

Single Family Residence **RESIDENTIAL**

44 MARY LN

RIVERSIDE, CT 06878

\$1,472,215 TopHap Estimate · \$899 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,637 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$645,000 · Aug 10, 2016

Est. Owner Equity

\$893,606

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,469 (2025)
Assessed Value	\$604,310
Previous Assessed	\$604,310
Assessor Market Value	\$423,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

53
FLOOD

4
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2016	Resale	Executors Deed	\$645,000	\$394	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Mianus School	Elementary	KG–5	0.8 mi
Eastern Middle School	Middle	6–8	1.0 mi
Greenwich High School	High	9–12	2.1 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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