

Single Family Residence **RESIDENTIAL**

8 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$805,812 TopHap Estimate · \$366 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,204 ft²

LIVING AREA

0.94 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$806K

\$748K low

\$864K high

Last Sale

\$192,000 · Apr 16, 1993

Est. Owner Equity

\$616,012

Loan-to-Value

25%

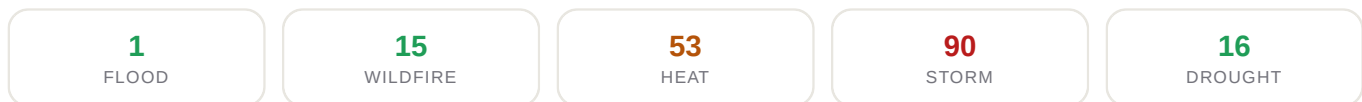
TAX & ASSESSMENT

Property Tax	\$5,763 (2025)
Assessed Value	\$371,800
Previous Assessed	\$371,800
Assessor Market Value	\$260,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.94
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2025	Quitclaim	Quit Claim Transfer			
Nov 13, 2002	Financing	Mortgage			\$212K
Jul 27, 1999	Financing	Mortgage			\$124K
Apr 16, 1993	Resale	Warranty Deed	\$192,000	\$87	\$130K
Oct 30, 1991	Financing	Mortgage			\$88K
Jul 18, 1990	Financing	Mortgage			\$150K
May 7, 1987	Financing	Mortgage			\$50K

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
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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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