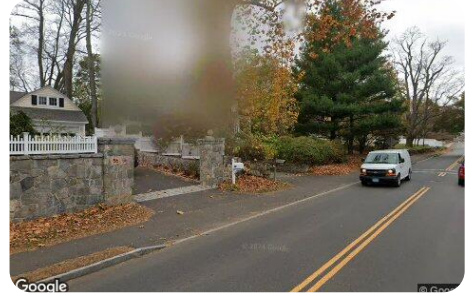


Single Family Residence **RESIDENTIAL**

56 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$2,599,594 TopHap Estimate · \$861 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,018 ft²

LIVING AREA

0.28 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

12

ROOMS

1

PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.8M high

Est. Owner Equity

\$421,594

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$13,788 (2025)
Assessed Value	\$1,115,590
Previous Assessed	\$1,103,620
Assessor Market Value	\$780,913

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
------------	----------------	------------	-------------	---------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.5 mi
Greenwich High School	High	9–12	1.3 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------