

Single Family Residence **RESIDENTIAL**

86 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$2,432,210 TopHap Estimate · \$937 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,596 ft²

LIVING AREA

0.24 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$2.4M

\$2.3M low

\$2.6M high

Last Sale

\$389,000 · Dec 15, 1995

Est. Owner Equity

\$756,210

Loan-to-Value

74%

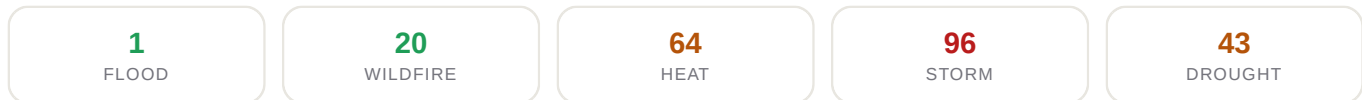
TAX & ASSESSMENT

Property Tax	\$12,630 (2025)
Assessed Value	\$1,021,930
Previous Assessed	\$1,021,930
Assessor Market Value	\$715,351

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	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 8, 2013	Financing	Mortgage			\$600K
Jul 8, 2013	Recorded document	Warranty Deed			
Jan 21, 2003	Financing	Mortgage			\$290K
Mar 24, 1998	Financing	Mortgage			\$310K
Dec 15, 1995	Resale	Warranty Deed	\$389,000	\$150	\$311K
Aug 13, 1993	Resale	Warranty Deed	\$350,000	\$135	\$315K
Jan 11, 1993	Financing	Mortgage			\$292K

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

OWNERSHIP

Occupancy	Owner occupied
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