

Single Family Residence **RESIDENTIAL**

22 ROB RIDER RD

REDDING, CT 06896

\$784,463 TopHap Estimate · \$301 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,604 ft²

LIVING AREA

2.12 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$784K

\$728K low

\$841K high

Est. Owner Equity

\$64,463

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$12,599 (2025)
Assessed Value	\$426,500
Previous Assessed	\$426,500
Assessor Market Value	\$298,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.12
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

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
Feb 13, 2013	Financing	Mortgage			\$270K
Apr 8, 2008	Financing	Mortgage			\$100K
Apr 8, 2008	Financing	Mortgage			\$350K
Feb 13, 2004	Financing	Mortgage			\$400K
Oct 23, 2000	Financing	Mortgage			\$304K
Sep 26, 1991	Financing	Mortgage			\$75K
Sep 25, 1989	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Read Middle School	Middle	5–8	1.7 mi
Redding Elementary School	Elementary	PK–4	2.0 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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