

Single Family Residence

RESIDENTIAL

3 DRUID LN

RIVERSIDE, CT 06878

\$3,316,942 TopHap Estimate · \$637 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

6.5

BATHS

5,204 ft²

LIVING AREA

0.3 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

17

ROOMS

1

PARKING

VALUATION

\$3.3M

\$3.2M low

\$3.5M high

Last Sale

\$1,850,000 · Jul 1, 2022

Est. Owner Equity

\$1,836,942

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$32,561 (2025)
Assessed Value	\$2,634,590
Previous Assessed	\$1,482,530
Assessor Market Value	\$1,844,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Geo-Thermal
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

21
FLOOD

7
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 30, 2022	Resale	Warranty Deed	\$1,850,000	\$355	\$1.5M
Aug 10, 2011	Resale	Grant Deed	\$895,000	\$172	
May 3, 1991	Resale	Warranty Deed	\$385,000	\$74	

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	Absentee owner
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