

Single Family Residence **RESIDENTIAL**

# 213 ROSENGARTEN DR

WATERBURY, CT 06704

**\$417,173** TopHap Estimate · \$291 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,434 ft²**

LIVING AREA

**0.2 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$417K**

\$392K low

\$442K high

Last Sale

**\$133,500 · Aug 29, 1995**

Est. Owner Equity

**\$224,373**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,989 (2024) |
| Assessed Value        | \$199,850      |
| Assessor Market Value | \$139,895      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Raised Ranch                     |
| County        | NAUGATUCK VALLEY                 |
| Lot (acres)   | 0.20                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| May 19, 1998 | Financing | Mortgage      |           |                    | \$74K  |
| Mar 26, 1996 | Financing | Mortgage      |           |                    | \$78K  |
| Aug 29, 1995 | Resale    | Warranty Deed | \$133,500 | \$93               | \$119K |
| Aug 29, 1991 | Financing | Mortgage      |           |                    | \$28K  |
| Jul 1, 1991  | Financing | Mortgage      |           |                    | \$28K  |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Regan Elementary School | Elementary | KG–5   | 0.4 mi   |
| North End Middle School | Middle     | 6–8    | 1.1 mi   |
| Wilby High School       | High       | 9–12   | 1.1 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 06704

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>28,107</b><br>POPULATION | <b>\$43K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

#### OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|