

Single Family Residence **RESIDENTIAL**

262 ROCKY RAPIDS RD

STAMFORD, CT 06903

\$985,094 TopHap Estimate · \$342 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,884 ft²

LIVING AREA

1.11 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$985K

\$865K low

\$1.1M high

Est. Owner Equity

\$593,094

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$11,795 (2025)
Assessed Value	\$506,860
Previous Assessed	\$506,860
Assessor Market Value	\$354,802

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WESTERN CONNECTICUT
Lot (acres)	1.11
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	62 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2013	Financing	Mortgage			\$392K
Aug 17, 2007	Financing	Mortgage			\$417K
Nov 24, 2004	Financing	Mortgage			\$320K
Jul 5, 2002	Financing	Mortgage			\$225K
Aug 24, 2001	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westhill High School	High	9–12	2.7 mi
Roxbury School	Elementary	KG–5	2.9 mi
Cloonan School	Middle	6–8	5.1 mi

District: Stamford 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 06903

35 CRIME INDEX	118 AIR POLLUTION	16,237 POPULATION	\$199K MEDIAN IN-COME	51°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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