

Single Family Residence **RESIDENTIAL**

23 ROCK RIDGE AVE

GREENWICH, CT 06831

\$6,741,284 TopHap Estimate · \$1,216 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5

BATHS

5,544 ft²

LIVING AREA

2 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

15

ROOMS

1

PARKING

VALUATION

\$6.7M

\$6M low

\$7.5M high

Est. Owner Equity

\$2,242,284

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$35,945 (2025)
Assessed Value	\$2,908,430
Previous Assessed	\$2,908,430
Assessor Market Value	\$2,035,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Pool W/Hot Tub/Spa

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

65
HEAT

96
STORM

49
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2012	Financing	Mortgage			\$1M
Jan 6, 2011	Financing	Mortgage			\$975K
Apr 27, 2009	Financing	Mortgage			\$990K
May 10, 2004	Financing	Mortgage			\$990K
May 13, 2003	Financing	Mortgage			\$1M
Dec 12, 2001	Financing	Mortgage			\$1.1M
Feb 8, 2001	Non-arms-length	Mortgage	\$4,375,000	\$789	\$1.1M

Jan 4, 1999	Financing	Mortgage	\$2.3M
Dec 7, 1992	Financing	Mortgage	\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Greenwich High School	High	9–12	1.4 mi
North Street School	Elementary	PK–5	1.9 mi
Central Middle School	Middle	6–8	1.9 mi

District: Greenwich 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 06831

76 CRIME INDEX	112 AIR POLLUTION	17,909 POPULATION	\$211K MEDIAN IN-COME	52°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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