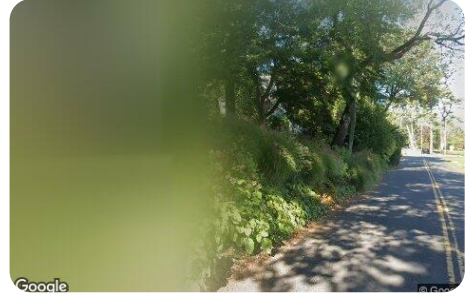
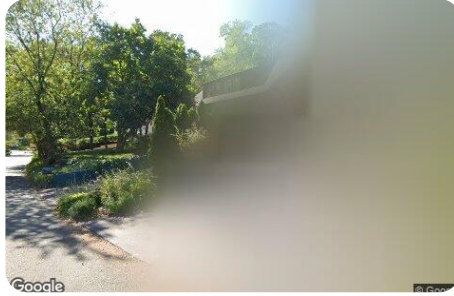


Single Family Residence **RESIDENTIAL**

# 50 ARCH ST

RIVERSIDE, CT 06878

**\$5,274,176** TopHap Estimate · \$1,223 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**6**

BATHS

**4,312 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**2**

PARKING

## VALUATION

**\$5.3M**

\$5.1M low

\$5.5M high

Last Sale

**\$3,250,000 · Aug 25, 2011**

Est. Owner Equity

**\$4,274,176**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$26,858 (2025) |
| Assessed Value        | \$2,173,150     |
| Previous Assessed     | \$2,173,150     |
| Assessor Market Value | \$1,521,205     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.29                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

## CLIMATE RISK

26  
FLOOD

6  
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 <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-------------|--------------------|--------|
| Nov 1, 2017  | Recorded document | Warranty Deed |             |                    |        |
| Nov 19, 2012 | Financing         | Mortgage      |             |                    | \$1M   |
| Aug 25, 2011 | Resale            | Warranty Deed | \$3,250,000 | \$754              | \$1M   |
| Jun 30, 2004 | Resale            | Grant Deed    | \$1,300,651 | \$302              | \$1.8M |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Riverside School      | Elementary | KG–5   | 0.4 mi   |
| Eastern Middle School | Middle     | 6–8    | 0.6 mi   |

|                              |      |      |        |
|------------------------------|------|------|--------|
| <b>Greenwich High School</b> | High | 9–12 | 2.1 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> |
|-----------|-----------------------|