

Single Family Residence **RESIDENTIAL**

# 22 DRUID LN

RIVERSIDE, CT 06878

**\$2,551,881** TopHap Estimate · \$1,138 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



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**3**

BEDS

**2**

BATHS

**2,243 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1939**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$2.6M**

**\$2.4M low**

**\$2.7M high**

Est. Owner Equity

**\$2,551,881**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,393 (2025) |
| Assessed Value        | \$1,083,670     |
| Previous Assessed     | \$1,083,670     |
| Assessor Market Value | \$758,569       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.22                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 16<br>WILDFIRE | 64<br>HEAT | 96<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   |
|--------------|-------------------|---------------|-------|--------------------|--------|
| Feb 25, 2019 | Recorded document | Trustees Deed |       |                    |        |
| Jan 16, 2002 | Financing         | Mortgage      |       |                    | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Eastern Middle School | Middle     | 6–8    | 0.2 mi   |
| Riverside School      | Elementary | KG–5   | 0.2 mi   |
| Greenwich High School | High       | 9–12   | 1.7 mi   |

District: Greenwich School District



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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> |
|-----------|-----------------------|