

Single Family Residence **RESIDENTIAL**

54 RIVERSIDE LN

RIVERSIDE, CT 06878

\$1,200,730 TopHap Estimate · \$1,100 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,092 ft²

LIVING AREA

0.3 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$272,500 · May 14, 1993

Est. Owner Equity

\$790,730

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,877 (2025)
Assessed Value	\$637,350
Previous Assessed	\$618,450
Assessor Market Value	\$446,145

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

3
FLOOD

16
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
Aug 6, 2004	Financing	Mortgage			\$293K
Oct 28, 2002	Financing	Mortgage			\$301K
Jan 23, 2002	Financing	Mortgage			\$300K
Apr 17, 1998	Financing	Mortgage			\$280K
Jun 6, 1997	Financing	Mortgage			\$266K
Feb 5, 1996	Financing	Mortgage			\$243K
May 14, 1993	Resale	Warranty Deed	\$272,500	\$250	\$245K

Oct 14, 1988	Resale	Grant Deed	\$275,000	\$252	\$248K
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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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