

Single Family Residence **RESIDENTIAL**

9 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,401,356 TopHap Estimate · \$695 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,015 ft²

LIVING AREA

0.61 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,260,000 · Oct 25, 2024

Est. Owner Equity

\$901,356

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$9,043 (2025)
Assessed Value	\$479,500
Previous Assessed	\$479,500
Assessor Market Value	\$335,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WESTERN CONNECTICUT
Lot (acres)	0.61
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

11
WILDFIRE

61
HEAT

95
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2024	Resale	Executors Deed	\$1,260,000	\$625	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saugatuck Elementary School	Elementary	KG–5	0.8 mi
Staples High School	High	9–12	2.4 mi
Bedford Middle School	Middle	6–8	2.5 mi

District: Westport 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 06880

94 CRIME INDEX	110 AIR POLLUTION	30,681 POPULATION	\$219K MEDIAN IN-COME	52°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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