

Single Family Residence **RESIDENTIAL**

16 ROSE RIDGE DR

PAWCATUCK, CT 06379

\$809,926 TopHap Estimate · \$261 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,106 ft²

LIVING AREA

0.51 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$810K

\$757K low

\$863K high

Last Sale

\$272,000 · Sep 15, 1997

Est. Owner Equity

\$409,626

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,888 (2025)
Assessed Value	\$396,800
Previous Assessed	\$396,800
Assessor Market Value	\$277,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.51
Roof	Shingle
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1 FLOOD	17 WILDFIRE	51 HEAT	80 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2012	Financing	Mortgage			\$400K
Aug 14, 2012	Recorded document	Grant Deed	\$1	\$0	
Feb 23, 2010	Financing	Mortgage			\$417K
Mar 21, 2003	Financing	Mortgage			\$41K
Mar 21, 2003	Financing	Mortgage			\$301K
Nov 28, 2001	Financing	Mortgage			\$78K
Oct 23, 1997	Financing	Mortgage			\$240K
Sep 15, 1997	Resale	Warranty Deed	\$272,000	\$88	\$240K

Oct 15, 1992	Financing	Mortgage			\$170K
Jun 1, 1988	Resale	Grant Deed	\$262,000	\$84	\$170K
May 17, 1988	Resale	Grant Deed	\$229,000	\$74	\$163K
Feb 16, 1988	Resale	Grant Deed	\$50,000	\$16	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stonington High School	High	9–12	0.8 mi
West Vine Street Elementary School	Elementary	KG–5	0.9 mi
Stonington Middle School	Middle	6–8	4.9 mi

District: Stonington 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 06379

91 CRIME INDEX	110 AIR POLLUTION	8,460 POPULATION	\$94K MEDIAN IN-COME	51°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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