

Single Family Residence **RESIDENTIAL**

2 WOLF RIDGE GAP

LEDYARD, CT 06339

\$513,516 TopHap Estimate · \$243 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,112 ft²

LIVING AREA

1.78 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$514K

\$486K low

\$541K high

Last Sale

\$276,500 · Apr 15, 2019

Est. Owner Equity

\$278,516

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$7,591 (2024)
Assessed Value	\$204,400
Previous Assessed	\$203,700
Assessor Market Value	\$143,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.78
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	11 WILDFIRE	50 HEAT	86 STORM	16 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
Apr 11, 2019	Resale	Warranty Deed	\$276,500	\$131	\$249K
Oct 9, 2002	Resale	Warranty Deed	\$42,527	\$20	
Oct 9, 2002	Non-arms-length	Grant Deed	\$42,527	\$20	\$42K
Oct 9, 2002	Financing	Mortgage			\$20K
Aug 19, 1996	Financing	Mortgage			\$135K
Aug 19, 1996	Resale	Warranty Deed	\$175,000	\$83	
Feb 26, 1996	Resale	Grant Deed	\$62,500	\$30	

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

21 CRIME INDEX	113 AIR POLLUTION	7,677 POPULATION	\$101K 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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