

Condominium

RESIDENTIAL

306 WATERCOURSE ROW

ROCKY HILL, CT 06067

\$313,723 TopHap Estimate · \$277 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,134 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$314K

\$289K low

\$338K high

Last Sale

\$165,000 · Mar 31, 2011

Est. Owner Equity

\$313,723

TAX & ASSESSMENT

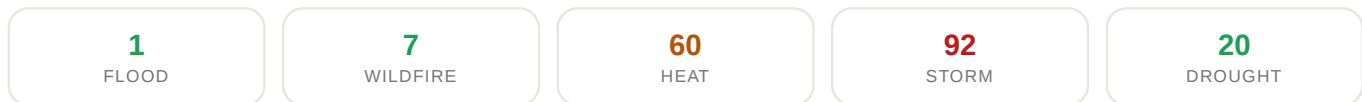
Property Tax	\$4,822 (2025)
Assessed Value	\$159,460
Previous Assessed	\$159,460
Assessor Market Value	\$111,622

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	CAPITOL
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2011	Resale	Warranty Deed	\$165,000	\$146	
Jun 26, 2006	Resale	Warranty Deed	\$156,000	\$138	\$154K
Aug 30, 1991	Resale	Warranty Deed	\$102,727	\$91	\$58K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	1.6 mi
Albert D. Griswold Middle School	Middle	6–8	2.8 mi
Rocky Hill High School	High	9–12	3.1 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°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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