

Single Family Residence

RESIDENTIAL

7 PELL PL

RIVERSIDE, CT 06878

\$3,275,547 TopHap Estimate · \$1,187 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.34 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$3.3M

\$3.1M low

\$3.5M high

Last Sale

\$2,250,000 · Jun 1, 2022

Est. Owner Equity

\$1,475,547

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$16,202 (2025)
Assessed Value	\$1,310,960
Previous Assessed	\$1,310,960
Assessor Market Value	\$917,672

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

35
FLOOD

5
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2022	Resale	Executors Deed	\$2,250,000	\$815	\$1.8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.5 mi
Eastern Middle School	Middle	6–8	0.6 mi
Greenwich High School	High	9–12	2.2 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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