

Single Family Residence **RESIDENTIAL**

10 RUTA DR

NORTHFORD, CT 06472

\$625,495 TopHap Estimate · \$481 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,300 ft²
LIVING AREA

1.04 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$625K

\$562K low

\$689K high

Last Sale

\$560,000 · Dec 2, 2024

Est. Owner Equity

\$102,495

Loan-to-Value

84%

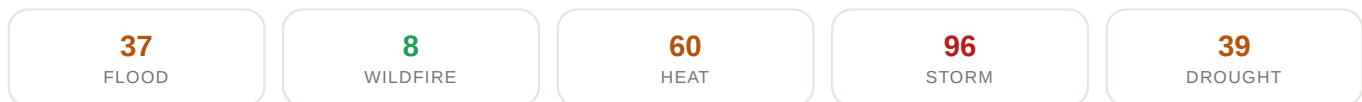
TAX & ASSESSMENT

Property Tax	\$8,592 (2025)
Assessed Value	\$311,200
Previous Assessed	\$193,100
Assessor Market Value	\$217,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	1.04
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2026	Financing	Mortgage			\$547K
Nov 27, 2024	Resale	Warranty Deed	\$560,000	\$431	\$523K
Nov 15, 2004	Financing	Mortgage			\$243K
Oct 21, 2004	Financing	Mortgage			\$243K
Oct 10, 2002	Financing	Mortgage			\$220K
Oct 4, 2000	Financing	Mortgage			\$210K
Apr 24, 2000	Financing	Mortgage			\$134K
Dec 30, 1997	Financing	Mortgage			\$13K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Branford High School	High	9–12	3.6 mi
North Branford Intermediate School	Middle	6–8	3.8 mi
Jerome Harrison School	Elementary	PK–2	4.2 mi

District: North Branford 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 06472

64 CRIME INDEX	117 AIR POLLUTION	6,153 POPULATION	\$117K MEDIAN IN-COME	50°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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