

Single Family Residence

RESIDENTIAL

35 DRUID LN

RIVERSIDE, CT 06878

\$3,046,464 TopHap Estimate · \$1,337 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,278 ft²

LIVING AREA

0.36 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$3M

\$2.7M low

\$3.4M high

Last Sale

\$2,801,035 · Aug 5, 2025

Est. Owner Equity

\$1,245,429

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$15,681 (2025)
Assessed Value	\$1,268,820
Previous Assessed	\$1,268,820
Assessor Market Value	\$888,174

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.36
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42
FLOOD

15
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 ²	LOAN
Jul 31, 2025	Resale	Warranty Deed	\$2,801,035	\$1230	\$1.8M
Jul 14, 2022	Resale	Deed	\$1,800,000	\$790	\$1.1M
Nov 17, 2006	Recorded document	Grant Deed	\$1	\$0	
Jun 3, 1997	Resale	Warranty Deed	\$665,000	\$292	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.3 mi
Eastern Middle School	Middle	6–8	0.3 mi
Greenwich High School	High	9–12	1.8 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	Absentee owner
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