

Single Family Residence **RESIDENTIAL**

# 81 CLAPBOARD RIDGE RD

GREENWICH, CT 06830

**\$5,447,890** TopHap Estimate · \$1,063 / ft² · confidence 87 · as of Jul 14, 2026



**5**  
BEDS

**6**  
BATHS

**5,126 ft²**  
LIVING AREA

**6.4 ac**  
LOT SIZE

**1957**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

**1**  
PARKING

## VALUATION

**\$5.4M**

\$4.8M low

\$6.1M high

Last Sale

**\$5,300,000 · Jan 21, 2026**

Est. Owner Equity

**\$5,447,890**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$36,636 (2025) |
| Assessed Value        | \$3,042,830     |
| Previous Assessed     | \$3,042,830     |
| Assessor Market Value | \$2,129,981     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 6.40                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | In-Ground Pool                   |

Tennis court

## CLIMATE RISK

**49**  
FLOOD

**24**  
WILDFIRE

**64**  
HEAT

**96**  
STORM

**43**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE       | \$/FT² | LOAN |
|--------------|--------|----------------|-------------|--------|------|
| Dec 29, 2025 | Resale | Executors Deed | \$5,300,000 | \$1034 |      |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Central Middle School | Middle     | 6–8    | 2.4 mi   |
| Parkway School        | Elementary | KG–5   | 2.7 mi   |
| Greenwich High School | High       | 9–12   | 2.7 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 06830

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>119</b><br>AIR POLLUTION | <b>27,704</b><br>POPULATION | <b>\$168K</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 | Absentee owner |
|-----------|----------------|