

Single Family Residence **RESIDENTIAL**

260 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$4,594,979 TopHap Estimate · \$877 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

5,242 ft²
LIVING AREA

0.61 ac
LOT SIZE

1958
YEAR BUILT

2
STORIES

12
ROOMS

1
PARKING

VALUATION

\$4.6M

\$4.2M low

\$5M high

Last Sale

\$585,000 · Feb 5, 1996

Est. Owner Equity

\$3,772,979

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$25,610 (2025)
Assessed Value	\$2,072,140
Previous Assessed	\$2,072,140
Assessor Market Value	\$1,450,498

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.61
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

7
WILDFIRE

64
HEAT

95
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2012	Financing	Mortgage			\$405K
Oct 27, 2011	Financing	Mortgage			\$250K
Aug 10, 2010	Financing	Mortgage			\$417K
Jan 9, 2002	Financing	Mortgage			\$475K

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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