

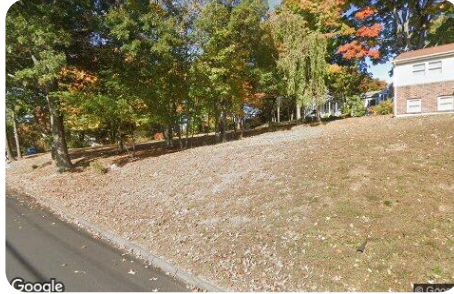
Single Family Residence

RESIDENTIAL

45 ROSEMARY LN

BRISTOL, CT 06010

\$371,530 TopHap Estimate · \$266 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,397 ft²

LIVING AREA

0.37 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$372K

\$349K low

\$394K high

Last Sale

\$286,000 · Aug 31, 2021

Est. Owner Equity

\$363,472

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,528 (2025)
Assessed Value	\$193,410
Previous Assessed	\$193,270
Assessor Market Value	\$135,387

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.37
Roof	Asphalt
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

Greenhouse

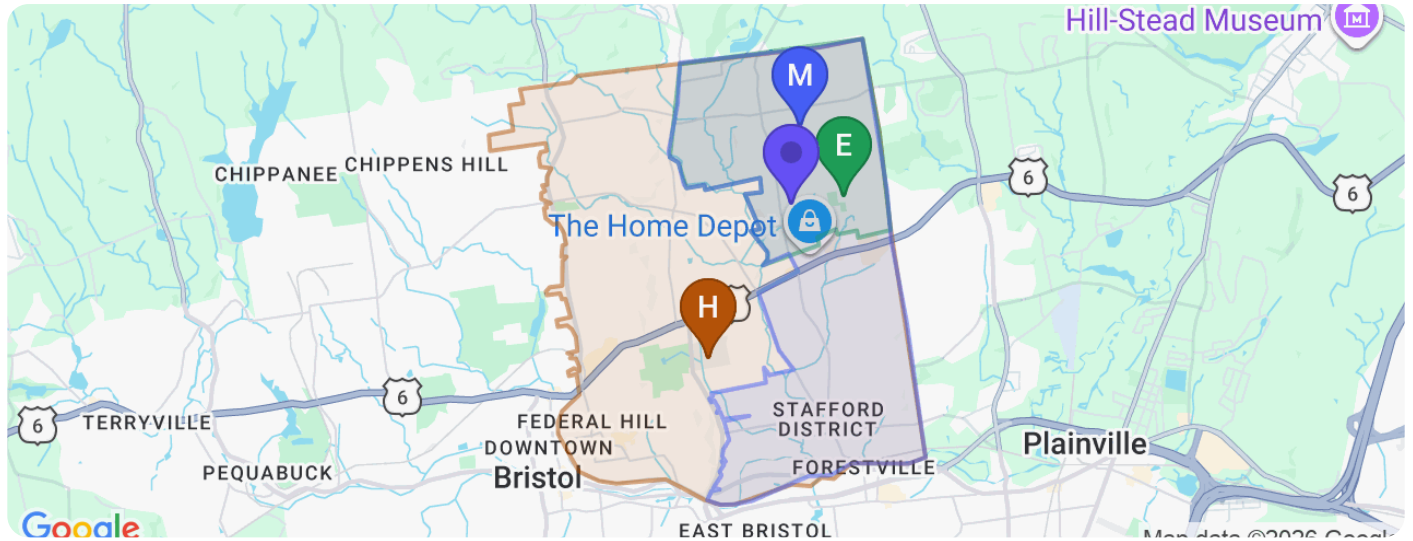
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2026	Financing	Mortgage			\$8K
Aug 16, 2021	Resale	Warranty Deed	\$286,000	\$205	\$281K
Apr 21, 2014	Recorded document	Warranty Deed			
Sep 20, 2011	Financing	Mortgage			\$127K
Sep 20, 2011	Recorded document	Warranty Deed	\$1	\$0	
Aug 25, 2006	Resale	Warranty Deed	\$248,800	\$178	\$249K
Apr 14, 1993	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ivy Drive School	Elementary	KG–5	0.4 mi
Northeast Middle School	Middle	6–8	0.6 mi
Bristol Eastern High School	High	9–12	1.4 mi

District: Bristol 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 06010

114 CRIME INDEX	102 AIR POLLUTION	62,379 POPULATION	\$84K MEDIAN IN-COME	48°F AVG TEMP	56% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------