

Duplex (2 Units, Any Combination)

RESIDENTIAL

17 RUTA DR

NORTHFORD, CT 06472

4

BEDS

3

BATHS

2,436 ft²

LIVING AREA

0.93 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

Last Sale

\$30,000 · Dec 10, 2019

TAX & ASSESSMENT

Property Tax	\$11,138 (2025)
Assessed Value	\$403,400
Previous Assessed	\$265,300
Assessor Market Value	\$282,380

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.93
Roof	Asphalt
Heating	Hot Water

Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	10 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	\$/FT ²	LOAN
Dec 10, 2019	Quitclaim	Quit Claim Transfer	\$30,000	\$12	
Nov 10, 2009	Recorded document	Grant Deed	\$1	\$0	
Jun 2, 1999	Financing	Mortgage			\$124K

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