

Single Family Residence **RESIDENTIAL**

40 RIDING RIDGE RD

MONROE, CT 06468

\$1,089,416 TopHap Estimate · \$300 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,630 ft²
LIVING AREA

2.2 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$722,500 · Jun 19, 2013

Est. Owner Equity

\$229,616

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$18,834 (2025)
Assessed Value	\$656,920
Previous Assessed	\$441,800
Assessor Market Value	\$459,844

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	GREATER BRIDGEPORT
Lot (acres)	2.20
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

28
FLOOD

19
WILDFIRE

60
HEAT

96
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2011	Financing	Mortgage			\$350K
Jun 23, 2009	Financing	Mortgage			\$350K
Oct 31, 2005	Financing	Mortgage			\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stepney Elementary School	Elementary	KG–5	2.0 mi
Jockey Hollow School	Middle	6–8	2.7 mi

Masuk High School	High	9–12	4.8 mi
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District: Monroe 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 06468

37 CRIME INDEX	109 AIR POLLUTION	21,562 POPULATION	\$147K MEDIAN IN-COME	51°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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