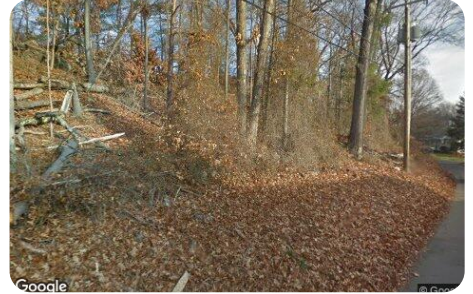


Single Family Residence **RESIDENTIAL**

10 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,490,606 TopHap Estimate · \$768 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,940 ft²

LIVING AREA

0.48 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$343,000 · Apr 3, 1990

Est. Owner Equity

\$1,278,611

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$9,979 (2025)
Assessed Value	\$529,100
Previous Assessed	\$529,100
Assessor Market Value	\$370,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.48
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2003	Financing	Mortgage			\$212K
Jan 27, 1998	Financing	Mortgage			\$224K
May 9, 1994	Financing	Mortgage			\$231K
Apr 3, 1990	Resale	Grant Deed	\$343,000	\$177	\$236K

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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