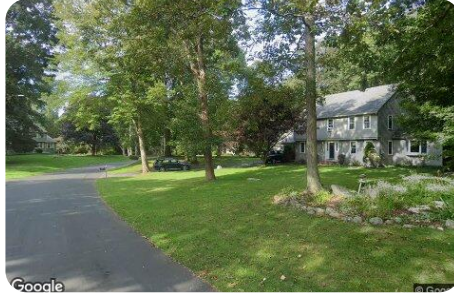


Single Family Residence **RESIDENTIAL**

6 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$891,920 TopHap Estimate · \$311 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,866 ft²

LIVING AREA

1 ac

LOT SIZE

1971

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$892K

\$815K low

\$969K high

Last Sale

\$445,000 · Aug 2, 2010

Est. Owner Equity

\$541,420

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,727 (2025)
Assessed Value	\$434,000
Previous Assessed	\$434,000
Assessor Market Value	\$303,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.00
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	53 HEAT	90 STORM	16 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
Aug 2, 2010	Resale	Warranty Deed	\$445,000	\$155	\$403K
Mar 11, 2004	Financing	Mortgage			\$102K
Oct 30, 2002	Financing	Mortgage			\$200K
Aug 11, 1999	Resale	Warranty Deed	\$299,100	\$104	\$239K
Aug 21, 1995	Resale	Warranty Deed	\$230,000	\$80	\$184K
Nov 25, 1992	Financing	Mortgage			\$140K
Dec 13, 1988	Financing	Mortgage			\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.2 mi

Old Saybrook Middle School	Middle	5–8	2.6 mi
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District: Old Saybrook 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 06475

62 CRIME INDEX	110 AIR POLLUTION	8,754 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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