

Single Family Residence **RESIDENTIAL**

56 RIVERSIDE LN

RIVERSIDE, CT 06878

\$2,464,918 TopHap Estimate · \$714 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

4.5

BATHS

3,453 ft²

LIVING AREA

0.29 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$2.5M

\$2.3M low

\$2.7M high

Last Sale

\$1,622,500 · Jun 6, 2013

Est. Owner Equity

\$2,464,918

TAX & ASSESSMENT

Property Tax	\$14,112 (2025)
Assessed Value	\$1,141,840
Previous Assessed	\$1,141,840
Assessor Market Value	\$799,288

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

3

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	\$/FT²	LOAN
May 1, 2017	Recorded document	Warranty Deed			
Jun 6, 2013	Resale	Warranty Deed	\$1,622,500	\$470	
Jun 1, 2009	Financing	Mortgage			\$1.2M
Jun 11, 2007	Financing	Mortgage			\$780K
Jul 1, 2004	Financing	Mortgage			\$100K
Oct 21, 2003	Financing	Mortgage			\$785K
Aug 8, 2002	Financing	Mortgage			\$75K

Aug 6, 2002	Financing	Mortgage			\$660K
Jun 3, 2002	Financing	Mortgage			\$75K
Apr 26, 2002	Financing	Mortgage			\$375K
May 14, 1999	Resale	Grant Deed	\$295,000	\$85	\$236K
May 14, 1999	Financing	Mortgage			\$30K
Jan 20, 1998	Resale	Grant Deed	\$260,000	\$75	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.0 mi
Greenwich High School	High	9–12	1.4 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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