

Single Family Residence **RESIDENTIAL**

2 PIERCE RD

RIVERSIDE, CT 06878

\$3,440,314 TopHap Estimate · \$1,012 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

3,400 ft²
LIVING AREA

0.24 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

12
ROOMS

1
PARKING

VALUATION

\$3.4M

\$3.2M low

\$3.7M high

Last Sale

\$2,950,000 · Aug 5, 2022

Est. Owner Equity

\$2,640,314

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$18,307 (2025)
Assessed Value	\$1,481,270
Previous Assessed	\$1,481,270
Assessor Market Value	\$1,036,889

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2022	Resale	Warranty Deed	\$2,950,000	\$868	\$800K
Dec 19, 1994	Resale	Warranty Deed	\$450,000	\$132	\$360K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------