

Condominium

RESIDENTIAL

404 WATERCOURSE ROW

ROCKY HILL, CT 06067

\$296,666 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,186 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$297K

\$277K low

\$316K high

Last Sale

\$201,100 · Dec 15, 2022

Est. Owner Equity

\$105,621

Loan-to-Value

64%

TAX & ASSESSMENT

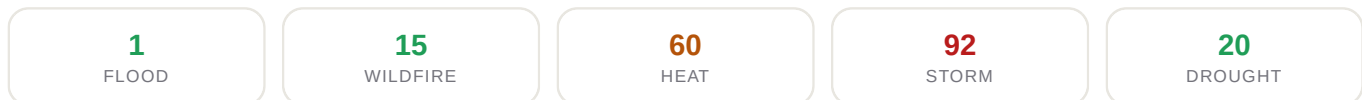
Property Tax	\$4,068 (2025)
Assessed Value	\$134,540
Previous Assessed	\$134,540
Assessor Market Value	\$94,178

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
Dec 14, 2022	Resale	Warranty Deed	\$201,100	\$170	\$191K
Jul 10, 2020	Resale	Warranty Deed	\$169,900	\$143	
Aug 20, 2012	Financing	Mortgage			\$170K
Aug 8, 2003	Resale	Warranty Deed	\$144,500	\$122	\$131K
May 31, 2002	Resale	Warranty Deed	\$134,900	\$114	\$132K

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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