

Single Family Residence **RESIDENTIAL**

7 ROSCREA PL

WESTON, CT 06883

\$1,200,000 TopHap Estimate · \$367 / ft² · confidence 90 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

3,272 ft²
LIVING AREA

2.1 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

1
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,200,713 · Aug 4, 2025

Est. Owner Equity

\$393,000

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$16,313 (2025)

Assessed Value

\$682,570

Previous Assessed

\$682,570

Assessor Market Value

\$477,799

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.10
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

53 FLOOD	20 WILDFIRE	61 HEAT	95 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2025	Resale	Warranty Deed	\$1,200,713	\$367	\$807K
Jun 2, 2014	Resale	Warranty Deed	\$810,000	\$248	
Jan 9, 2012	Financing	Mortgage			\$625K
Aug 28, 2009	Financing	Mortgage			\$417K
Jul 2, 2003	Financing	Mortgage			\$100K
Apr 11, 2003	Financing	Mortgage			\$540K
Nov 15, 2001	Financing	Mortgage			\$544K
Jun 15, 2001	Resale	Warranty Deed	\$680,000	\$208	\$544K
Feb 1, 1999	Financing	Mortgage			\$227K
Jul 30, 1996	Financing	Mortgage			\$207K
Jun 26, 1992	Financing	Mortgage			\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Weston Middle School	Middle	6–8	1.6 mi
Weston High School	High	9–12	1.8 mi
Hurlbutt Elementary School	Elementary	PK–2	2.0 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

41 CRIME INDEX	110 AIR POLLUTION	11,705 POPULATION	\$199K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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