

Single Family Residence **RESIDENTIAL**

261 RIDGEWOOD DR

ROCKY HILL, CT 06067

\$586,298 TopHap Estimate · \$285 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,057 ft²

LIVING AREA

0.53 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$586K

\$561K low

\$612K high

Last Sale

\$230,000 · Oct 8, 1999

Est. Owner Equity

\$263,537

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,850 (2025)
Assessed Value	\$292,670
Previous Assessed	\$292,670
Assessor Market Value	\$204,869

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CAPITOL
Lot (acres)	0.53
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2010	Financing	Mortgage			\$124K
Aug 14, 2002	Financing	Mortgage			\$199K
Mar 7, 2001	Financing	Mortgage			\$200K
Apr 27, 2000	Financing	Mortgage			\$19K
Oct 8, 1999	Financing	Mortgage			\$23K
Oct 8, 1999	Resale	Warranty Deed	\$230,000	\$112	\$184K
May 27, 1998	Resale	Warranty Deed	\$213,500	\$104	\$139K
Mar 16, 1992	Financing	Mortgage			\$192K
Jul 27, 1990	Resale	Grant Deed	\$180,000	\$88	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	1.1 mi
Albert D. Griswold Middle School	Middle	6–8	2.9 mi
Rocky Hill High School	High	9–12	3.0 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°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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