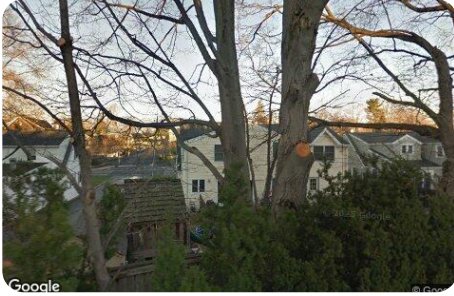


Single Family Residence **RESIDENTIAL**

# 17 RIVERSIDE LN

RIVERSIDE, CT 06878

**\$1,902,800** TopHap Estimate · \$638 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,982 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1948**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**1**

PARKING

## VALUATION

**\$1.9M**

**\$1.6M low**

**\$2.2M high**

Last Sale

**\$265,000 · Jun 2, 1994**

Est. Owner Equity

**\$1,652,800**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,880 (2025) |
| Assessed Value        | \$718,480      |
| Previous Assessed     | \$718,480      |
| Assessor Market Value | \$502,936      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## CLIMATE RISK

**57**  
FLOOD

**4**  
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   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Aug 26, 2019 | Financing         | Warranty Deed       |       |        | \$250K |
| Jul 2, 2012  | Recorded document | Grant Deed          | \$1   | \$0    |        |
| Jul 2, 2012  | Quitclaim         | Quit Claim Transfer |       |        | \$285K |
| Jun 12, 2012 | Recorded document | Warranty Deed       | \$1   | \$0    |        |
| Aug 22, 2003 | Financing         | Mortgage            |       |        | \$228K |
| Sep 18, 2001 | Financing         | Mortgage            |       |        | \$230K |
| Nov 13, 2000 | Financing         | Mortgage            |       |        | \$50K  |

|             |        |               |           |      |        |
|-------------|--------|---------------|-----------|------|--------|
| Jun 2, 1994 | Resale | Warranty Deed | \$265,000 | \$89 | \$120K |
|-------------|--------|---------------|-----------|------|--------|

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Cos Cob School        | Elementary | KG–5   | 0.7 mi   |
| Central Middle School | Middle     | 6–8    | 1.1 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<br>CRIME INDEX | 114<br>AIR POLLUTION | 10,020<br>POPULATION | \$233K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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