\$530K
Aug 1, 1997	Resale	Warranty Deed	\$846,500	\$300	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.2 mi
Eastern Middle School	Middle	6–8	0.3 mi
Greenwich High School	High	9–12	1.8 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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