

Single Family Residence **RESIDENTIAL**

42 RIVERSIDE LN

RIVERSIDE, CT 06878

\$3,102,839 TopHap Estimate · \$991 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,130 ft²

LIVING AREA

0.18 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$3.1M

\$3M low

\$3.2M high

Last Sale

\$1,875,000 · Jul 18, 2014

Est. Owner Equity

\$2,302,839

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$15,750 (2025)
Assessed Value	\$1,274,350
Previous Assessed	\$1,274,350
Assessor Market Value	\$892,045

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

11 FLOOD	4 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
Jul 18, 2014	Resale	Warranty Deed	\$1,875,000	\$599	\$800K
May 17, 2012	Resale	Warranty Deed	\$1,710,000	\$546	\$1.2M
Jul 7, 2009	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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