

Single Family Residence **RESIDENTIAL**

25 SPRUCE ST

RIVERSIDE, CT 06878

\$2,400,960 TopHap Estimate · \$880 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,729 ft²

LIVING AREA

0.31 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

11

ROOMS

1

PARKING

VALUATION

\$2.4M

\$2.3M low

\$2.5M high

Est. Owner Equity

\$2,400,960

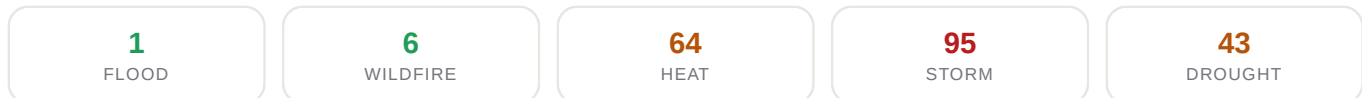
TAX & ASSESSMENT

Property Tax	\$13,807 (2025)
Assessed Value	\$1,117,200
Previous Assessed	\$1,117,200
Assessor Market Value	\$782,040

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
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
Apr 18, 2023	Quitclaim	Quit Claim Transfer			
Sep 15, 2021	Financing	Warranty Deed			
Aug 11, 2003	Financing	Mortgage			\$150K
Jun 13, 2001	Financing	Mortgage			\$30K
May 1, 1998	Financing	Mortgage			\$150K
Feb 16, 1993	Financing	Mortgage			\$130K

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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