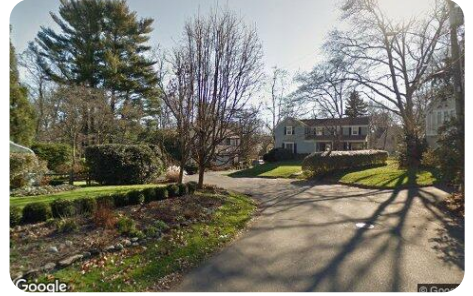
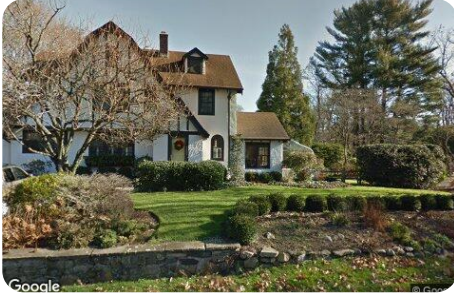


Single Family Residence **RESIDENTIAL**

45 TERRACE AVE

RIVERSIDE, CT 06878

\$2,607,376 TopHap Estimate · \$1,205 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,164 ft²

LIVING AREA

0.18 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.8M high

Last Sale

\$1,560,000 · Feb 15, 2006

Est. Owner Equity

\$1,663,776

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$12,908 (2025)
Assessed Value	\$1,044,400
Previous Assessed	\$1,044,400
Assessor Market Value	\$731,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tudor
County	WESTERN CONNECTICUT
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	64 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	\$/FT ²	LOAN
Nov 1, 2013	Financing	Mortgage			\$394K
Mar 17, 2010	Financing	Mortgage			\$417K
Feb 15, 2006	Resale	Warranty Deed	\$1,560,000	\$721	\$550K
Dec 23, 1998	Financing	Mortgage			\$200K

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
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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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