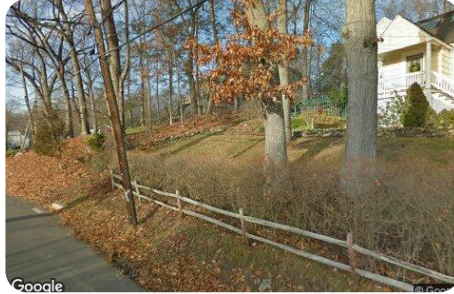


Single Family Residence **RESIDENTIAL**

6 ROCKY RIDGE RD

WESTPORT, CT 06880

\$1,348,406 TopHap Estimate · \$821 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,643 ft²

LIVING AREA

0.83 ac

LOT SIZE

1923

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$580,000 · Mar 29, 2019

Est. Owner Equity

\$623,406

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,100 (2025)
Assessed Value	\$482,500
Previous Assessed	\$482,500
Assessor Market Value	\$337,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	0.83
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2019	Quitclaim	Quit Claim Transfer			
Mar 25, 2019	Resale	Executors Deed	\$580,000	\$353	\$464K
Jan 25, 2008	Financing	Mortgage			\$417K
Jan 25, 2008	Financing	Mortgage			\$150K
Nov 9, 2005	Financing	Mortgage			\$50K
Feb 1, 2005	Financing	Mortgage			\$450K
Sep 9, 1999	Resale	Warranty Deed	\$413,000	\$251	\$309K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saugatuck Elementary School	Elementary	KG–5	0.8 mi
Staples High School	High	9–12	2.4 mi
Bedford Middle School	Middle	6–8	2.5 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

94

CRIME INDEX

110

AIR POLLUTION

30,681

POPULATION

\$219K

MEDIAN IN-COME

52°F

AVG TEMP

58%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied