

Single Family Residence **RESIDENTIAL**

# 8 WOLF RIDGE GAP

LEDYARD, CT 06339

**\$563,531** TopHap Estimate · \$276 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,041 ft<sup>2</sup>**

LIVING AREA

**4.31 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$564K**

\$521K low

\$606K high

Last Sale

**\$508,000 · Dec 12, 2024**

Est. Owner Equity

**\$563,531**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,184 (2025) |
| Assessed Value        | \$220,360      |
| Previous Assessed     | \$219,660      |
| Assessor Market Value | \$154,252      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Cape Cod                 |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 4.31                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Pool          | No                       |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jan 13, 2025 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Dec 9, 2024  | Resale            | Warranty Deed       | \$508,000 | \$249              | \$350K |
| Dec 9, 2024  | Financing         | Executors Deed      |           |                    |        |
| Oct 17, 2011 | Recorded document | Grant Deed          | \$1       | \$0                |        |
| Oct 17, 2011 | Financing         | Mortgage            |           |                    | \$273K |
| Sep 25, 2003 | Resale            | Warranty Deed       | \$355,000 | \$174              | \$50K  |
| Jun 21, 1996 | Resale            | Warranty Deed       | \$42,000  | \$21               | \$162K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL  | GRADES | DISTANCE |
|-----------------------|--------|--------|----------|
| Ledyard High School   | High   | 9–12   | 0.8 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> |
|-----------|-----------------------|