

Duplex (2 Units, Any Combination) **RESIDENTIAL**

25 ROCKY RIDGE RD
WESTPORT, CT 06880



5
BEDS

3.5
BATHS

2,892 ft²
LIVING AREA

0.52 ac
LOT SIZE

1961
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale **\$835,000 · Dec 11, 2020**

TAX & ASSESSMENT

Property Tax	\$11,063 (2025)
Assessed Value	\$586,600
Previous Assessed	\$586,600
Assessor Market Value	\$410,620

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.52
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2012	Resale	Warranty Deed	\$806,500	\$279	\$360K
Oct 10, 2008	Financing	Mortgage			\$113K
May 14, 2008	Financing	Mortgage			\$610K
Dec 12, 2006	Resale	Warranty Deed	\$750,000	\$259	\$593K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saugatuck Elementary School	Elementary	KG–5	0.7 mi
Staples High School	High	9–12	2.3 mi
Bedford Middle School	Middle	6–8	2.5 mi

District: Westport 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 06880

94 CRIME INDEX	110 AIR POLLUTION	30,681 POPULATION	\$219K MEDIAN IN-COME	52°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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