

Single Family Residence **RESIDENTIAL**

12 ROSE RIDGE DR

PAWCATUCK, CT 06379

\$689,200 TopHap Estimate · \$235 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,936 ft²

LIVING AREA

0.68 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$689K

\$638K low

\$741K high

Est. Owner Equity

\$449,200

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,318 (2025)
Assessed Value	\$368,100
Previous Assessed	\$368,100
Assessor Market Value	\$257,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.68
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	17 WILDFIRE	51 HEAT	80 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
Jan 30, 2004	Financing	Mortgage			\$40K
Oct 2, 2003	Financing	Mortgage			\$40K
Jun 11, 1999	Financing	Mortgage			\$27K
Mar 26, 1999	Financing	Mortgage			\$27K
Oct 7, 1997	Financing	Mortgage			\$25K
Oct 23, 1991	Financing	Mortgage			\$143K
Feb 23, 1990	Financing	Mortgage			\$35K
Apr 17, 1989	Financing	Mortgage			\$110K
Feb 24, 1989	Resale	Grant Deed	\$280,000	\$95	\$110K
Feb 15, 1989	Financing	Mortgage			\$33K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Vine Street Elementary School	Elementary	KG–5	0.8 mi
Stonington High School	High	9–12	0.8 mi
Stonington Middle School	Middle	6–8	5.0 mi

District: Stonington 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 06379

91 CRIME INDEX	110 AIR POLLUTION	8,460 POPULATION	\$94K MEDIAN IN-COME	51°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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