

Single Family Residence **RESIDENTIAL**

# 80 ROSEMARY LN

BRISTOL, CT 06010

**\$433,709** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,134 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$434K**

\$407K low

\$460K high

Last Sale

**\$180,000 · Jun 9, 2009**

Est. Owner Equity

**\$249,710**

Loan-to-Value

**41%**

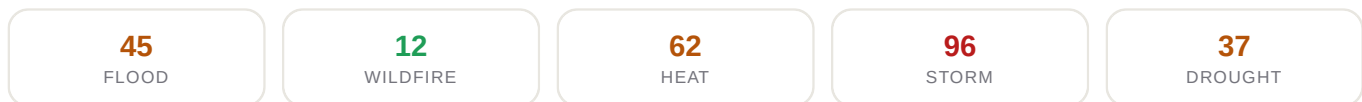
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,314 (2025) |
| Assessed Value        | \$246,330      |
| Previous Assessed     | \$246,330      |
| Assessor Market Value | \$172,431      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | NAUGATUCK VALLEY        |
| Lot (acres)   | 0.28                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 3, 2023  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jun 9, 2009  | Recorded document | Grant Deed          | \$1       | \$0                |        |
| Jun 9, 2009  | Resale            | Warranty Deed       | \$180,000 | \$84               | \$144K |
| Jun 19, 1987 | Resale            | Grant Deed          | \$138,000 | \$65               | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ivy Drive School            | Elementary | KG–5   | 0.3 mi   |
| Northeast Middle School     | Middle     | 6–8    | 0.6 mi   |
| Bristol Eastern High School | High       | 9–12   | 1.5 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

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

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

|
 OWNERSHIP

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