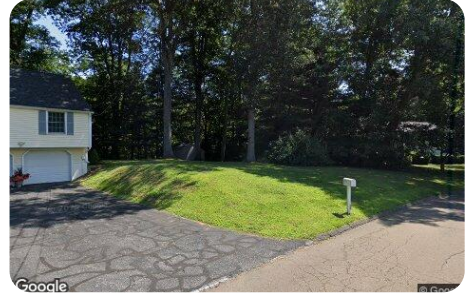


Single Family Residence **RESIDENTIAL**

52 RIVERSIDE TER

MADISON, CT 06443

\$549,513 TopHap Estimate · \$424 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,296 ft²

LIVING AREA

0.94 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$550K

\$504K low

\$595K high

Last Sale

\$385,000 · Oct 18, 2021

Est. Owner Equity

\$241,513

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,009 (2025)
Assessed Value	\$267,900
Previous Assessed	\$267,900
Assessor Market Value	\$187,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.94
Roof	Asphalt
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

20
WILDFIRE

58
HEAT

96
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2021	Resale	Warranty Deed	\$385,000	\$297	\$308K
Feb 27, 2017	Resale	Warranty Deed	\$310,000	\$239	\$248K
Oct 13, 2000	Resale	Warranty Deed	\$235,500	\$182	
Jul 9, 1996	Financing	Mortgage			\$135K
May 23, 1996	Resale	Warranty Deed	\$155,000	\$120	
Jan 6, 1993	Financing	Mortgage			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walter C. Polson Middle School	Middle	6–8	0.5 mi
Daniel Hand High School	High	9–12	0.7 mi
J. Milton Jeffery Elementary School	Elementary	KG–3	0.7 mi

District: Madison 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 06443

85 CRIME INDEX	116 AIR POLLUTION	17,380 POPULATION	\$148K MEDIAN IN-COME	50°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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