

Single Family Residence **RESIDENTIAL**

63 LANCER RD

RIVERSIDE, CT 06878

\$1,953,036 TopHap Estimate · \$902 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,166 ft²
LIVING AREA

0.31 ac
LOT SIZE

1963
YEAR BUILT

1
STORIES

10
ROOMS

1
PARKING

VALUATION

\$2M

\$1.8M low

\$2.1M high

Last Sale

\$1,250,000 · Mar 19, 2021

Est. Owner Equity

\$953,036

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$10,129 (2025)
Assessed Value	\$819,560
Previous Assessed	\$819,560
Assessor Market Value	\$573,692

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

53
FLOOD

14
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
Jun 22, 2022	Quitclaim	Quit Claim Transfer			
Mar 18, 2021	Resale	Warranty Deed	\$1,250,000	\$577	\$1M
Oct 4, 2011	Financing	Mortgage			\$688K
Nov 16, 2009	Resale	Warranty Deed	\$875,000	\$404	\$700K
Feb 1, 1999	Financing	Mortgage			\$93K
Jun 16, 1993	Resale	Warranty Deed	\$365,000	\$169	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Mianus School	Elementary	KG–5	0.4 mi
Eastern Middle School	Middle	6–8	1.2 mi
Greenwich High School	High	9–12	2.0 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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