

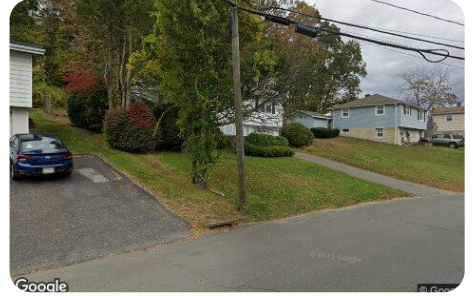
Single Family Residence

RESIDENTIAL

40 ROSENGARTEN DR

WATERBURY, CT 06704

\$326,413 TopHap Estimate · \$295 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,106 ft²

LIVING AREA

0.22 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$326K

\$288K low

\$365K high

Last Sale

\$300,000 · Jun 9, 2025

Est. Owner Equity

\$58,413

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,686 (2024)
Assessed Value	\$126,420
Assessor Market Value	\$88,494

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2025	Resale	Warranty Deed	\$300,000	\$271	\$28K
Mar 25, 2013	Recorded document	Grant Deed	\$1	\$0	
Mar 30, 2009	Recorded document	Grant Deed	\$1	\$0	
Mar 30, 2009	Recorded document	Grant Deed	\$1	\$0	
Oct 31, 2008	Recorded document	Grant Deed	\$1	\$0	

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	Owner occupied
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