

Single Family Residence **RESIDENTIAL**

# 10 KNOLL ST

RIVERSIDE, CT 06878

**\$3,833,463** TopHap Estimate · \$1,204 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,183 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1942**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**1**

PARKING

## VALUATION

**\$3.8M**

\$3.6M low

\$4M high

Last Sale

**\$2,850,000 · May 3, 2022**

Est. Owner Equity

**\$1,333,464**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,515 (2025) |
| Assessed Value        | \$1,578,990     |
| Previous Assessed     | \$1,578,990     |
| Assessor Market Value | \$1,105,293     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## CLIMATE RISK

1

FLOOD

9

WILDFIRE

64

HEAT

95

STORM

43

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------------|--------|--------|
| May 2, 2022  | Resale    | Warranty Deed | \$2,850,000 | \$895  | \$2M   |
| Nov 15, 2013 | Resale    | Warranty Deed | \$2,195,000 | \$690  | \$1.6M |
| Apr 6, 2010  | Financing | Mortgage      |             |        | \$690K |
| Mar 17, 2008 | Financing | Mortgage      |             |        | \$1M   |
| Jul 5, 2007  | Financing | Mortgage      |             |        | \$150K |
| Jun 28, 2006 | Resale    | Warranty Deed | \$2,150,000 | \$675  | \$1.5M |
| Oct 4, 2002  | Financing | Mortgage      |             |        | \$840K |

|                     |           |               |             |       |        |
|---------------------|-----------|---------------|-------------|-------|--------|
| <b>Aug 30, 1999</b> | Resale    | Warranty Deed | \$1,165,000 | \$366 | \$850K |
| <b>Apr 28, 1999</b> | Financing | Mortgage      |             |       | \$229K |
| <b>Apr 20, 1993</b> | Financing | Mortgage      |             |       | \$260K |
| <b>May 14, 1991</b> | Financing | Mortgage      |             |       | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| <b>Riverside School</b>      | Elementary | KG–5   | 0.2 mi   |
| <b>Eastern Middle School</b> | Middle     | 6–8    | 0.4 mi   |
| <b>Greenwich High School</b> | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>10,020</b><br>POPULATION | <b>\$233K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|