

Single Family Residence **RESIDENTIAL**

7 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$955,134 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,954 ft²

LIVING AREA

1.05 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$955K

\$890K low

\$1M high

Last Sale

\$492,500 · Jul 28, 2014

Est. Owner Equity

\$629,875

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,099 (2025)
Assessed Value	\$458,000
Previous Assessed	\$447,300
Assessor Market Value	\$320,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.05
Roof	Asphalt
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	16 WILDFIRE	53 HEAT	90 STORM	16 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
Jul 28, 2014	Resale	Warranty Deed	\$492,500	\$167	\$362K
Aug 12, 2003	Financing	Mortgage			\$144K
Mar 8, 2000	Financing	Mortgage			\$36K
Aug 19, 1998	Financing	Mortgage			\$36K
Nov 29, 1993	Financing	Mortgage			\$163K
May 8, 1992	Resale	Warranty Deed	\$180,000	\$61	\$162K
Jul 21, 1988	Financing	Mortgage			\$165K
Sep 1, 1987	Financing	Mortgage			\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.1 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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