

Single Family Residence **RESIDENTIAL**

# 1 WOLF RIDGE GAP

LEDYARD, CT 06339

**\$581,778** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,198 ft<sup>2</sup>**

LIVING AREA

**0.93 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$582K**

\$548K low

\$616K high

Last Sale

**\$480,000 · Sep 12, 2022**

Est. Owner Equity

**\$169,778**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,772 (2025) |
| Assessed Value        | \$236,180      |
| Previous Assessed     | \$233,660      |
| Assessor Market Value | \$165,326      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Colonial                 |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 0.93                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Fireplace     | Yes                      |
| Pool          | No                       |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|--------------------------------------------------------------------|-----------|--------------------|--------|
| Sep 12, 2022 | Resale            | Warranty Deed                                                      | \$480,000 | \$218              | \$384K |
| May 12, 2011 | Resale            | Warranty Deed                                                      | \$236,000 | \$107              | \$230K |
| Aug 4, 2010  | Recorded document | One Of Committee, Strict Foreclosure, Sheriff, Or Redemption Deeds |           |                    |        |
| Feb 23, 2004 | Financing         | Mortgage                                                           |           |                    | \$282K |
| Nov 24, 1998 | Financing         | Mortgage                                                           |           |                    | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL  | GRADES | DISTANCE |
|-----------------------|--------|--------|----------|
| Ledyard High School   | High   | 9–12   | 0.7 mi   |
| Ledyard Middle School | Middle | 6–8    | 3.1 mi   |

District: Ledyard 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 06339

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>21</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>7,677</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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