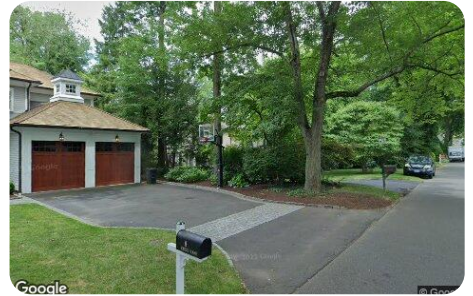


Single Family Residence **RESIDENTIAL**

8 DRUID LN

RIVERSIDE, CT 06878

\$4,633,205 TopHap Estimate · \$1,056 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

6.5

BATHS

4,388 ft²

LIVING AREA

0.36 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

12

ROOMS

1

PARKING

VALUATION

\$4.6M

\$4.3M low

\$4.9M high

Last Sale

\$3,895,000 · Feb 20, 2014

Est. Owner Equity

\$3,633,205

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$31,071 (2025)
Assessed Value	\$2,514,050
Previous Assessed	\$2,514,050
Assessor Market Value	\$1,759,835

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

39
FLOOD

15
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
May 6, 2026	Financing	Mortgage			\$1M
Feb 20, 2014	Resale	Warranty Deed	\$3,895,000	\$888	\$2.7M
Dec 20, 2013	Quitclaim	Quit Claim Transfer			
Nov 15, 2012	Resale	Grant Deed	\$1,360,000	\$310	
Aug 15, 2012	Financing	Mortgage			\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.1 mi
Eastern Middle School	Middle	6–8	0.2 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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