

Single Family Residence

**RESIDENTIAL**

# 53 ROSENGARTEN DR

WATERBURY, CT 06704

**\$349,191** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**1.5**  
BATHS

**1,449 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1963**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$349K**

\$332K low

\$367K high

Last Sale

**\$106,000 · Jun 9, 1997**

Est. Owner Equity

**\$132,591**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,766 (2024) |
| Assessed Value        | \$150,430      |
| Assessor Market Value | \$105,301      |

## 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                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Sep 23, 2011 | Financing | Mortgage      |           |        | \$107K |
| Oct 22, 2004 | Financing | Mortgage      |           |        | \$107K |
| May 24, 2002 | Financing | Mortgage      |           |        | \$109K |
| Dec 15, 2000 | Financing | Mortgage      |           |        | \$25K  |
| Apr 27, 1998 | Financing | Mortgage      |           |        | \$84K  |
| Jun 9, 1997  | Resale    | Warranty Deed | \$106,000 | \$73   | \$76K  |
| Feb 9, 1996  | Financing | Mortgage      |           |        | \$88K  |
| Sep 28, 1993 | Financing | Mortgage      |           |        | \$90K  |

## 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>121</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>28,107</div> <div>POPULATION</div> | <div>\$43K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|