

Single Family Residence **RESIDENTIAL**

## 24 BAYSIDE TER

RIVERSIDE, CT 06878

**\$2,729,914** TopHap Estimate · \$1,202 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,272 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1955**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$2.7M**

\$2.6M low

\$2.9M high

Last Sale

**\$1,490,000 · May 17, 2021**

Est. Owner Equity

**\$1,729,915**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,828 (2025) |
| Assessed Value        | \$1,118,880     |
| Previous Assessed     | \$1,096,970     |
| Assessor Market Value | \$783,216       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Split Level                      |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.32                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 62<br>FLOOD | 4<br>WILDFIRE | 64<br>HEAT | 96<br>STORM | 43<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED           | PRICE       | \$/FT <sup>2</sup> | LOAN    |
|--------------|-------------------|----------------|-------------|--------------------|---------|
| Apr 27, 2021 | Resale            | Executors Deed | \$1,490,000 | \$656              | \$1000K |
| Mar 31, 2010 | Recorded document | Grant Deed     | \$1         | \$0                |         |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Eastern Middle School | Middle     | 6–8    | 0.4 mi   |
| Riverside School      | Elementary | KG–5   | 0.6 mi   |
| Greenwich High School | High       | 9–12   | 1.3 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>75</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>10,020</div> <div>POPULATION</div> | <div>\$233K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|