

Single Family Residence **RESIDENTIAL**

# 41 ROCKLAND AVE

WATERBURY, CT 06708

**\$347,949** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1965**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$348K**

\$330K low

\$366K high

Last Sale

**\$118,000 · Dec 18, 2018**

Est. Owner Equity

**\$265,949**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,258 (2024) |
| Assessed Value        | \$161,350      |
| Assessor Market Value | \$112,945      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | NAUGATUCK VALLEY                 |
| Lot (acres)   | 0.14                             |
| 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 |
|--------------|-------------------|------------|-------|--------------------|------|
| Jan 16, 2007 | Recorded document | Grant Deed | \$1   | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| B. W. Tinker Elementary School | Elementary | KG–5   | 0.3 mi   |
| Kennedy High School            | High       | 9–12   | 1.1 mi   |
| West Side Middle School        | Middle     | 6–8    | 1.2 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,336</b><br>POPULATION | <b>\$67K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|