

Condominium

RESIDENTIAL

45 ROSEWOOD LN

BERLIN, CT 06037

\$407,024 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,401 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$407K

\$386K low

\$428K high

Last Sale

\$182,577 · Jun 9, 1999

Est. Owner Equity

\$347,024

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$5,388 (2025)
Assessed Value	\$175,800
Previous Assessed	\$175,800
Assessor Market Value	\$123,060

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	CAPITOL
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 1999	Resale	Warranty Deed	\$182,577	\$130	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Catherine M. McGee Middle School	Middle	6–8	2.1 mi
Emma Hart Willard School	Elementary	PK–5	2.2 mi
Berlin High School	High	9–12	2.6 mi

District: Berlin 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 06037

58 CRIME INDEX	109 AIR POLLUTION	18,590 POPULATION	\$117K MEDIAN IN-COME	50°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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