

Single Family Residence **RESIDENTIAL**

264 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$6,270,131 TopHap Estimate · \$1,358 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

4,617 ft²

LIVING AREA

0.34 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

11

ROOMS

1

PARKING

VALUATION

\$6.3M

\$6M low

\$6.6M high

Last Sale

\$1,350,000 · Jun 27, 2008

Est. Owner Equity

\$6,270,131

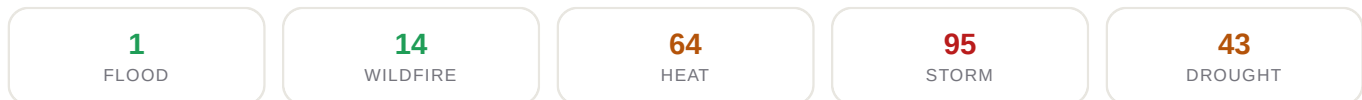
TAX & ASSESSMENT

Property Tax	\$31,246 (2025)
Assessed Value	\$2,528,190
Previous Assessed	\$2,528,190
Assessor Market Value	\$1,769,733

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	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
Jun 23, 2015	Recorded document	Warranty Deed			
Jul 1, 2014	Recorded document	Warranty Deed			
Jun 27, 2008	Resale	Warranty Deed	\$1,350,000	\$292	
Mar 31, 2006	Financing	Mortgage			\$2.7M
Mar 31, 2006	Financing	Mortgage			\$2.6M
Oct 21, 2005	Resale	Warranty Deed	\$3,000,501	\$650	\$2.3M
Feb 13, 2003	Financing	Mortgage			\$125K
Jun 9, 1999	Financing	Mortgage			\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.3 mi
Eastern Middle School	Middle	6–8	0.4 mi
Greenwich High School	High	9–12	1.9 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	Absentee owner
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