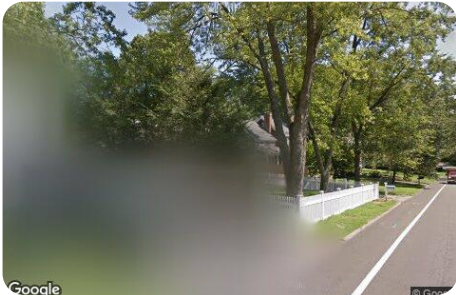


Single Family Residence RESIDENTIAL

45 SUMMIT RD
RIVERSIDE, CT 06878



3
BEDS

2
BATHS

1,695 ft²
LIVING AREA

0.29 ac
LOT SIZE

1955
YEAR BUILT

1
STORIES

8
ROOMS

1
PARKING

VALUATION

Last Sale \$455,000 · Mar 30, 1998

TAX & ASSESSMENT

Property Tax	\$11,284 (2025)
Assessed Value	\$913,010
Previous Assessed	\$913,010
Assessor Market Value	\$639,107

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

32 FLOOD	12 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2004	Financing	Mortgage			\$546K
Apr 5, 2002	Financing	Mortgage			\$442K
Mar 30, 1998	Resale	Warranty Deed	\$455,000	\$268	\$364K
May 31, 1994	Resale	Warranty Deed	\$370,000	\$218	\$333K
Jun 3, 1991	Resale	Warranty Deed	\$330,000	\$195	\$264K
Aug 1, 1988	Resale	Trustees Deed	\$370,000	\$218	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.2 mi
Eastern Middle School	Middle	6–8	0.4 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

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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