

Single Family Residence **RESIDENTIAL**

45 RIVERSIDE LN

RIVERSIDE, CT 06878

\$2,599,839 TopHap Estimate · \$1,000 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,600 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.6M

\$2.3M low

\$2.9M high

Last Sale

\$1,800,000 · Jul 27, 2021

Est. Owner Equity

\$1,159,839

Loan-to-Value

60%

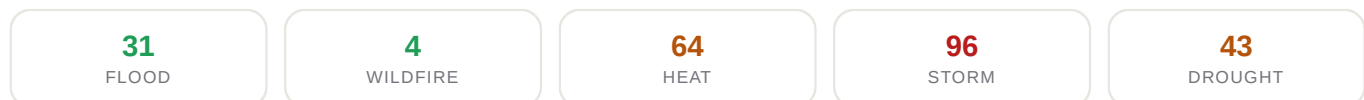
TAX & ASSESSMENT

Property Tax	\$13,395 (2025)
Assessed Value	\$1,083,810
Previous Assessed	\$1,083,810
Assessor Market Value	\$758,667

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2021	Resale	Warranty Deed	\$1,800,000	\$692	\$1.4M
Apr 10, 2019	Quitclaim	Quit Claim Transfer			
Jan 19, 2017	Quitclaim	Quit Claim Transfer			
Apr 24, 2013	Resale	Warranty Deed	\$1,585,000	\$610	\$1.1M
Feb 21, 2013	Financing	Mortgage			\$250K
Jul 21, 2009	Financing	Mortgage			\$500K
Feb 27, 2008	Financing	Mortgage			\$655K
Feb 22, 2007	Resale	Warranty Deed	\$1,655,000	\$637	\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.5 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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