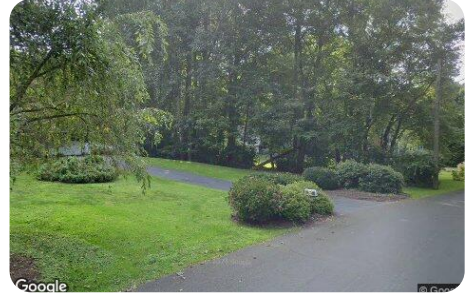


Single Family Residence **RESIDENTIAL**

3 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$936,733 TopHap Estimate · \$498 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,880 ft²

LIVING AREA

1.31 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$937K

\$858K low

\$1M high

Last Sale

\$785,000 · Oct 30, 2024

Est. Owner Equity

\$936,733

TAX & ASSESSMENT

Property Tax	\$6,045 (2025)
Assessed Value	\$390,000
Previous Assessed	\$342,600
Assessor Market Value	\$273,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.31
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

16
WILDFIRE

53
HEAT

90
STORM

16
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Resale	Warranty Deed	\$785,000	\$418	
Jul 19, 2022	Financing	Warranty Deed			
Aug 19, 2014	Resale	Warranty Deed	\$460,000	\$245	\$417K
Feb 10, 1994	Financing	Mortgage			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.2 mi
Old Saybrook Middle School	Middle	5–8	2.6 mi

District: Old Saybrook 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 06475

62 CRIME INDEX	110 AIR POLLUTION	8,754 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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