

Single Family Residence **RESIDENTIAL**

52 DRUID LN

RIVERSIDE, CT 06878

\$3,084,075 TopHap Estimate · \$943 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,272 ft²

LIVING AREA

0.3 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$3.1M

\$2.9M low

\$3.2M high

Est. Owner Equity

\$3,084,075

TAX & ASSESSMENT

Property Tax	\$16,627 (2025)
Assessed Value	\$1,345,330
Previous Assessed	\$1,345,330
Assessor Market Value	\$941,731

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

19
FLOOD

14
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2021	Financing	Warranty Deed			

ASSIGNED SCHOOLS

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