

Single Family Residence **RESIDENTIAL**

44 RIVERSIDE LN
RIVERSIDE, CT 06878



4
BEDS

3.5
BATHS

2,404 ft²
LIVING AREA

0.18 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

Last Sale **\$1,600,000 · Jun 14, 2006**

TAX & ASSESSMENT

Property Tax	\$12,307 (2025)
Assessed Value	\$995,820
Previous Assessed	\$995,820
Assessor Market Value	\$697,074

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	5 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	\$/FT ²	LOAN
Feb 5, 2026	Quitclaim	Quit Claim Transfer			
Oct 26, 2007	Recorded document	Grant Deed	\$1	\$0	
Jun 14, 2006	Resale	Warranty Deed	\$1,600,000	\$666	
Jul 11, 2005	Resale	Executors Deed	\$730,000	\$304	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.4 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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