

Single Family Residence **RESIDENTIAL**

312 RIDGEWOOD DR

MYSTIC, CT 06355

\$408,600 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,470 ft²

LIVING AREA

0.3 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$409K

\$379K low

\$439K high

Est. Owner Equity

\$248,600

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,910 (2025)
Assessed Value	\$180,390
Previous Assessed	\$180,390
Assessor Market Value	\$126,273

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.30
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

Elevator

CLIMATE RISK

1

FLOOD

18

WILDFIRE

47

HEAT

78

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2012	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Groton Middle School	Middle	6–8	0.8 mi
Robert E. Fitch High School	High	9–12	0.9 mi
Mystic River Magnet School	Elementary	PK–5	1.0 mi

District: Groton 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 06355

64 CRIME INDEX	106 AIR POLLUTION	10,797 POPULATION	\$124K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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