

Single Family Residence **RESIDENTIAL**

76 RIVERSIDE LN

RIVERSIDE, CT 06878

\$3,448,595 TopHap Estimate · \$838 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

4,117 ft²

LIVING AREA

0.29 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$3.4M

\$3.3M low

\$3.5M high

Last Sale

\$2,125,000 · May 23, 2013

Est. Owner Equity

\$1,748,595

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$18,110 (2025)
Assessed Value	\$1,465,310
Previous Assessed	\$1,465,310
Assessor Market Value	\$1,025,717

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

39
FLOOD

16
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2013	Resale	Warranty Deed	\$2,125,000	\$516	\$1.7M
Dec 6, 2007	Financing	Mortgage			\$799K
Oct 10, 2002	Resale	Warranty Deed	\$1,429,500	\$347	\$750K
Nov 8, 2001	Financing	Mortgage			\$866K
Nov 7, 2001	Resale	Warranty Deed	\$465,000	\$113	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.8 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.5 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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