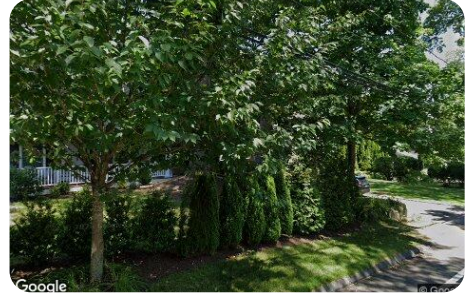


Single Family Residence **RESIDENTIAL**

90 RIVERSIDE LN

RIVERSIDE, CT 06878

\$2,121,407 TopHap Estimate · \$690 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,076 ft²

LIVING AREA

0.24 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

11

ROOMS

1

PARKING

VALUATION

\$2.1M

\$2M low

\$2.3M high

Last Sale

\$775,000 · Jun 26, 2020

Est. Owner Equity

\$1,296,407

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$13,594 (2025)
Assessed Value	\$1,099,910
Previous Assessed	\$1,099,910
Assessor Market Value	\$769,937

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.24
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

50
FLOOD

12
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
Jun 25, 2020	Resale	Warranty Deed	\$775,000	\$252	\$650K
Jun 25, 2020	Quitclaim	Quit Claim Transfer			
Jan 28, 2020	Quitclaim	Quit Claim Transfer			
Feb 7, 2012	Financing	Mortgage			\$965K
Feb 16, 2010	Financing	Mortgage			\$75K
Aug 7, 2009	Recorded document	Grant Deed	\$1	\$0	
Jun 5, 2001	Financing	Mortgage			\$525K
May 31, 2000	Financing	Mortgage			\$450K
Apr 21, 1999	Financing	Mortgage			\$208K
Oct 3, 1995	Financing	Mortgage			\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.9 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.6 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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