

Single Family Residence **RESIDENTIAL**

21 RIDGE ST

GREENWICH, CT 06830

\$5,839,497 TopHap Estimate · \$1,715 / ft² · confidence 86 · as of Jul 14, 2026



6

BEDS

6

BATHS

3,405 ft²

LIVING AREA

0.16 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

13

ROOMS

1

PARKING

VALUATION

\$5.8M

\$5M low

\$6.7M high

Last Sale

\$5,795,000 · Jun 30, 2026

Est. Owner Equity

\$2,499,497

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$13,649 (2025)
Assessed Value	\$1,104,390
Previous Assessed	\$817,810
Assessor Market Value	\$773,073

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WESTERN CONNECTICUT
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

65
HEAT

95
STORM

49
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2026	Resale	Warranty Deed	\$5,795,000	\$1702	
Oct 17, 2025	Quitclaim	Quit Claim Transfer			\$2.3M
Jul 14, 2023	Resale	Deed	\$1,500,000	\$441	\$1.2M
Feb 25, 2013	Recorded document	Grant Deed	\$1	\$0	
Sep 8, 2010	Financing	Mortgage			\$350K
May 28, 2009	Financing	Mortgage			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Julian Curtiss School	Elementary	PK–5	0.6 mi
Greenwich High School	High	9–12	1.2 mi
Central Middle School	Middle	6–8	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 06830

110 CRIME INDEX	119 AIR POLLUTION	27,704 POPULATION	\$168K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------