

Single Family Residence **RESIDENTIAL**

**96 RIVERSIDE LN**  
RIVERSIDE, CT 06878



**5**  
BEDS

**5.5**  
BATHS

**3,872 ft²**  
LIVING AREA

**0.29 ac**  
LOT SIZE

**2008**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**1**  
PARKING

**VALUATION**

Last Sale **\$350,000 · Aug 17, 1998**

**TAX & ASSESSMENT**

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$17,220 (2025)</b> |
| Assessed Value        | <b>\$1,393,280</b>     |
| Previous Assessed     | <b>\$1,393,280</b>     |
| Assessor Market Value | <b>\$975,296</b>       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>50</b><br>FLOOD | <b>16</b><br>WILDFIRE | <b>64</b><br>HEAT | <b>96</b><br>STORM | <b>43</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jun 13, 2012 | Financing         | Mortgage      |           |        | \$601K |
| Jul 28, 2009 | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Dec 27, 2007 | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Jan 30, 2003 | Financing         | Mortgage      |           |        | \$185K |
| Mar 19, 2002 | Financing         | Mortgage      |           |        | \$206K |
| Aug 17, 1998 | Resale            | Warranty Deed | \$350,000 | \$90   | \$210K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Cos Cob School        | Elementary | KG–5   | 0.9 mi   |
| Central Middle School | Middle     | 6–8    | 1.1 mi   |
| Greenwich High School | High       | 9–12   | 1.6 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>Owner occupied</b> |
|-----------|-----------------------|