

Single Family Residence **RESIDENTIAL**

91 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$3,646,034 TopHap Estimate · \$835 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

4,364 ft²

LIVING AREA

0.72 ac

LOT SIZE

1860

YEAR BUILT

3

STORIES

11

ROOMS

1

PARKING

VALUATION

\$3.6M

\$3.5M low

\$3.8M high

Last Sale

\$2,200,000 · Aug 10, 2005

Est. Owner Equity

\$3,127,471

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$20,243 (2025)
Assessed Value	\$1,637,930
Previous Assessed	\$1,637,930
Assessor Market Value	\$1,146,551

PROPERTY FACTS

Property Type	Single Family Residence
Style	Victorian
County	WESTERN CONNECTICUT
Lot (acres)	0.72
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	64 HEAT	96 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
Sep 19, 2012	Financing	Mortgage			\$519K
Nov 9, 2010	Recorded document	Grant Deed	\$1	\$0	
Sep 21, 2005	Financing	Mortgage			\$400K
Aug 10, 2005	Resale	Warranty Deed	\$2,200,000	\$504	
Jul 3, 2001	Financing	Mortgage			\$975K
Nov 1, 2000	Resale	Warranty Deed	\$1,275,000	\$292	\$950K
Nov 1, 2000	Financing	Mortgage			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.2 mi
Riverside School	Elementary	KG–5	0.4 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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