

Single Family Residence

RESIDENTIAL

47 DRUID LN

RIVERSIDE, CT 06878

\$3,142,596 TopHap Estimate · \$1,193 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,635 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$3.1M

\$2.8M low

\$3.5M high

Last Sale

\$2,647,000 · Nov 4, 2022

Est. Owner Equity

\$1,892,596

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$17,270 (2025)
Assessed Value	\$1,397,340
Previous Assessed	\$1,397,340
Assessor Market Value	\$978,138

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
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
Nov 4, 2022	Resale	Warranty Deed	\$2,647,000	\$1005	\$1.3M
Oct 1, 2010	Financing	Mortgage			\$225K
Jan 4, 2007	Financing	Mortgage			\$350K
Nov 4, 2002	Financing	Mortgage			\$570K
Sep 8, 2000	Resale	Warranty Deed	\$1,200,000	\$455	\$650K
Feb 16, 1999	Financing	Mortgage			\$300K
Dec 9, 1993	Financing	Mortgage			\$406K

May 27, 1993	Resale	Warranty Deed	\$580,000	\$220	\$435K
Nov 13, 1989	Resale	Grant Deed	\$590,000	\$224	\$360K

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	Absentee owner
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