

Single Family Residence **RESIDENTIAL**

13 RIVERSIDE LN

RIVERSIDE, CT 06878

\$1,460,375 TopHap Estimate · \$673 / ft² · confidence 85 · as of Jun 23, 2026



4
BEDS

2.5
BATHS

2,169 ft²
LIVING AREA

0.31 ac
LOT SIZE

1948
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$1.5M

\$1.2M low

\$1.7M high

Last Sale

\$1,250,000 · Apr 9, 2025

Est. Owner Equity

\$460,375

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,730 (2025)
Assessed Value	\$625,450
Previous Assessed	\$625,450
Assessor Market Value	\$437,815

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

51 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
Apr 7, 2025	Resale	Warranty Deed	\$1,250,000	\$576	\$1M
Aug 29, 2007	Recorded document	Grant Deed	\$1	\$0	
Feb 11, 2000	Financing	Mortgage			\$100K
Jan 7, 1994	Financing	Mortgage			\$150K
Jun 5, 1992	Financing	Mortgage			\$70K

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	1.4 mi
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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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