

Single Family Residence **RESIDENTIAL**

# 7 ROCKY RIDGE LN

FARMINGTON, CT 06032

**\$535,131** TopHap Estimate · \$258 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,076 ft<sup>2</sup>**

LIVING AREA

**0.96 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$535K**

\$482K low

\$588K high

Est. Owner Equity

**\$271,131**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,632 (2025) |
| Assessed Value        | \$286,720      |
| Previous Assessed     | \$286,720      |
| Assessor Market Value | \$200,704      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | CAPITOL                 |
| Lot (acres)   | 0.96                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jul 16, 2012 | Financing | Mortgage      |           |                    | \$58K  |
| May 23, 2012 | Financing | Mortgage      |           |                    | \$207K |
| Jul 31, 2003 | Financing | Mortgage      |           |                    | \$250K |
| Sep 23, 2002 | Financing | Mortgage      |           |                    | \$250K |
| Oct 31, 2001 | Financing | Mortgage      |           |                    | \$250K |
| Apr 1, 1998  | Financing | Mortgage      |           |                    | \$174K |
| Feb 1, 1995  | Resale    | Warranty Deed | \$210,000 | \$101              | \$179K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Farmington High School          | High       | 9–12   | 2.0 mi   |
| Noah Wallace School             | Elementary | KG–4   | 2.1 mi   |
| Irving A. Robbins Middle School | Middle     | 7–8    | 3.6 mi   |

District: Farmington 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 06032



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

OWNERSHIP

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