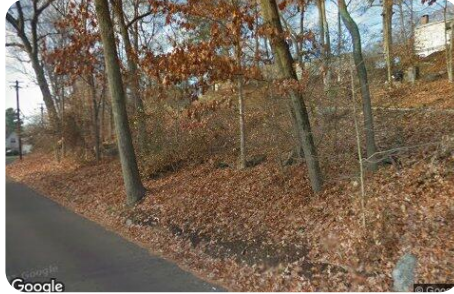


Single Family Residence **RESIDENTIAL**

21 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,859,115 TopHap Estimate · \$589 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,154 ft²

LIVING AREA

0.51 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2M high

Last Sale

\$675,000 · Dec 3, 2001

Est. Owner Equity

\$1,441,115

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$13,304 (2025)
Assessed Value	\$705,400
Previous Assessed	\$705,400
Assessor Market Value	\$493,780

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.51
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2013	Financing	Mortgage			\$418K
Aug 4, 2003	Financing	Mortgage			\$500K
Dec 3, 2001	Non-arms-length	Mortgage	\$675,000	\$214	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saugatuck Elementary School	Elementary	KG–5	0.7 mi
Staples High School	High	9–12	2.4 mi
Bedford Middle School	Middle	6–8	2.5 mi

District: Westport 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 06880

94 CRIME INDEX	110 AIR POLLUTION	30,681 POPULATION	\$219K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------