

Single Family Residence **RESIDENTIAL**

2 SPRUCE ST

RIVERSIDE, CT 06878

\$3,384,168 TopHap Estimate · \$1,290 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,624 ft²

LIVING AREA

0.3 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$3.4M

\$3.2M low

\$3.6M high

Last Sale

\$1,625,000 · Jul 8, 2019

Est. Owner Equity

\$2,024,668

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$17,482 (2025)
Assessed Value	\$1,414,490
Previous Assessed	\$1,414,490
Assessor Market Value	\$990,143

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	64 HEAT	95 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2019	Resale	Deed	\$1,625,000	\$619	\$1.3M
Apr 5, 2010	Recorded document	Grant Deed	\$1	\$0	
Jul 27, 2004	Financing	Mortgage			\$167K
Aug 5, 1998	Resale	Warranty Deed	\$785,000	\$299	\$227K
Aug 4, 1995	Resale	Warranty Deed	\$485,000	\$185	\$388K
Jun 4, 1990	Financing	Mortgage			\$295K
Jun 4, 1990	Resale	Grant Deed	\$437,000	\$167	
Jul 6, 1987	Resale	Grant Deed	\$465,000	\$177	\$372K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.3 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	Owner occupied
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