

Single Family Residence

RESIDENTIAL

9 ROCK RIDGE RD

WATERFORD, CT 06385

\$548,784 TopHap Estimate · \$377 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,456 ft²

LIVING AREA

0.61 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$549K

\$458K low

\$640K high

Last Sale

\$515,000 · Oct 17, 2025

Est. Owner Equity

\$43,825

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,380 (2025)
Assessed Value	\$187,510
Previous Assessed	\$187,510
Assessor Market Value	\$131,257

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.61
Construction	Concrete
Roof	Shingle
Heating	Electric
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Resale	Warranty Deed	\$515,000	\$354	\$505K
Jan 13, 2023	Resale	Warranty Deed	\$292,000	\$201	\$219K
Apr 3, 2013	Resale	Warranty Deed	\$206,000	\$141	\$210K
Oct 2, 1997	Financing	Mortgage			\$25K

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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