

Single Family Residence **RESIDENTIAL**

# 10 WOLF RIDGE GAP

LEDYARD, CT 06339

**\$703,538** TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,528 ft²**

LIVING AREA

**8.03 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$704K**

\$657K low

\$750K high

Last Sale

**\$475,000 · Sep 22, 2021**

Est. Owner Equity

**\$252,288**

Loan-to-Value

**67%**

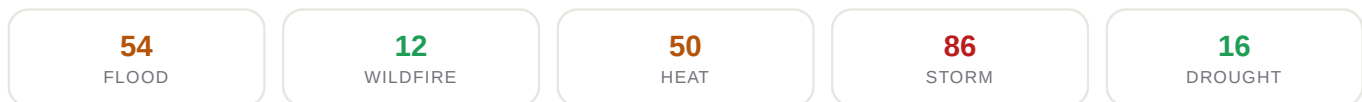
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,930 (2025) |
| Assessed Value        | \$294,280       |
| Previous Assessed     | \$293,300       |
| Assessor Market Value | \$205,996       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | SOUTHEASTERN CONNECTICUT         |
| Lot (acres)   | 8.03                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | Yes                              |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 21, 2021 | Resale    | Warranty Deed       | \$475,000 | \$188              | \$451K |
| Aug 1, 2014  | Financing | Grant Deed          |           |                    | \$145K |
| Jun 10, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 20, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 8, 2012  | Financing | Mortgage            |           |                    | \$148K |
| Feb 8, 2012  | Financing | Mortgage            |           |                    | \$109K |
| Jun 6, 2007  | Financing | Mortgage            |           |                    | \$157K |
| Oct 14, 2004 | Financing | Mortgage            |           |                    | \$100K |
| Apr 17, 2002 | Financing | Mortgage            |           |                    | \$10K  |
| Jan 25, 1999 | Financing | Mortgage            |           |                    | \$180K |
| May 19, 1997 | Resale    | Grant Deed          | \$42,000  | \$17               |        |

|                     |           |               |          |        |
|---------------------|-----------|---------------|----------|--------|
| <b>Sep 3, 1996</b>  | Resale    | Warranty Deed | \$44,000 | \$17   |
| <b>Jun 11, 1996</b> | Financing | Mortgage      |          | \$183K |
| <b>Dec 29, 1995</b> | Resale    | Grant Deed    | \$43,000 | \$17   |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL  | GRADES | DISTANCE |
|------------------------------|--------|--------|----------|
| <b>Ledyard High School</b>   | High   | 9–12   | 0.9 mi   |
| <b>Ledyard Middle School</b> | Middle | 6–8    | 3.0 mi   |

District: Ledyard 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 06339

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>21</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>7,677</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|