

Condominium

RESIDENTIAL

203 WATERCOURSE ROW

ROCKY HILL, CT 06067



2

BEDS

2

BATHS

1,134 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

Last Sale

\$245,000 · Aug 16, 2023

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

1 FLOOD	8 WILDFIRE	60 HEAT	92 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 15, 2024	Quitclaim	Quit Claim Transfer			
Aug 14, 2023	Resale	Warranty Deed	\$245,000	\$216	\$95K
Apr 1, 2021	Resale	Warranty Deed	\$176,000	\$155	\$173K
Jan 27, 2006	Resale	Warranty Deed	\$160,000	\$141	\$146K
Mar 17, 2003	Financing	Mortgage			\$86K
Feb 26, 1996	Financing	Mortgage			\$93K
May 14, 1991	Financing	Mortgage			\$97K

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	Absentee owner
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