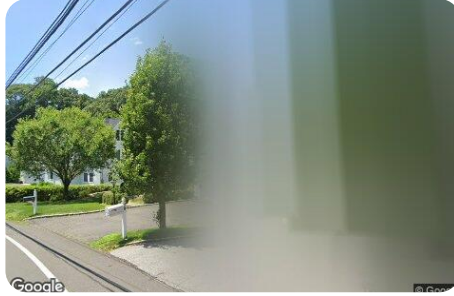
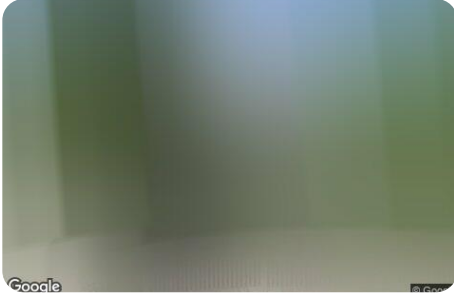


Single Family Residence **RESIDENTIAL**

78 RIVERSIDE LN

RIVERSIDE, CT 06878

\$3,106,956 TopHap Estimate · \$827 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

3,758 ft²

LIVING AREA

0.29 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$3.1M

\$3M low

\$3.2M high

Last Sale

\$1,850,000 · Jan 31, 2006

Est. Owner Equity

\$1,368,956

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$16,606 (2025)
Assessed Value	\$1,343,650
Previous Assessed	\$1,343,650
Assessor Market Value	\$940,555

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

39 FLOOD	16 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
Apr 26, 2013	Financing	Mortgage			\$932K
Sep 8, 2010	Recorded document	Warranty Deed	\$1	\$0	
Apr 5, 2010	Recorded document	Warranty Deed	\$1	\$0	
Jan 25, 2008	Recorded document	Warranty Deed	\$1	\$0	
Jan 31, 2006	Resale	Warranty Deed	\$1,850,000	\$492	\$1M
Sep 9, 2003	Resale	Warranty Deed	\$1,700,000	\$452	\$830K
Nov 26, 2002	Financing	Mortgage			\$1.1M

Apr 9, 2002	Resale	Grant Deed	\$510,000	\$136	\$408K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.8 mi
Central Middle School	Middle	6–8	1.1 mi
Greenwich High School	High	9–12	1.5 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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