

Condominium

RESIDENTIAL

406 WATERCOURSE ROW

ROCKY HILL, CT 06067

\$299,355 TopHap Estimate · \$264 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,134 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$299K

\$270K low

\$329K high

Last Sale

\$281,000 · Aug 7, 2025

Est. Owner Equity

\$109,355

Loan-to-Value

63%

TAX & ASSESSMENT

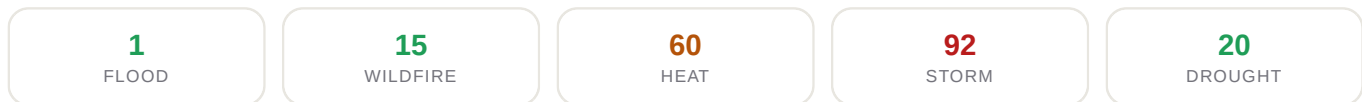
Property Tax	\$4,822 (2025)
Assessed Value	\$159,460
Previous Assessed	\$159,460
Assessor Market Value	\$111,622

PROPERTY FACTS

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

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2025	Resale	Warranty Deed	\$281,000	\$248	\$190K
Aug 31, 2010	Financing	Mortgage			\$165K
Sep 18, 2008	Financing	Mortgage			\$166K
Mar 26, 2008	Resale	Warranty Deed	\$182,000	\$160	\$166K
Oct 25, 2004	Financing	Mortgage			\$83K
Oct 25, 2004	Financing	Mortgage			\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	1.6 mi
Albert D. Griswold Middle School	Middle	6–8	2.8 mi
Rocky Hill High School	High	9–12	3.1 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

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°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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