

Single Family Residence **RESIDENTIAL**

1 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,036,115 TopHap Estimate · \$928 / ft² · confidence 59 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,116 ft²

LIVING AREA

0.2 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1M

\$615K low

\$1.5M high

Last Sale

\$210,000 · May 28, 1993

Est. Owner Equity

\$809,524

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$5,767 (2025)
Assessed Value	\$305,800
Previous Assessed	\$305,800
Assessor Market Value	\$214,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 1993	Resale	Grant Deed	\$210,000	\$188	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saugatuck Elementary School	Elementary	KG–5	0.8 mi
Staples High School	High	9–12	2.5 mi
Bedford Middle School	Middle	6–8	2.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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