

Single Family Residence **RESIDENTIAL**

45 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$1,819,164 TopHap Estimate · \$834 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,180 ft²

LIVING AREA

0.17 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.8M

\$1.7M low

\$2M high

Est. Owner Equity

\$1,819,164

TAX & ASSESSMENT

Property Tax	\$10,209 (2025)
Assessed Value	\$826,000
Previous Assessed	\$826,000
Assessor Market Value	\$578,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

47 FLOOD	4 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.5 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	Absentee owner
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