

Single Family Residence **RESIDENTIAL**

49 RIVERSIDE LN

RIVERSIDE, CT 06878

\$1,859,089 TopHap Estimate · \$678 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,744 ft²

LIVING AREA

0.2 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2M high

Last Sale

\$679,000 · Aug 5, 2003

Est. Owner Equity

\$1,013,589

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$9,888 (2025)
Assessed Value	\$800,100
Previous Assessed	\$800,100
Assessor Market Value	\$560,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1

FLOOD

5

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
Dec 16, 2009	Recorded document	Grant Deed	\$1	\$0	
Aug 5, 2003	Resale	Warranty Deed	\$679,000	\$247	\$380K
Dec 24, 2002	Financing	Mortgage			\$450K
Oct 26, 2000	Financing	Mortgage			\$50K
May 24, 1999	Financing	Mortgage			\$77K

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	1.5 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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