

Single Family Residence

RESIDENTIAL

8 RUTA DR

NORTHFORD, CT 06472

\$505,516 TopHap Estimate · \$312 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,618 ft²

LIVING AREA

1.08 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$506K

\$466K low

\$545K high

Est. Owner Equity

\$505,516

TAX & ASSESSMENT

Property Tax	\$9,205 (2025)
Assessed Value	\$333,400
Previous Assessed	\$228,700
Assessor Market Value	\$233,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	1.08
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

37 FLOOD	8 WILDFIRE	60 HEAT	96 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 1987	Financing	Mortgage			\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Branford High School	High	9–12	3.6 mi
North Branford Intermediate School	Middle	6–8	3.8 mi
Jerome Harrison School	Elementary	PK–2	4.2 mi

District: North Branford 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 06472

64 CRIME INDEX	117 AIR POLLUTION	6,153 POPULATION	\$117K MEDIAN IN-COME	50°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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