

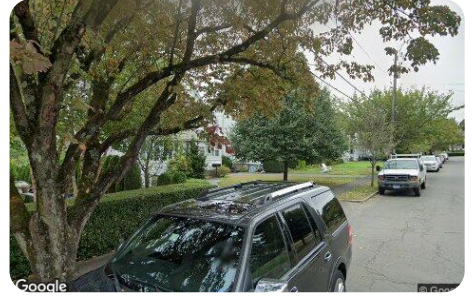
Duplex (2 Units, Any Combination)

RESIDENTIAL

39 RIDGE ST

GREENWICH, CT 06830

\$3,286,478 TopHap Estimate · \$1,079 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,045 ft²
LIVING AREA

0.16 ac
LOT SIZE

1903

YEAR BUILT

3

STORIES

14

ROOMS

VALUATION

\$3.3M

\$2.8M low

\$3.8M high

Last Sale

\$830,101 · Sep 13, 2002

Est. Owner Equity

\$2,425,478

TAX & ASSESSMENT

Property Tax	\$14,787 (2024)
Assessed Value	\$1,196,440
Previous Assessed	\$1,057,630
Assessor Market Value	\$837,508

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WESTERN CONNECTICUT
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	65 HEAT	95 STORM	49 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
Feb 23, 2012	Financing	Mortgage			\$640K
Jun 24, 2008	Recorded document	Grant Deed	\$1	\$0	
May 6, 2008	Financing	Mortgage			\$750K
Sep 13, 2002	Resale	Warranty Deed	\$830,101	\$273	\$623K
Oct 2, 1996	Resale	Warranty Deed	\$204,680	\$67	
Nov 2, 1993	Financing	Mortgage			\$325K

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

OWNERSHIP

Occupancy	Owner occupied
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