

Single Family Residence **RESIDENTIAL**

**8 WESTVIEW PL**  
RIVERSIDE, CT 06878



**4**  
BEDS

**3.5**  
BATHS

**1,947 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

**VALUATION**

Last Sale **\$455,000 · Apr 7, 2015**

**TAX & ASSESSMENT**

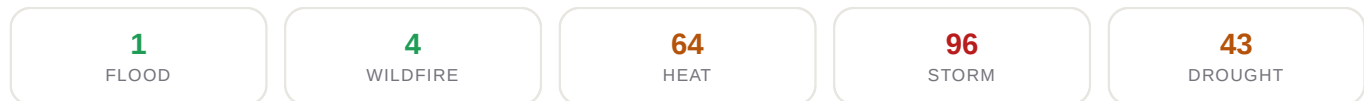
|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$9,914 (2025)</b> |
| Assessed Value        | <b>\$802,200</b>      |
| Previous Assessed     | <b>\$802,200</b>      |
| Assessor Market Value | <b>\$561,540</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.12                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

Deck

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Apr 7, 2015  | Resale            | Warranty Deed | \$455,000 | \$234              |        |
| Aug 23, 2012 | Financing         | Mortgage      |           |                    | \$165K |
| Feb 9, 2011  | Recorded document | Grant Deed    | \$1       | \$0                |        |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Cos Cob School        | Elementary | KG–5   | 0.6 mi   |
| Central Middle School | Middle     | 6–8    | 1.1 mi   |
| Greenwich High School | High       | 9–12   | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|