

Single Family Residence **RESIDENTIAL**

# 35 ROCK RIDGE RD

NEWTOWN, CT 06470

**\$845,672** TopHap Estimate · \$279 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,030 ft<sup>2</sup>**

LIVING AREA

**0.99 ac**

LOT SIZE

**1962**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$846K**

\$770K low

\$921K high

Last Sale

**\$730,000 · Jan 19, 2024**

Est. Owner Equity

**\$298,172**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,153 (2025) |
| Assessed Value        | \$422,850       |
| Previous Assessed     | \$422,850       |
| Assessor Market Value | \$295,995       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 0.99                             |
| Construction  | Concrete                         |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | Spa/Hot Tub (Only)               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jan 18, 2024 | Resale            | Warranty Deed | \$730,000 | \$241  | \$548K |
| Mar 8, 2012  | Financing         | Mortgage      |           |        | \$396K |
| Aug 1, 2006  | Recorded document | Grant Deed    | \$1       | \$0    |        |
| Feb 17, 1998 | Financing         | Mortgage      |           |        | \$12K  |
| Aug 11, 1987 | Financing         | Mortgage      |           |        | \$148K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Head O'Meadow Elementary School | Elementary | KG–4   | 1.6 mi   |
| Newtown Middle School           | Middle     | 7–8    | 3.1 mi   |
| Newtown High School             | High       | 9–12   | 4.3 mi   |

District: Newtown 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 06470

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>18,690</b><br>POPULATION | <b>\$145K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|