

Single Family Residence **RESIDENTIAL**

71 RIVERSIDE LN

RIVERSIDE, CT 06878

\$2,995,385 TopHap Estimate · \$967 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,099 ft²
LIVING AREA

0.24 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$3M

\$2.8M low

\$3.2M high

Last Sale

\$600,000 · Aug 3, 2012

Est. Owner Equity

\$1,945,385

Loan-to-Value

36%

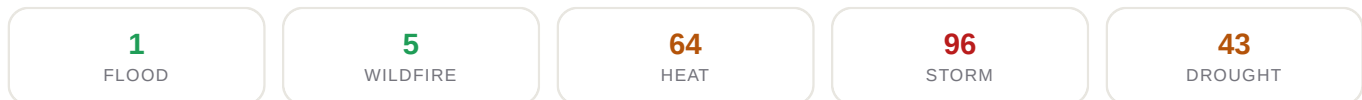
TAX & ASSESSMENT

Property Tax	\$16,986 (2025)
Assessed Value	\$1,374,380
Previous Assessed	\$1,374,380
Assessor Market Value	\$962,066

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
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 27, 2016	Recorded document	Warranty Deed			
Aug 3, 2012	Resale	Grant Deed	\$600,000	\$194	
Jul 2, 2012	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.8 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.5 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------