

Single Family Residence **RESIDENTIAL**

# 28 ROCK RIDGE AVE

GREENWICH, CT 06831

**\$7,103,147** TopHap Estimate · \$891 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**  
BEDS

**5.5**  
BATHS

**7,973 ft<sup>2</sup>**  
LIVING AREA

**1.7 ac**  
LOT SIZE

**1965**  
YEAR BUILT

**3**  
STORIES

**18**  
ROOMS

**2**  
PARKING

## VALUATION

**\$7.1M**

\$6.5M low

\$7.7M high

Last Sale

**\$2,500,000 · Aug 1, 1997**

Est. Owner Equity

**\$5,353,147**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$35,293 (2025) |
| Assessed Value        | \$2,855,650     |
| Previous Assessed     | \$2,855,650     |
| Assessor Market Value | \$1,998,955     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WESTERN CONNECTICUT              |
| Lot (acres)   | 1.70                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Pool W/Hot Tub/Spa               |

Deck

## CLIMATE RISK

**1**  
FLOOD

**17**  
WILDFIRE

**65**  
HEAT

**96**  
STORM

**49**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Aug 1, 1997  | Resale | Warranty Deed | \$2,500,000 | \$314  | \$1.8M |
| Jan 14, 1994 | Resale | Warranty Deed | \$1,700,000 | \$213  | \$1.2M |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Greenwich High School | High       | 9–12   | 1.3 mi   |
| North Street School   | Elementary | PK–5   | 1.9 mi   |

|                              |        |     |        |
|------------------------------|--------|-----|--------|
| <b>Central Middle School</b> | Middle | 6–8 | 1.9 mi |
|------------------------------|--------|-----|--------|

District: Greenwich 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 06831

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>17,909</b><br>POPULATION | <b>\$211K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|