

Single Family Residence **RESIDENTIAL**

13 ROCK RIDGE RD

WATERFORD, CT 06385

\$360,194 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,596 ft²

LIVING AREA

0.37 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$360K

\$340K low

\$380K high

Est. Owner Equity

\$269,694

Loan-to-Value

26%

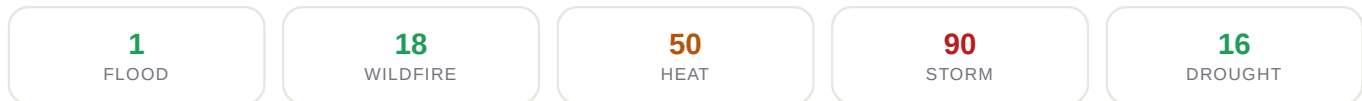
TAX & ASSESSMENT

Property Tax	\$3,921 (2025)
Assessed Value	\$167,850
Previous Assessed	\$167,850
Assessor Market Value	\$117,495

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.37
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Garage	Garage, Detached
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.0 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	Owner occupied
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