

Single Family Residence **RESIDENTIAL**

31 ROSENGARTEN DR

WATERBURY, CT 06704

\$324,218 TopHap Estimate · \$297 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,092 ft²
LIVING AREA

0.17 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$324K

\$304K low

\$345K high

Last Sale

\$99,000 · Apr 16, 1997

Est. Owner Equity

\$241,218

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,606 (2024)
Assessed Value	\$146,860
Assessor Market Value	\$102,802

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Baseboard
Cooling	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2002	Financing	Mortgage			\$83K
Mar 30, 1999	Financing	Mortgage			\$97K
Apr 16, 1997	Resale	Warranty Deed	\$99,000	\$91	\$98K
Nov 26, 1996	Resale	Warranty Deed	\$59,000	\$54	
Sep 1, 1989	Resale	Grant Deed	\$128,000	\$117	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Regan Elementary School	Elementary	KG–5	0.2 mi
North End Middle School	Middle	6–8	1.0 mi
Wilby High School	High	9–12	1.0 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 06704

121 CRIME INDEX	104 AIR POLLUTION	28,107 POPULATION	\$43K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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