

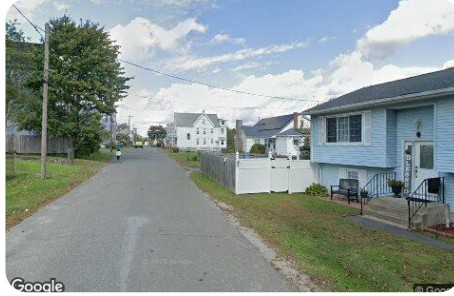
Single Family Residence

RESIDENTIAL

42 RUTLAND ST

WATERBURY, CT 06708

\$372,322 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,160 ft²

LIVING AREA

0.1 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$372K

\$345K low

\$400K high

Last Sale

\$136,500 · Aug 10, 2015

Est. Owner Equity

\$238,295

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,790 (2024)
Assessed Value	\$173,180
Assessor Market Value	\$121,226

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Electric
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2015	Resale	Warranty Deed	\$136,500	\$118	\$134K
Jul 29, 1994	Resale	Warranty Deed	\$89,900	\$78	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. W. Tinker Elementary School	Elementary	KG–5	0.2 mi
Kennedy High School	High	9–12	0.6 mi
West Side Middle School	Middle	6–8	0.8 mi

District: Waterbury 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 06708

81 CRIME INDEX	104 AIR POLLUTION	32,336 POPULATION	\$67K MEDIAN IN-COME	49°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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