

Single Family Residence **RESIDENTIAL**

## 258 RIVERSIDE AVE

RIVERSIDE, CT 06878

**\$4,154,782** TopHap Estimate · \$1,139 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,647 ft<sup>2</sup>**

LIVING AREA

**0.58 ac**

LOT SIZE

**1932**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**1**

PARKING

### VALUATION

**\$4.2M**

\$3.8M low

\$4.6M high

Last Sale

**\$3,880,500 · Oct 30, 2025**

Est. Owner Equity

**\$1,438,432**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,869 (2025) |
| Assessed Value        | \$1,688,540     |
| Previous Assessed     | \$1,688,540     |
| Assessor Market Value | \$1,181,978     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.58                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 64<br>HEAT | 95<br>STORM | 43<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------------|--------------------|--------|
| Oct 30, 2025 | Resale    | Warranty Deed       | \$3,880,500 | \$1064             | \$2.7M |
| Jan 28, 2025 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Sep 11, 2009 | Financing | Mortgage            |             |                    | \$417K |
| Nov 30, 2000 | Resale    | Warranty Deed       | \$856,112   | \$235              | \$642K |
| Nov 5, 1999  | Financing | Mortgage            |             |                    | \$450K |
| Aug 3, 1992  | Resale    | Grant Deed          | \$556,000   | \$152              | \$9K   |
| Jul 5, 1988  | Financing | Mortgage            |             |                    | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Riverside School      | Elementary | KG–5   | 0.3 mi   |
| Eastern Middle School | Middle     | 6–8    | 0.5 mi   |
| Greenwich High School | High       | 9–12   | 1.9 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 | Owner occupied |
|-----------|----------------|