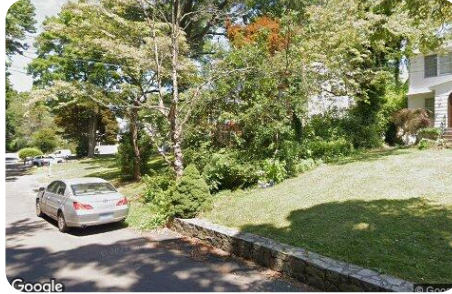


Single Family Residence **RESIDENTIAL**

31 WESTVIEW PL

RIVERSIDE, CT 06878

\$2,142,962 TopHap Estimate · \$931 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,301 ft²

LIVING AREA

0.2 ac

LOT SIZE

1934

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$2.1M

\$2M low

\$2.3M high

Last Sale

\$1,240,000 · Apr 8, 2008

Est. Owner Equity

\$1,258,962

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$10,390 (2025)
Assessed Value	\$840,700
Previous Assessed	\$840,700
Assessor Market Value	\$588,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

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	\$/FT²	LOAN
Sep 6, 2013	Recorded document	Warranty Deed			
Sep 6, 2013	Financing	Mortgage			\$650K
Jan 9, 2012	Financing	Mortgage			\$928K
Dec 28, 2010	Financing	Mortgage			\$935K
Aug 14, 2009	Financing	Mortgage			\$25K
Apr 8, 2008	Resale	Warranty Deed	\$1,240,000	\$539	\$930K
Feb 28, 2002	Resale	Warranty Deed	\$630,000	\$274	\$473K

Dec 30, 1998	Resale	Warranty Deed	\$400,000	\$174	\$200K
Apr 25, 1994	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.0 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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