

Single Family Residence

RESIDENTIAL

74 SUMMIT RD

RIVERSIDE, CT 06878

\$4,455,672 TopHap Estimate · \$1,308 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,407 ft²

LIVING AREA

0.26 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

12

ROOMS

1

PARKING

VALUATION

\$4.5M

\$4.2M low

\$4.7M high

Last Sale

\$3,205,000 · Aug 17, 2021

Est. Owner Equity

\$3,155,672

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$26,118 (2025)
Assessed Value	\$2,113,300
Previous Assessed	\$2,113,300
Assessor Market Value	\$1,479,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

33

FLOOD

8

WILDFIRE

64

HEAT

95

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2021	Resale	Warranty Deed	\$3,205,000	\$941	\$1.3M
Jul 3, 2020	Resale	Warranty Deed	\$2,865,000	\$841	\$1.4M
Jul 23, 2018	Resale	Warranty Deed	\$2,800,000	\$822	\$1.5M
Jun 14, 2016	Resale	Warranty Deed	\$1,095,000	\$321	
Aug 14, 1998	Resale	Warranty Deed	\$550,000	\$161	\$440K
Jul 11, 1989	Financing	Mortgage			\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside School	Elementary	KG–5	0.1 mi
Eastern Middle School	Middle	6–8	0.3 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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