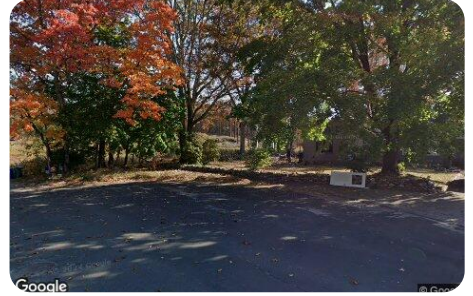


Single Family Residence **RESIDENTIAL**

42 ROCK RIDGE RD

WATERFORD, CT 06385

\$610,917 TopHap Estimate · \$281 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,173 ft²

LIVING AREA

7.99 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$611K

\$559K low

\$663K high

Last Sale

\$75,000 · Sep 26, 2003

Est. Owner Equity

\$410,917

Loan-to-Value

38%

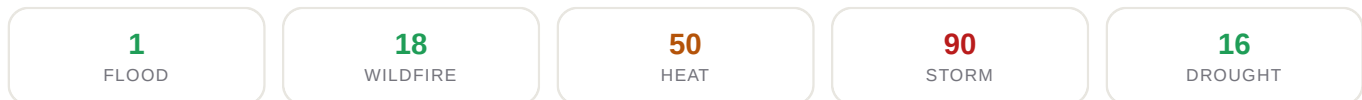
TAX & ASSESSMENT

Property Tax	\$6,517 (2025)
Assessed Value	\$278,970
Previous Assessed	\$278,970
Assessor Market Value	\$195,279

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	7.99
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2003	Non-arms-length	Warranty Deed	\$75,000	\$35	
Jan 31, 1995	Resale	Warranty Deed	\$180,000	\$83	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.2 mi
Clark Lane Middle School	Middle	6–8	1.6 mi
Waterford High School	High	9–12	1.8 mi

District: Waterford 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 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K MEDIAN IN-COME	50°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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