

Single Family Residence

RESIDENTIAL

46 ROCKY RIDGE RD

EASTON, CT 06612

\$881,702 TopHap Estimate · \$388 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,275 ft²

LIVING AREA

3 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$882K

\$813K low

\$950K high

Last Sale

\$340,000 · Jul 3, 2019

Est. Owner Equity

\$881,702

TAX & ASSESSMENT

Property Tax	\$14,446 (2025)
Assessed Value	\$465,990
Previous Assessed	\$465,990
Assessor Market Value	\$326,193

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	GREATER BRIDGEPORT
Lot (acres)	3.00
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

CLIMATE RISK

1 FLOOD	18 WILDFIRE	61 HEAT	96 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
Jul 1, 2019	Resale	Executors Deed	\$340,000	\$149	
Jun 13, 1989	Financing	Mortgage			\$182K
May 27, 1988	Financing	Mortgage			\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joel Barlow High School	High	9–12	2.3 mi
Helen Keller Middle School	Middle	6–8	4.2 mi
Samuel Staples Elementary School	Elementary	PK–5	4.3 mi

District: Regional High School District 09

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 06612

50 CRIME INDEX	111 AIR POLLUTION	8,368 POPULATION	\$183K MEDIAN IN-COME	51°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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