

Single Family Residence **RESIDENTIAL**

44 ROCK RIDGE AVE

GREENWICH, CT 06831

\$5,149,502 TopHap Estimate · \$1,153 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,466 ft²

LIVING AREA

3.76 ac

LOT SIZE

1887

YEAR BUILT

3

STORIES

13

ROOMS

1

PARKING

VALUATION

\$5.1M

\$4.6M low

\$5.7M high

Last Sale

\$1,300,000 · Jan 7, 1991

Est. Owner Equity

\$2,840,952

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$32,655 (2025)
Assessed Value	\$2,642,220
Previous Assessed	\$2,642,220
Assessor Market Value	\$1,849,554

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	3.76
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

1 FLOOD	15 WILDFIRE	65 HEAT	96 STORM	49 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2010	Financing	Mortgage			\$1M
Mar 13, 2003	Financing	Mortgage			\$600K
Oct 19, 1998	Financing	Mortgage			\$550K
Jan 7, 1991	Resale	Warranty Deed	\$1,300,000	\$291	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Greenwich High School	High	9–12	1.2 mi
North Street School	Elementary	PK–5	1.7 mi

Central Middle School	Middle	6–8	1.8 mi
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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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