

Single Family Residence **RESIDENTIAL**

12 ROCK RIDGE CT

NEW FAIRFIELD, CT 06812

\$1,242,677 TopHap Estimate · \$245 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

5,068 ft²
LIVING AREA

3.4 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$325,000 · Jun 2, 2004

Est. Owner Equity

\$222,677

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$19,387 (2025)
Assessed Value	\$736,300
Previous Assessed	\$488,300
Assessor Market Value	\$515,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	3.40
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

20
WILDFIRE

58
HEAT

97
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2004	Resale	Warranty Deed	\$325,000	\$64	\$720K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Fairfield Elementary School	Elementary	PK–5	2.3 mi
New Fairfield High School	High	9–12	2.7 mi
New Fairfield Middle School	Middle	6–8	2.7 mi

District: New Fairfield 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 06812

86 CRIME INDEX	107 AIR POLLUTION	14,405 POPULATION	\$138K MEDIAN IN-COME	49°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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