

Single Family Residence **RESIDENTIAL**

# 88 RIVERSIDE AVE

RIVERSIDE, CT 06878

**\$2,165,120** TopHap Estimate · \$1,320 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**2.5**  
BATHS

**1,640 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**1947**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**1**  
PARKING

## VALUATION

**\$2.2M**

\$2M low

\$2.3M high

Est. Owner Equity

**\$1,965,120**

Loan-to-Value

**10%**

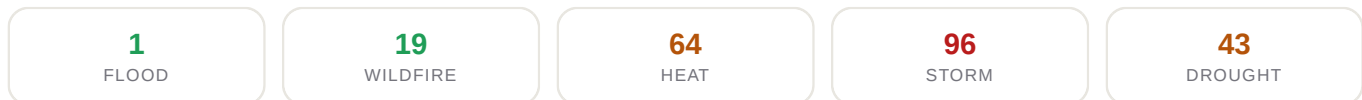
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,351 (2025) |
| Assessed Value        | \$918,400       |
| Previous Assessed     | \$918,400       |
| Assessor Market Value | \$642,880       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



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   | 1.4 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>Owner occupied</b> |
|-----------|-----------------------|