

Single Family Residence **RESIDENTIAL**

16 ROB RIDER RD

REDDING, CT 06896

\$1,154,004 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,634 ft²

LIVING AREA

2.05 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$650,000 · Feb 2, 2009

Est. Owner Equity

\$771,004

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$18,711 (2025)
Assessed Value	\$633,400
Previous Assessed	\$633,400
Assessor Market Value	\$443,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.05
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

1 FLOOD	21 WILDFIRE	59 HEAT	95 STORM	43 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
Mar 30, 2021	Quitclaim	Quit Claim Transfer			
Feb 2, 2009	Resale	Warranty Deed	\$650,000	\$179	\$512K
Oct 7, 2008	Recorded document	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds			
May 15, 2006	Financing	Mortgage			\$100K
Dec 28, 2005	Financing	Mortgage			\$793K
Aug 24, 2005	Financing	Mortgage			\$150K
Mar 3, 2004	Financing	Mortgage			\$500K
Nov 23, 1994	Resale	Warranty Deed	\$143,000	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Read Middle School	Middle	5–8	1.7 mi
Redding Elementary School	Elementary	PK–4	1.9 mi
Joel Barlow High School	High	9–12	4.3 mi

District: Regional High School District 09

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 06896

93 CRIME INDEX	106 AIR POLLUTION	9,817 POPULATION	\$161K MEDIAN IN-COME	51°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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