

Condominium

RESIDENTIAL

75 RITCH AVE

GREENWICH, CT 06830

\$1,153,416 TopHap Estimate · \$897 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,286 ft²

LIVING AREA

0.18 ac

LOT SIZE

1915

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$630,000 · May 31, 2007

Est. Owner Equity

\$299,416

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,379 (2025)
Assessed Value	\$516,180
Previous Assessed	\$516,180
Assessor Market Value	\$361,326

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	WESTERN CONNECTICUT
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

32 FLOOD	7 WILDFIRE	65 HEAT	94 STORM	49 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2012	Financing	Mortgage			\$350K
Jul 1, 2009	Financing	Mortgage			\$417K
May 31, 2007	Resale	Warranty Deed	\$630,000	\$490	\$504K
Jun 13, 2005	Resale	Warranty Deed	\$599,000	\$466	\$479K
Feb 1, 2001	Financing	Mortgage			\$448K
Jun 4, 1999	Financing	Mortgage			\$259K
Dec 23, 1997	Financing	Mortgage			\$236K
Feb 14, 1996	Resale	Warranty Deed	\$185,000	\$144	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hamilton Avenue School	Elementary	PK–5	0.2 mi
Western Middle School	Middle	6–8	0.9 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 06830

110 CRIME INDEX	119 AIR POLLUTION	27,704 POPULATION	\$168K 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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