

Duplex (2 Units, Any Combination)

RESIDENTIAL

15 ROSE RIDGE CT

PAWCATUCK, CT 06379



5

BEDS

3.5

BATHS

3,514 ft²

LIVING AREA

1.02 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

11

ROOMS

TAX & ASSESSMENT

Property Tax	\$8,868 (2025)
Assessed Value	\$446,100
Previous Assessed	\$446,100
Assessor Market Value	\$312,270

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Contemporary
County	SOUTHEASTERN CONNECTICUT

Lot (acres)	1.02
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

18
WILDFIRE

51
HEAT

80
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2004	Financing	Mortgage			\$89K
Jun 3, 2003	Financing	Mortgage			\$350K
Jul 23, 1987	Resale	Grant Deed	\$230,000	\$65	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Vine Street Elementary School	Elementary	KG–5	0.8 mi
Stonington High School	High	9–12	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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