

Single Family Residence

**RESIDENTIAL**

## 23 FOREST RIDGE RD

WATERBURY, CT 06708

**\$403,977** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,918 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

### VALUATION

**\$404K**

**\$379K low**

**\$429K high**

Last Sale

**\$11,900 · Nov 25, 2002**

Est. Owner Equity

**\$203,977**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,722 (2024) |
| Assessed Value        | \$193,900      |
| Assessor Market Value | \$135,730      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | NAUGATUCK VALLEY                 |
| Lot (acres)   | 0.30                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jan 10, 2007 | Financing | Mortgage      |           |                    | \$200K |
| May 6, 2005  | Financing | Mortgage      |           |                    | \$135K |
| Nov 25, 2002 | Resale    | Warranty Deed | \$11,900  | \$6                | \$151K |
| Apr 23, 1998 | Resale    | Warranty Deed | \$140,000 | \$73               |        |
| May 4, 1993  | Resale    | Warranty Deed | \$141,500 | \$74               | \$134K |
| Aug 18, 1988 | Financing | Mortgage      |           |                    | \$55K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Carrington Elementary School | Elementary | KG–8   | 0.4 mi   |
| Wilby High School            | High       | 9–12   | 3.5 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 06708

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,336</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|