

Single Family Residence **RESIDENTIAL**

7 DRUID LN

RIVERSIDE, CT 06878

\$3,498,231 TopHap Estimate · \$1,253 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,792 ft²

LIVING AREA

0.29 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$3.5M

\$3.3M low

\$3.7M high

Last Sale

\$2,310,000 · Jul 15, 2015

Est. Owner Equity

\$2,058,231

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$17,350 (2025)
Assessed Value	\$1,403,850
Previous Assessed	\$1,403,850
Assessor Market Value	\$982,695

PROPERTY FACTS

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

CLIMATE RISK

32
FLOOD

6
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2015	Resale	Warranty Deed	\$2,310,000	\$827	\$1.8M
Mar 19, 2012	Financing	Mortgage			\$700K
Mar 19, 2012	Recorded document	Grant Deed	\$1	\$0	
Mar 26, 2010	Recorded document	Grant Deed	\$1	\$0	
May 15, 2008	Resale	Warranty Deed	\$2,000,000	\$716	\$1.3M
May 15, 2008	Recorded document	Grant Deed	\$1	\$0	
Aug 31, 2006	Recorded document	Warranty Deed	\$1	\$0	
Nov 19, 2003	Resale	Warranty Deed	\$1,450,000	\$519	\$1M

Sep 30, 2002	Financing	Mortgage			\$575K
Mar 2, 1999	Resale	Warranty Deed	\$680,000	\$244	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.1 mi
Eastern Middle School	Middle	6–8	0.2 mi
Greenwich High School	High	9–12	1.8 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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