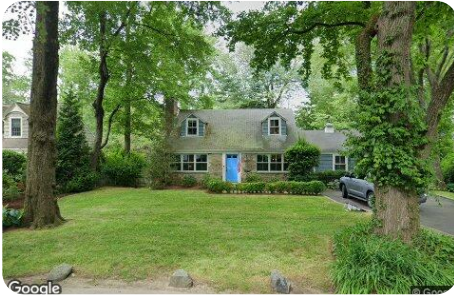


Single Family Residence **RESIDENTIAL**

16 DRUID LN

RIVERSIDE, CT 06878

\$2,895,064 TopHap Estimate · \$1,299 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,228 ft²

LIVING AREA

0.26 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.9M

\$2.7M low

\$3.1M high

Last Sale

\$1,725,200 · Nov 14, 2005

Est. Owner Equity

\$2,395,064

Loan-to-Value

19%

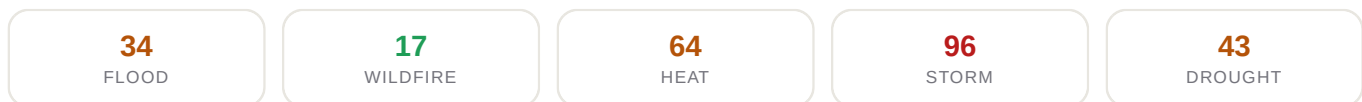
TAX & ASSESSMENT

Property Tax	\$14,313 (2025)
Assessed Value	\$1,158,080
Previous Assessed	\$1,158,080
Assessor Market Value	\$810,656

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
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
Aug 5, 2010	Financing	Mortgage			\$250K
Nov 14, 2005	Resale	Warranty Deed	\$1,725,200	\$774	
Aug 15, 2003	Resale	Warranty Deed	\$1,235,000	\$554	\$926K
Apr 15, 1994	Resale	Warranty Deed	\$635,000	\$285	\$100K
Jul 6, 1992	Financing	Mortgage			\$200K
Jun 30, 1992	Resale	Warranty Deed	\$535,000	\$240	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.2 mi
Eastern Middle School	Middle	6–8	0.2 mi
Greenwich High School	High	9–12	1.7 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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