

Single Family Residence **RESIDENTIAL**

2 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,526,993 TopHap Estimate · \$763 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

2,002 ft²

LIVING AREA

0.34 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.8M high

Last Sale

\$1,350,000 · Jul 26, 2024

Est. Owner Equity

\$446,993

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,174 (2025)
Assessed Value	\$486,400
Previous Assessed	\$483,400
Assessor Market Value	\$340,480

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

Greenhouse

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2024	Resale	Warranty Deed	\$1,350,000	\$674	\$1.1M
Oct 16, 2002	Financing	Mortgage			\$222K
Mar 6, 1997	Financing	Mortgage			\$200K
Nov 22, 1995	Financing	Mortgage			\$25K
Dec 12, 1992	Financing	Mortgage			\$202K
Sep 3, 1992	Financing	Mortgage			\$30K
Jun 17, 1988	Financing	Mortgage			\$185K
Oct 19, 1987	Resale	Grant Deed	\$360,000	\$180	\$324K

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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