

Single Family Residence **RESIDENTIAL**

# 19 TERRACE AVE

RIVERSIDE, CT 06878

**\$3,735,634** TopHap Estimate · \$1,347 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,774 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1927**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**1**

PARKING

## VALUATION

**\$3.7M**

**\$3.5M low**

**\$4M high**

Last Sale

**\$2,350,000 · Jun 26, 2013**

Est. Owner Equity

**\$1,823,634**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,828 (2025) |
| Assessed Value        | \$1,604,330     |
| Previous Assessed     | \$1,604,330     |
| Assessor Market Value | \$1,123,031     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.28                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | In-Ground Pool                   |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 34<br>FLOOD | 8<br>WILDFIRE | 64<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       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Jun 26, 2013 | Resale    | Warranty Deed | \$2,350,000 | \$847              | \$2M   |
| Nov 23, 2011 | Financing | Mortgage      |             |                    | \$1.1M |
| Sep 15, 2009 | Financing | Mortgage      |             |                    | \$1.4M |
| Aug 25, 2005 | Resale    | Warranty Deed | \$2,786,000 | \$1004             | \$1.7M |
| Aug 23, 2004 | Resale    | Warranty Deed | \$1,500,000 | \$541              | \$2M   |
| Jan 11, 2002 | Financing | Mortgage      |             |                    | \$710K |
| Jul 14, 1999 | Resale    | Warranty Deed | \$742,500   | \$268              | \$668K |
| Jan 4, 1993  | Financing | Mortgage      |             |                    | \$338K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Riverside School      | Elementary | KG–5   | 0.3 mi   |
| Eastern Middle School | Middle     | 6–8    | 0.3 mi   |
| Greenwich High School | High       | 9–12   | 1.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>10,020</b><br>POPULATION | <b>\$233K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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