

Single Family Residence **RESIDENTIAL**

22 ROSE RIDGE DR

PAWCATUCK, CT 06379

\$687,203 TopHap Estimate · \$231 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,970 ft²

LIVING AREA

0.5 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$687K

\$620K low

\$754K high

Est. Owner Equity

\$484,903

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$7,105 (2025)
Assessed Value	\$357,400
Previous Assessed	\$357,400
Assessor Market Value	\$250,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.50
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	17 WILDFIRE	51 HEAT	80 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 1992	Financing	Mortgage			\$202K
Aug 9, 1988	Resale	Grant Deed	\$266,000	\$90	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stonington High School	High	9–12	0.8 mi
West Vine Street Elementary School	Elementary	KG–5	0.9 mi
Stonington Middle School	Middle	6–8	4.9 mi

District: Stonington 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 06379

91 CRIME INDEX	110 AIR POLLUTION	8,460 POPULATION	\$94K MEDIAN IN-COME	51°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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