

Condominium

**RESIDENTIAL**

# 302 WATERCOURSE ROW

ROCKY HILL, CT 06067

**\$293,535** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,166 ft<sup>2</sup>**

LIVING AREA

**1993**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$294K**

\$270K low

\$317K high

Last Sale

**\$190,000 · Jan 31, 2023**

Est. Owner Equity

**\$141,535**

Loan-to-Value

**53%**

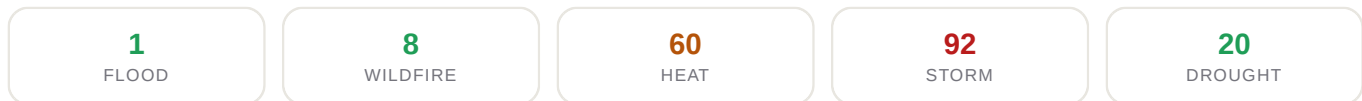
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,198 (2025) |
| Assessed Value        | \$138,810      |
| Previous Assessed     | \$138,810      |
| Assessor Market Value | \$97,167       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | CAPITOL                          |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|--------|----------------|-----------|--------|--------|
| Jan 30, 2023 | Resale | Executors Deed | \$190,000 | \$163  | \$152K |
| May 31, 2000 | Resale | Warranty Deed  | \$104,900 | \$90   |        |
| Apr 28, 1992 | Resale | Warranty Deed  | \$114,500 | \$98   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| West Hill School                 | Elementary | PK–3   | 1.9 mi   |
| Albert D. Griswold Middle School | Middle     | 6–8    | 3.1 mi   |
| Rocky Hill High School           | High       | 9–12   | 3.3 mi   |

District: Rocky Hill 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 06067

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>20,649</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|