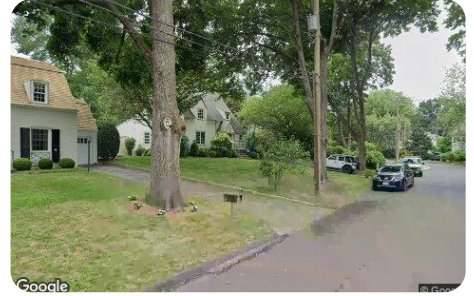


Single Family Residence **RESIDENTIAL**

# 26 SPRUCE ST

RIVERSIDE, CT 06878

**\$3,470,206** TopHap Estimate · \$1,095 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**3,170 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1939**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**1**

PARKING

## VALUATION

**\$3.5M**

**\$3.2M low**

**\$3.7M high**

Last Sale

**\$2,300,000 · Apr 17, 2015**

Est. Owner Equity

**\$2,370,206**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,937 (2025) |
| Assessed Value        | \$1,451,310     |
| Previous Assessed     | \$1,451,310     |
| Assessor Market Value | \$1,015,917     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 4<br>WILDFIRE | 64<br>HEAT | 95<br>STORM | 43<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Apr 17, 2015 | Resale    | Warranty Deed | \$2,300,000 | \$726              | \$1.1M |
| Jun 26, 2013 | Financing | Mortgage      |             |                    | \$1.1M |
| Jul 17, 2012 | Financing | Mortgage      |             |                    | \$1.1M |
| Nov 23, 2010 | Financing | Mortgage      |             |                    | \$1.2M |
| May 18, 2010 | Financing | Mortgage      |             |                    | \$1.2M |
| May 20, 2009 | Financing | Mortgage      |             |                    | \$1.2M |
| Jun 6, 2008  | Resale    | Warranty Deed | \$1,950,000 | \$615              | \$1.5M |
| Aug 22, 2006 | Resale    | Warranty Deed | \$1,700,000 | \$536              | \$650K |

|              |           |               |             |       |        |
|--------------|-----------|---------------|-------------|-------|--------|
| Aug 22, 2006 | Financing | Mortgage      |             |       | \$795K |
| Oct 1, 2002  | Resale    | Warranty Deed | \$1,595,000 | \$503 | \$1M   |
| Mar 31, 1999 | Financing | Mortgage      |             |       | \$690K |
| Jul 3, 1997  | Resale    | Warranty Deed | \$935,000   | \$295 | \$700K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Riverside School      | Elementary | KG–5   | 0.2 mi   |
| Eastern Middle School | Middle     | 6–8    | 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<br>CRIME INDEX | 114<br>AIR POLLUTION | 10,020<br>POPULATION | \$233K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|