

Single Family Residence

RESIDENTIAL

9 RUTA DR

NORTHFORD, CT 06472

\$537,108

TopHap Estimate · \$403 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,332 ft²

LIVING AREA

0.92 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$537K

\$473K low

\$601K high

Last Sale

\$475,000 · Oct 11, 2024

Est. Owner Equity

\$162,108

Loan-to-Value

70%

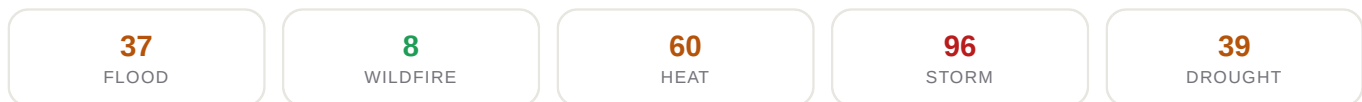
TAX & ASSESSMENT

Property Tax	\$9,051 (2025)
Assessed Value	\$327,800
Previous Assessed	\$219,600
Assessor Market Value	\$229,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.92
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
Oct 11, 2024	Resale	Deed	\$475,000	\$357	\$375K
Oct 6, 2024	Quitclaim	Quit Claim Transfer			
Oct 7, 1996	Financing	Mortgage			\$100K
Apr 4, 1994	Financing	Mortgage			\$100K

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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