

Single Family Residence **RESIDENTIAL**

# 9 ROSCREA PL

WESTON, CT 06883

**\$1,406,437** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**4**  
BEDS

**2.5**  
BATHS

**4,007 ft<sup>2</sup>**  
LIVING AREA

**3.33 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**1**  
PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

|                   |                          |
|-------------------|--------------------------|
| Last Sale         | \$550,000 · Jan 10, 2019 |
| Est. Owner Equity | \$911,437                |
| Loan-to-Value     | 36%                      |

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,057 (2025) |
| Assessed Value        | \$797,370       |
| Previous Assessed     | \$797,370       |
| Assessor Market Value | \$558,159       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Contemporary                     |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 3.33                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 44<br>FLOOD | 20<br>WILDFIRE | 61<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     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Aug 29, 1995 | Financing | Mortgage      |           |        | \$570K |
| Dec 15, 1994 | Resale    | Warranty Deed | \$750,000 | \$187  | \$550K |
| Jun 2, 1988  | Resale    | Grant Deed    | \$599,000 | \$149  | \$565K |
| Apr 16, 1987 | Financing | Mortgage      |           |        | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Weston Middle School       | Middle     | 6–8    | 1.7 mi   |
| Weston High School         | High       | 9–12   | 1.9 mi   |
| Hurlbutt Elementary School | Elementary | PK–2   | 2.1 mi   |

District: Weston 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 06883

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>41</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>11,705</b><br>POPULATION | <b>\$199K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|