

Single Family Residence **RESIDENTIAL**

85 ROSENGARTEN DR

WATERBURY, CT 06704

\$326,054 TopHap Estimate · \$252 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,292 ft²

LIVING AREA

0.19 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$326K

\$304K low

\$348K high

Est. Owner Equity

\$306,054

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$6,955 (2024)
Assessed Value	\$154,630
Assessor Market Value	\$108,241

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Baseboard
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Regan Elementary School	Elementary	KG–5	0.3 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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