

Single Family Residence **RESIDENTIAL**

# 15 WESTVIEW PL

RIVERSIDE, CT 06878

**\$2,117,738** TopHap Estimate · \$709 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,987 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1917**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$2.1M**

**\$1.9M low**

**\$2.4M high**

Last Sale

**\$790,000 · Mar 18, 2004**

Est. Owner Equity

**\$1,382,738**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,671 (2025) |
| Assessed Value        | \$863,450       |
| Previous Assessed     | \$863,450       |
| Assessor Market Value | \$604,415       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**11**  
WILDFIRE

**64**  
HEAT

**96**  
STORM

**43**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Mar 22, 2013 | Financing         | Mortgage      |           |                    | \$727K |
| Dec 15, 2010 | Recorded document | Grant Deed    | \$1       | \$0                |        |
| Mar 18, 2004 | Resale            | Warranty Deed | \$790,000 | \$264              | \$632K |
| Mar 28, 2003 | Resale            | Warranty Deed | \$50,000  | \$17               | \$1.2M |
| Mar 1, 1999  | Financing         | Mortgage      |           |                    | \$195K |
| Aug 26, 1997 | Financing         | Mortgage      |           |                    | \$175K |
| Aug 15, 1989 | Financing         | Mortgage      |           |                    | \$144K |
| Sep 24, 1987 | Resale            | Grant Deed    | \$333,000 | \$111              | \$210K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>10,020</b><br>POPULATION | <b>\$233K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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