

Single Family Residence **RESIDENTIAL**

260 RIDGEWOOD DR

ROCKY HILL, CT 06067

\$568,258 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,872 ft²

LIVING AREA

0.42 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$568K

\$521K low

\$616K high

Last Sale

\$485,000 · Jul 17, 2023

Est. Owner Equity

\$115,676

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,920 (2025)
Assessed Value	\$294,980
Previous Assessed	\$294,980
Assessor Market Value	\$206,486

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.42
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

8
WILDFIRE

61
HEAT

90
STORM

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2023	Resale	Deed	\$485,000	\$259	\$290K
May 26, 2023	Quitclaim	Quit Claim Transfer			
Mar 21, 2022	Quitclaim	Quit Claim Transfer			
Dec 17, 1993	Financing	Mortgage			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK-3	1.1 mi
Albert D. Griswold Middle School	Middle	6-8	2.8 mi
Rocky Hill High School	High	9-12	3.0 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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