

Single Family Residence **RESIDENTIAL**

22 SPRUCE ST

RIVERSIDE, CT 06878

\$3,129,907 TopHap Estimate · \$946 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,310 ft²

LIVING AREA

0.22 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

13

ROOMS

1

PARKING

VALUATION

\$3.1M

\$2.9M low

\$3.4M high

Last Sale

\$275,467 · Mar 30, 2011

Est. Owner Equity

\$2,629,907

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$16,238 (2025)
Assessed Value	\$1,313,900
Previous Assessed	\$1,313,900
Assessor Market Value	\$919,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	5 WILDFIRE	64 HEAT	95 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
Jan 28, 2005	Resale	Warranty Deed	\$2,000,000	\$604	\$1.1M
Dec 11, 2002	Financing	Mortgage			\$383K
Feb 12, 1998	Resale	Warranty Deed	\$872,390	\$264	\$400K
May 1, 1992	Financing	Mortgage			\$306K
Jul 27, 1987	Resale	Grant Deed	\$660,000	\$199	\$310K

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 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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