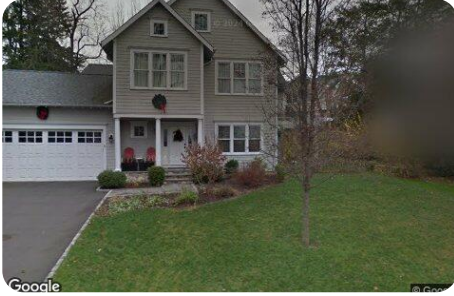


Single Family Residence **RESIDENTIAL**

21 WESTVIEW PL

RIVERSIDE, CT 06878

\$1,904,173 TopHap Estimate · \$671 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,836 ft²

LIVING AREA

0.23 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.9M

\$1.5M low

\$2.3M high

Last Sale

\$529,100 · Mar 27, 2001

Est. Owner Equity

\$959,173

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$14,137 (2025)
Assessed Value	\$1,143,870
Previous Assessed	\$1,143,870
Assessor Market Value	\$800,709

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

39 FLOOD	9 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 12, 2003	Financing	Mortgage			\$420K
Jan 23, 2003	Financing	Mortgage			\$420K
Aug 7, 2002	Financing	Mortgage			\$420K
Mar 27, 2001	Resale	Warranty Deed	\$529,100	\$187	
Mar 27, 2001	Financing	Mortgage			\$423K
May 2, 1990	Resale	Grant Deed	\$330,000	\$116	
Oct 7, 1987	Resale	Grant Deed	\$335,000	\$118	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.6 mi
Central Middle School	Middle	6–8	1.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------