

Single Family Residence **RESIDENTIAL**

306 FOREST RIDGE RD

WATERBURY, CT 06708

\$509,143 TopHap Estimate · \$239 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,131 ft²

LIVING AREA

0.91 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$509K

\$443K low

\$576K high

Last Sale

\$470,000 · Feb 13, 2025

Est. Owner Equity

\$133,143

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$11,725 (2024)
Assessed Value	\$260,680
Previous Assessed	\$252,000
Assessor Market Value	\$182,476

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.91
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Sauna

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2025	Resale	Warranty Deed	\$470,000	\$221	\$376K
Jul 16, 2003	Financing	Mortgage			\$170K
Feb 13, 1998	Financing	Mortgage			\$14K
Oct 17, 1997	Financing	Mortgage			\$148K
Nov 15, 1993	Resale	Grant Deed	\$99,333	\$47	
Nov 15, 1993	Resale	Grant Deed	\$49,666	\$23	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrington Elementary School	Elementary	KG–8	0.5 mi
Wilby High School	High	9–12	4.0 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

81 CRIME INDEX	104 AIR POLLUTION	32,336 POPULATION	\$67K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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