

Single Family Residence

RESIDENTIAL

45 FOREST RIDGE RD

WATERBURY, CT 06708

\$418,334 TopHap Estimate · \$217 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,932 ft²

LIVING AREA

0.37 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$418K

\$393K low

\$443K high

Last Sale

\$251,000 · Dec 21, 2020

Est. Owner Equity

\$232,334

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$8,290 (2024)
Assessed Value	\$184,310
Assessor Market Value	\$129,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NAUGATUCK VALLEY
Lot (acres)	0.37
Construction	Frame (Unspecified)
Heating	Hot Water
Fireplace	Yes
Pool	In-Ground Pool

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2020	Resale	Warranty Deed	\$251,000	\$130	\$186K
Dec 3, 1999	Financing	Mortgage			\$132K
Nov 17, 1997	Financing	Mortgage			\$128K
Nov 13, 1991	Financing	Mortgage			\$20K
Dec 4, 1990	Financing	Mortgage			\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrington Elementary School	Elementary	KG–8	0.4 mi
Wilby High School	High	9–12	3.5 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 06708

81 CRIME INDEX	104 AIR POLLUTION	32,336 POPULATION	\$67K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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