

Single Family Residence **RESIDENTIAL**

# 6 OVER ROCK LN

WESTPORT, CT 06880

**\$3,256,844** TopHap Estimate · \$915 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,561 ft<sup>2</sup>**

LIVING AREA

**1.6 ac**

LOT SIZE

**1860**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$3.3M**

\$3M low

\$3.5M high

Last Sale

**\$3,150,000 · Dec 3, 2025**

Est. Owner Equity

**\$2,906,844**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,333 (2025) |
| Assessed Value        | \$1,025,100     |
| Previous Assessed     | \$1,025,100     |
| Assessor Market Value | \$717,570       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WESTERN CONNECTICUT     |
| Lot (acres)   | 1.60                    |
| Roof          | Wood Shingle            |
| Heating       | Steam                   |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Nov 25, 2025 | Resale    | Warranty Deed | \$3,150,000 | \$885              |        |
| Jul 1, 2008  | Financing | Mortgage      |             |                    | \$1.5M |
| Sep 8, 2005  | Financing | Mortgage      |             |                    | \$1.3M |
| Sep 27, 2004 | Financing | Mortgage      |             |                    | \$177K |
| Jul 26, 2004 | Financing | Mortgage      |             |                    | \$1M   |
| Sep 29, 2003 | Financing | Mortgage      |             |                    | \$761K |
| Jan 22, 2003 | Financing | Mortgage      |             |                    | \$750K |
| Oct 11, 2001 | Financing | Mortgage      |             |                    | \$650K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Saugatuck Elementary School | Elementary | KG–5   | 0.6 mi   |
| Staples High School         | High       | 9–12   | 2.0 mi   |
| Bedford Middle School       | Middle     | 6–8    | 2.1 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>94</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>30,681</div> <div>POPULATION</div> | <div>\$219K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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