

Single Family Residence **RESIDENTIAL**

23 PIERCE RD

RIVERSIDE, CT 06878

\$3,497,382 TopHap Estimate · \$868 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,030 ft²

LIVING AREA

0.55 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$3.5M

\$3.3M low

\$3.7M high

Last Sale

\$2,147,000 · Jul 10, 2014

Est. Owner Equity

\$1,779,782

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$18,512 (2025)
Assessed Value	\$1,497,860
Previous Assessed	\$1,497,860
Assessor Market Value	\$1,048,502

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

98
FLOOD

13
WILDFIRE

64
HEAT

96
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2014	Resale	Warranty Deed	\$2,147,000	\$533	\$1.7M
Apr 30, 2010	Financing	Mortgage			\$1.4M
Dec 24, 2008	Financing	Mortgage			\$200K
Feb 29, 2008	Resale	Warranty Deed	\$1,950,000	\$484	\$1.2M
Jun 28, 2007	Financing	Mortgage			\$500K
Oct 1, 2002	Resale	Warranty Deed	\$1,350,000	\$335	\$1M
Jan 15, 1999	Financing	Mortgage			\$375K

Aug 28, 1996	Financing	Mortgage			\$318K
May 12, 1989	Resale	Grant Deed	\$360,000	\$89	\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.6 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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