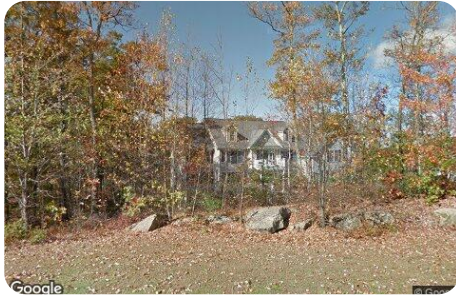


Single Family Residence **RESIDENTIAL**

7 ROCK RIDGE CT

NEW FAIRFIELD, CT 06812

\$1,201,458 TopHap Estimate · \$255 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,706 ft²
LIVING AREA

2 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$900,000 · Aug 9, 2022

Est. Owner Equity

\$436,458

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$17,989 (2025)
Assessed Value	\$683,200
Previous Assessed	\$441,500
Assessor Market Value	\$478,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	20 WILDFIRE	58 HEAT	97 STORM	43 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
Aug 5, 2022	Resale	Warranty Deed	\$900,000	\$191	\$647K
Jan 9, 2018	Resale	Warranty Deed	\$635,000	\$135	\$549K
Oct 11, 2002	Resale	Warranty Deed	\$175,000	\$37	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Fairfield Elementary School	Elementary	PK–5	2.1 mi
New Fairfield High School	High	9–12	2.5 mi
New Fairfield Middle School	Middle	6–8	2.6 mi

District: New Fairfield 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 06812

86 CRIME INDEX	107 AIR POLLUTION	14,405 POPULATION	\$138K MEDIAN IN-COME	49°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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