

Single Family Residence

RESIDENTIAL

5 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$552,728 TopHap Estimate · \$447 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,236 ft²

LIVING AREA

1.34 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$553K

\$522K low

\$583K high

Last Sale

\$348,000 · Aug 21, 2020

Est. Owner Equity

\$274,328

Loan-to-Value

50%

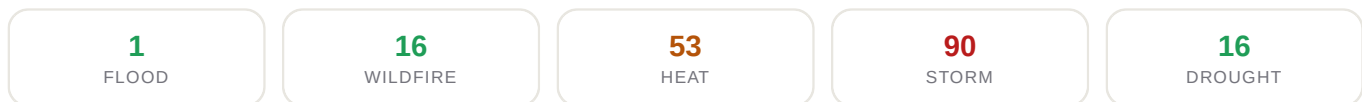
TAX & ASSESSMENT

Property Tax	\$4,692 (2025)
Assessed Value	\$302,700
Previous Assessed	\$302,700
Assessor Market Value	\$211,890

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.34
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2020	Resale	Warranty Deed	\$348,000	\$282	\$278K
Feb 22, 2012	Financing	Mortgage			\$225K
Nov 30, 1992	Financing	Mortgage			\$75K
Oct 1, 1990	Resale	Grant Deed	\$164,000	\$133	\$75K
Feb 25, 1987	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.2 mi
Old Saybrook Middle School	Middle	5–8	2.6 mi

District: Old Saybrook 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 06475

62 CRIME INDEX	110 AIR POLLUTION	8,754 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------