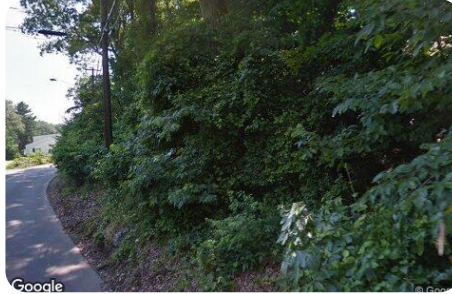


Single Family Residence **RESIDENTIAL**

12 ROCKY RIDGE RD

WESTPORT, CT 06880

\$2,003,730 TopHap Estimate · \$542 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,700 ft²

LIVING AREA

0.44 ac

LOT SIZE

1944

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$1,437,500 · Oct 2, 2023

Est. Owner Equity

\$853,730

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$14,822 (2025)
Assessed Value	\$785,900
Previous Assessed	\$785,900
Assessor Market Value	\$550,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WESTERN CONNECTICUT
Lot (acres)	0.44
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2023	Resale	Warranty Deed	\$1,437,500	\$389	\$1.2M
Jul 19, 2016	Resale	Warranty Deed	\$725,000	\$196	\$475K
Aug 23, 2007	Financing	Mortgage			\$30K
Jul 16, 2004	Resale	Warranty Deed	\$705,000	\$191	\$564K
Jul 16, 2004	Financing	Mortgage			\$141K
Jan 6, 2003	Financing	Mortgage			\$514K
Feb 8, 2002	Financing	Mortgage			\$500K
May 23, 2000	Resale	Warranty Deed	\$512,000	\$138	\$410K
Sep 17, 1999	Financing	Mortgage			\$222K
Aug 7, 1996	Financing	Mortgage			\$150K
Apr 1, 1993	Financing	Mortgage			\$25K

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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