

Single Family Residence

RESIDENTIAL

31 DRUID LN

RIVERSIDE, CT 06878

\$4,235,819 TopHap Estimate · \$994 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,260 ft²

LIVING AREA

0.4 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

11

ROOMS

1

PARKING

VALUATION

\$4.2M

\$4M low

\$4.5M high

Last Sale

\$2,450,000 · Apr 29, 2011

Est. Owner Equity

\$4,235,819

TAX & ASSESSMENT

Property Tax	\$24,400 (2025)
Assessed Value	\$1,974,280
Previous Assessed	\$1,974,280
Assessor Market Value	\$1,381,996

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

10
FLOOD

6
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2011	Resale	Warranty Deed	\$2,450,000	\$575	
Mar 29, 2004	Resale	Warranty Deed	\$2,400,000	\$563	
Sep 25, 2003	Resale	Warranty Deed	\$2,400,000	\$563	\$1M
May 12, 2003	Financing	Mortgage			\$1M
Oct 8, 2002	Resale	Warranty Deed	\$1,070,000	\$251	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.2 mi
Eastern Middle School	Middle	6–8	0.3 mi
Greenwich High School	High	9–12	1.8 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 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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