

Single Family Residence

RESIDENTIAL

11 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$816,908

TopHap Estimate · \$303 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,694 ft²

LIVING AREA

1.09 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$817K

\$741K low

\$893K high

Last Sale

\$697,000 · Dec 12, 2024

Est. Owner Equity

\$264,908

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,366 (2025)
Assessed Value	\$410,700
Previous Assessed	\$410,700
Assessor Market Value	\$287,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.09
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

15
WILDFIRE

53
HEAT

90
STORM

16
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2024	Resale	Warranty Deed	\$697,000	\$259	\$552K
Apr 29, 1996	Financing	Mortgage			\$20K
Aug 4, 1993	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.2 mi
Old Saybrook Middle School	Middle	5–8	2.6 mi

District: Old Saybrook 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 06475

62 CRIME INDEX	110 AIR POLLUTION	8,754 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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