

Single Family Residence

RESIDENTIAL

2 RUTA DR

NORTHFORD, CT 06472

\$481,957 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,332 ft²

LIVING AREA

0.92 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$482K

\$457K low

\$506K high

Last Sale

\$193,000 · Apr 2, 1990

Est. Owner Equity

\$207,557

Loan-to-Value

52%

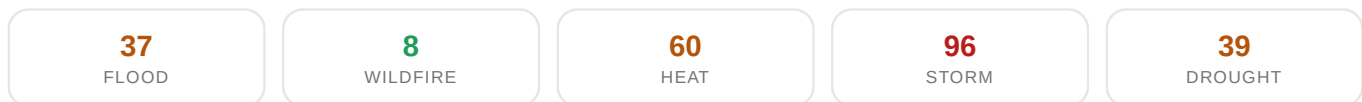
TAX & ASSESSMENT

Property Tax	\$8,562 (2025)
Assessed Value	\$310,100
Previous Assessed	\$214,500
Assessor Market Value	\$217,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2021	Quitclaim	Quit Claim Transfer			
Jun 23, 1993	Financing	Mortgage			\$120K
Apr 2, 1990	Resale	Grant Deed	\$193,000	\$145	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Branford High School	High	9–12	3.6 mi
North Branford Intermediate School	Middle	6–8	3.8 mi
Jerome Harrison School	Elementary	PK–2	4.2 mi

District: North Branford 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 06472

64 CRIME INDEX	117 AIR POLLUTION	6,153 POPULATION	\$117K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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