

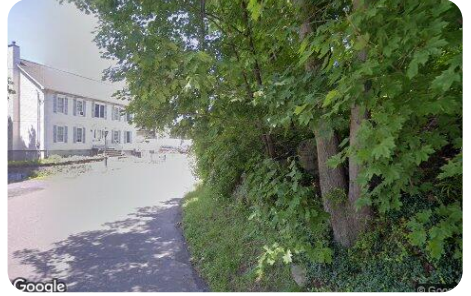
Condominium

RESIDENTIAL

3 RIVER AVE

GREENWICH, CT 06830

\$1,261,842 TopHap Estimate · \$727 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,735 ft²

LIVING AREA

1986

YEAR BUILT

3

STORIES

5

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$365,000 · May 8, 2002

Est. Owner Equity

\$973,842

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$5,376 (2025)
Assessed Value	\$434,980
Previous Assessed	\$434,980
Assessor Market Value	\$304,486

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	WESTERN CONNECTICUT
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

95
FLOOD

5
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2002	Resale	Warranty Deed	\$365,000	\$210	\$288K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Lebanon School	Elementary	PK–5	0.4 mi
Western Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	3.9 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 06830

110 CRIME INDEX	119 AIR POLLUTION	27,704 POPULATION	\$168K 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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