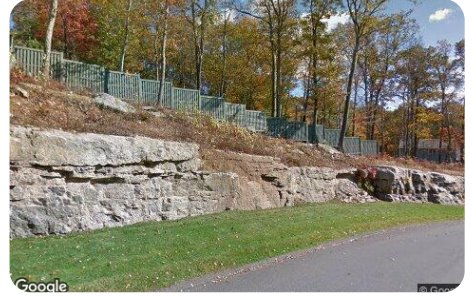
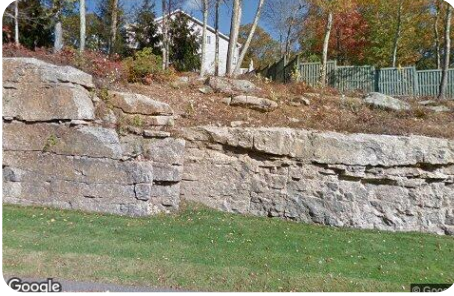


Single Family Residence **RESIDENTIAL**

2 ROCK RIDGE CT

NEW FAIRFIELD, CT 06812

\$1,188,463 TopHap Estimate · \$316 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,756 ft²

LIVING AREA

2.57 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$750,000 · Dec 3, 2003

Est. Owner Equity

\$546,763

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$16,812 (2025)
Assessed Value	\$638,500
Previous Assessed	\$430,800
Assessor Market Value	\$446,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.57
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	20 WILDFIRE	58 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2010	Financing	Mortgage			\$42K
Dec 3, 2003	Resale	Warranty Deed	\$750,000	\$200	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Fairfield Elementary School	Elementary	PK–5	2.1 mi
New Fairfield High School	High	9–12	2.4 mi
New Fairfield Middle School	Middle	6–8	2.5 mi

District: New Fairfield 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 06812

86 CRIME INDEX	107 AIR POLLUTION	14,405 POPULATION	\$138K MEDIAN IN-COME	49°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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