

Single Family Residence

RESIDENTIAL

7 ROCK RIDGE RD

WATERFORD, CT 06385

\$319,531 TopHap Estimate · \$384 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

832 ft²

LIVING AREA

0.53 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$320K

\$298K low

\$341K high

Last Sale

\$205,000 · May 26, 2020

Est. Owner Equity

\$114,531

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,292 (2025)
Assessed Value	\$183,740
Previous Assessed	\$183,740
Assessor Market Value	\$128,618

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.53
Construction	Stone
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2020	Resale	Warranty Deed	\$205,000	\$246	\$205K
Dec 8, 2004	Non-arms-length	Warranty Deed	\$172,000	\$207	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK-5	0.9 mi
Clark Lane Middle School	Middle	6-8	1.9 mi
Waterford High School	High	9-12	2.0 mi

District: Waterford 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 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K MEDIAN IN-COME	50°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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