

Single Family Residence **RESIDENTIAL**

10 ROCK RIDGE DR

OLD SAYBROOK, CT 06475

\$799,907 TopHap Estimate · \$315 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,543 ft²

LIVING AREA

1.06 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$800K

\$759K low

\$840K high

Last Sale

\$322,000 · Oct 3, 2003

Est. Owner Equity

\$544,907

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$6,033 (2025)
Assessed Value	\$389,200
Previous Assessed	\$389,200
Assessor Market Value	\$272,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.06
Roof	Metal
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

28 FLOOD	15 WILDFIRE	53 HEAT	90 STORM	16 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2013	Quitclaim	Quit Claim Transfer			
Jan 18, 2011	Financing	Mortgage			\$255K
Jan 18, 2011	Recorded document	Grant Deed	\$1	\$0	
Oct 3, 2003	Resale	Warranty Deed	\$322,000	\$127	\$252K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Old Saybrook Senior High School	High	9–12	1.4 mi
Kathleen E. Goodwin School	Elementary	PK–4	2.3 mi
Old Saybrook Middle School	Middle	5–8	2.7 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
-----------	-----------------------