

Condominium

RESIDENTIAL

604 WATERCOURSE ROW

ROCKY HILL, CT 06067

\$405,153 TopHap Estimate · \$289 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,404 ft²

LIVING AREA

1993

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$405K

\$365K low

\$445K high

Last Sale

\$302,500 · Jan 18, 2023

Est. Owner Equity

\$178,278

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,507 (2025)
Assessed Value	\$215,180
Previous Assessed	\$215,180
Assessor Market Value	\$150,626

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	CAPITOL
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	8 WILDFIRE	60 HEAT	92 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2023	Resale	Warranty Deed	\$302,500	\$215	\$227K
Jun 16, 1992	Resale	Warranty Deed	\$138,400	\$99	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	1.9 mi
Albert D. Griswold Middle School	Middle	6–8	3.1 mi
Rocky Hill High School	High	9–12	3.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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