

Condominium

RESIDENTIAL

103 WATERCOURSE ROW

ROCKY HILL, CT 06067

\$327,307 TopHap Estimate · \$289 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,134 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$327K

\$285K low

\$369K high

Last Sale

\$114,300 · Apr 5, 2001

Est. Owner Equity

\$166,457

Loan-to-Value

48%

TAX & ASSESSMENT

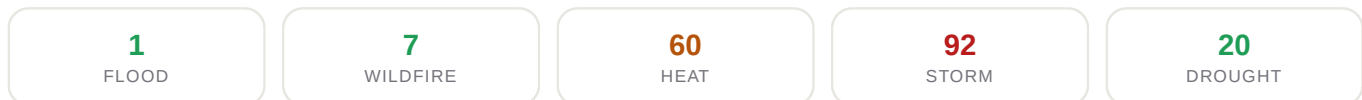
Property Tax	\$5,046 (2025)
Assessed Value	\$166,880
Previous Assessed	\$166,880
Assessor Market Value	\$116,816

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



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2023	Quitclaim	Quit Claim Transfer			
Apr 5, 2001	Resale	Warranty Deed	\$114,300	\$101	\$111K
Jul 20, 1993	Financing	Mortgage			\$105K
Mar 12, 1992	Financing	Mortgage			\$105K
Jan 4, 1991	Resale	Warranty Deed	\$109,854	\$97	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	1.7 mi
Albert D. Griswold Middle School	Middle	6–8	2.9 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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