

Single Family Residence **RESIDENTIAL**

32 TERRACE AVE

RIVERSIDE, CT 06878

\$3,532,316 TopHap Estimate · \$1,075 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

3.5

BATHS

3,287 ft²

LIVING AREA

0.33 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$3.5M

\$3.3M low

\$3.8M high

Last Sale

\$2,395,000 · Feb 3, 2021

Est. Owner Equity

\$1,616,316

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$19,205 (2025)
Assessed Value	\$1,553,930
Previous Assessed	\$1,553,930
Assessor Market Value	\$1,087,751

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

12
WILDFIRE

64
HEAT

95
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Resale	Warranty Deed	\$2,395,000	\$729	\$1.9M
Jun 24, 2010	Financing	Mortgage			\$400K
Jun 8, 2010	Financing	Mortgage			\$470K
Jul 5, 2006	Financing	Mortgage			\$200K
Jan 21, 2004	Financing	Mortgage			\$448K
Dec 29, 2003	Financing	Mortgage			\$448K
Nov 7, 2003	Financing	Mortgage			\$448K

Dec 2, 2002	Financing	Mortgage			\$520K
Mar 31, 1998	Resale	Warranty Deed	\$685,000	\$208	\$548K
Aug 25, 1995	Resale	Warranty Deed	\$540,000	\$164	\$432K
Jan 27, 1987	Financing	Mortgage			\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern Middle School	Middle	6–8	0.3 mi
Riverside School	Elementary	KG–5	0.3 mi
Greenwich High School	High	9–12	1.6 mi

District: Greenwich School District



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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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