

Single Family Residence

RESIDENTIAL

48 DRUID LN

RIVERSIDE, CT 06878

\$2,992,099 TopHap Estimate · \$1,035 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,891 ft²

LIVING AREA

0.28 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$3M

\$2.8M low

\$3.2M high

Last Sale

\$1,820,000 · Jun 16, 2021

Est. Owner Equity

\$1,036,099

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$14,878 (2025)
Assessed Value	\$1,203,790
Previous Assessed	\$1,203,790
Assessor Market Value	\$842,653

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

29
FLOOD

12
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
Jun 15, 2021	Resale	Warranty Deed	\$1,820,000	\$630	\$1.5M
Nov 20, 2012	Financing	Mortgage			\$750K
Jul 12, 2010	Financing	Mortgage			\$750K
Jul 30, 2003	Resale	Warranty Deed	\$1,235,000	\$427	\$865K
Aug 7, 1987	Resale	Grant Deed	\$467,500	\$162	\$220K

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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