

Single Family Residence

RESIDENTIAL

7 RUTA DR

NORTHFORD, CT 06472

\$513,279

TopHap Estimate · \$355 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,444 ft²

LIVING AREA

1.01 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$513K

\$484K low

\$543K high

Last Sale

\$347,500 · Jan 24, 2019

Est. Owner Equity

\$210,079

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,006 (2025)
Assessed Value	\$326,200
Previous Assessed	\$220,900
Assessor Market Value	\$228,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	1.01
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK

37
 FLOOD

8
 WILDFIRE

60
 HEAT

96
 STORM

39
 DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2022	Quitclaim	Quit Claim Transfer			\$303K
Jan 9, 2019	Resale	Warranty Deed	\$347,500	\$241	\$278K
Aug 25, 2003	Financing	Mortgage			\$200K
Nov 21, 2001	Financing	Mortgage			\$212K
Oct 5, 1998	Financing	Mortgage			\$63K
Jan 3, 1997	Resale	Warranty Deed	\$165,000	\$114	\$149K
Dec 8, 1992	Financing	Mortgage			\$26K
May 21, 1987	Financing	Mortgage			\$105K

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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