

Single Family Residence **RESIDENTIAL**

2 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$723,094 TopHap Estimate · \$318 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,275 ft²

LIVING AREA

0.92 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$723K

\$636K low

\$811K high

Last Sale

\$225,000 · Jul 7, 1995

Est. Owner Equity

\$462,529

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,033 (2025)
Assessed Value	\$324,700
Previous Assessed	\$324,700
Assessor Market Value	\$227,290

PROPERTY FACTS

Property Type	Single Family Residence
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

1 FLOOD	16 WILDFIRE	53 HEAT	90 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2010	Recorded document	Grant Deed	\$1	\$0	
Mar 17, 2003	Financing	Mortgage			\$261K
Jul 7, 1995	Resale	Warranty Deed	\$225,000	\$99	\$175K
Apr 16, 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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