

Single Family Residence **RESIDENTIAL**

40 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$1,955,993 TopHap Estimate · \$798 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,452 ft²

LIVING AREA

0.3 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2M

\$1.8M low

\$2.1M high

Last Sale

\$320,000 · Oct 30, 1996

Est. Owner Equity

\$1,675,993

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$10,773 (2025)
Assessed Value	\$871,640
Previous Assessed	\$871,640
Assessor Market Value	\$610,148

PROPERTY FACTS

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

CLIMATE RISK

36 FLOOD	4 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
-------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 1996	Resale	Warranty Deed	\$320,000	\$131	\$260K
Feb 8, 1994	Financing	Mortgage			\$50K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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