

Single Family Residence **RESIDENTIAL**

72 RIVERSIDE AVE

RIVERSIDE, CT 06878

\$2,986,810 TopHap Estimate · \$883 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,383 ft²

LIVING AREA

0.54 ac

LOT SIZE

1932

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$3M

\$2.7M low

\$3.2M high

Last Sale

\$1,485,000 · Jun 19, 2009

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$17,533 (2025)
Assessed Value	\$1,418,620
Previous Assessed	\$1,360,730
Assessor Market Value	\$993,034

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.54
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1

FLOOD

21

WILDFIRE

64

HEAT

96

STORM

43

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2013	Financing	Mortgage			\$1.2M
Dec 9, 2011	Financing	Mortgage			\$67K
Jun 19, 2009	Resale	Warranty Deed	\$1,485,000	\$439	
Jan 17, 2006	Resale	Warranty Deed	\$1,635,000	\$483	\$1.2M
Nov 28, 1995	Resale	Warranty Deed	\$672,500	\$199	\$538K
Jun 24, 1991	Resale	Warranty Deed	\$590,000	\$174	\$472K
Nov 6, 1987	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.5 mi
Greenwich High School	High	9–12	1.3 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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