

Single Family Residence **RESIDENTIAL**

44 DRUID LN

RIVERSIDE, CT 06878

\$2,626,425 TopHap Estimate · \$1,124 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,337 ft²
LIVING AREA

0.32 ac
LOT SIZE

1957
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$2.6M

\$2.5M low

\$2.8M high

Est. Owner Equity

\$2,626,425

TAX & ASSESSMENT

Property Tax	\$15,167 (2025)
Assessed Value	\$1,227,170
Previous Assessed	\$1,227,170
Assessor Market Value	\$859,019

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.32
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 1992	Financing	Mortgage			\$122K

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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