

Single Family Residence

RESIDENTIAL

12 RUTA DR

NORTHFORD, CT 06472

\$457,905

TopHap Estimate · \$344 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.94 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$458K

\$426K low

\$490K high

Last Sale

\$145,000 · Jan 28, 2000

Est. Owner Equity

\$109,405

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,035 (2025)
Assessed Value	\$291,000
Previous Assessed	\$202,100
Assessor Market Value	\$203,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.94
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

37 FLOOD	8 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	\$/FT²	LOAN
Feb 1, 2010	Financing	Mortgage			\$23K
Jan 5, 2009	Financing	Mortgage			\$202K
Jul 16, 2008	Recorded document	Grant Deed	\$1	\$0	
Oct 31, 2005	Financing	Mortgage			\$178K
Dec 26, 2001	Financing	Mortgage			\$190K
Jan 28, 2000	Non-arms-length	Warranty Deed	\$145,000	\$109	\$116K

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
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