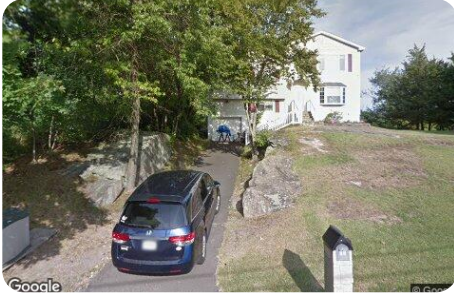


Single Family Residence **RESIDENTIAL**

86 MARY LN

RIVERSIDE, CT 06878

\$3,565,845 TopHap Estimate · \$870 / ft² · confidence 73 · as of Jul 14, 2026



5
BEDS

6
BATHS

4,097 ft²
LIVING AREA

0.3 ac
LOT SIZE

2024
YEAR BUILT

3
STORIES

12
ROOMS

2
PARKING

VALUATION

\$3.6M

\$2.6M low

\$4.5M high

Last Sale

\$3,100,000 · Feb 14, 2025

Est. Owner Equity

\$3,565,845

TAX & ASSESSMENT

Property Tax	\$20,492 (2025)
Assessed Value	\$1,658,090
Previous Assessed	\$521,360
Assessor Market Value	\$1,160,663

PROPERTY FACTS

Property Type	Single Family Residence
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

49 FLOOD	4 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	\$/FT ²	LOAN
Feb 10, 2025	Resale	Warranty Deed	\$3,100,000	\$757	
Dec 6, 2022	Resale	Warranty Deed	\$566,000	\$138	
Aug 24, 2009	Recorded document	Grant Deed	\$1	\$0	
Dec 15, 2003	Financing	Mortgage			\$224K
Dec 9, 2003	Resale	Warranty Deed	\$700,000	\$171	\$525K
Feb 19, 1998	Financing	Mortgage			\$265K
Dec 24, 1991	Financing	Mortgage			\$272K
Jun 9, 1987	Resale	Grant Deed	\$515,000	\$126	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Mianus School	Elementary	KG–5	0.7 mi
Eastern Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	2.2 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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