

Single Family Residence **RESIDENTIAL**

25 RIVER AVE

GREENWICH, CT 06830

\$3,808,639 TopHap Estimate · \$597 / ft² · confidence 79 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

6,384 ft²

LIVING AREA

0.67 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

11

ROOMS

1

PARKING

VALUATION

\$3.8M

\$3M low

\$4.6M high

Last Sale

\$1,500,000 · Aug 2, 2007

Est. Owner Equity

\$2,473,639

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$25,184 (2025)
Assessed Value	\$2,037,700
Previous Assessed	\$2,037,700
Assessor Market Value	\$1,426,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.67
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

Deck

CLIMATE RISK

1

FLOOD

4

WILDFIRE

65

HEAT

91

STORM

49

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2014	Financing	Grant Deed			\$1.5M
Jan 19, 2014	Recorded document	Warranty Deed			
Aug 12, 2009	Recorded document	Grant Deed	\$1	\$0	
Aug 2, 2007	Resale	Warranty Deed	\$1,500,000	\$235	
Jan 18, 2007	Financing	Mortgage			\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Lebanon School	Elementary	PK–5	0.4 mi
Western Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	3.8 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 06830

110 CRIME INDEX	119 AIR POLLUTION	27,704 POPULATION	\$168K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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