

Single Family Residence **RESIDENTIAL**

30 SPRUCE ST

RIVERSIDE, CT 06878

\$2,298,028 TopHap Estimate · \$1,118 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,055 ft²

LIVING AREA

0.22 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.3M

\$2.2M low

\$2.4M high

Last Sale

\$1,800,000 · May 18, 2021

Est. Owner Equity

\$1,038,028

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$13,990 (2025)
Assessed Value	\$1,131,970
Previous Assessed	\$1,131,970
Assessor Market Value	\$792,379

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	64 HEAT	95 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
May 17, 2021	Resale	Warranty Deed	\$1,800,000	\$876	\$1.3M
Nov 15, 2011	Financing	Mortgage			\$986K
Jun 4, 2010	Resale	Warranty Deed	\$1,425,000	\$693	\$1M
Sep 2, 2004	Financing	Mortgage			\$208K
Jun 28, 2002	Resale	Warranty Deed	\$705,000	\$343	
Jun 28, 2002	Resale	Warranty Deed	\$705,000	\$343	\$1M
Aug 12, 1997	Resale	Warranty Deed	\$400,000	\$195	
Aug 12, 1997	Resale	Warranty Deed	\$400,000	\$195	

Apr 12, 1996	Financing	Mortgage			\$290K
Mar 19, 1993	Resale	Warranty Deed	\$530,000	\$258	\$415K
Nov 25, 1992	Financing	Mortgage			\$300K
Aug 30, 1991	Resale	Warranty Deed	\$764,000	\$372	\$300K
Jul 15, 1991	Resale	Warranty Deed	\$541,000	\$263	\$250K
Sep 28, 1987	Financing	Mortgage			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.1 mi
Eastern Middle School	Middle	6–8	0.3 mi
Greenwich High School	High	9–12	1.8 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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