

Single Family Residence

**RESIDENTIAL**

## 2 SPRING ST

RIVERSIDE, CT 06878

**\$3,981,557** TopHap Estimate · \$1,089 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**3,657 ft<sup>2</sup>**  
LIVING AREA

**0.53 ac**  
LOT SIZE

**1952**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

### VALUATION

**\$4M**

**\$3.7M low**

**\$4.2M high**

Last Sale

**\$2,175,000 · Jan 15, 2014**

Est. Owner Equity

**\$2,673,122**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,642 (2025) |
| Assessed Value        | \$1,751,120     |
| Previous Assessed     | \$1,751,120     |
| Assessor Market Value | \$1,225,784     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.53                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 11<br>WILDFIRE | 64<br>HEAT | 95<br>STORM | 43<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Jan 15, 2014 | Resale    | Warranty Deed | \$2,175,000 | \$595              | \$1.5M |
| Feb 11, 2000 | Financing | Mortgage      |             |                    | \$166K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Riverside School      | Elementary | KG–5   | 0.3 mi   |
| Eastern Middle School | Middle     | 6–8    | 0.5 mi   |
| Greenwich High School | High       | 9–12   | 2.0 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|