

Condominium

**RESIDENTIAL**

# 101 WATERCOURSE ROW

ROCKY HILL, CT 06067

**\$336,329** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**1,292 ft<sup>2</sup>**

LIVING AREA

**1993**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

## VALUATION

**\$336K**

\$289K low

\$383K high

Last Sale

**\$205,000 · May 23, 2005**

Est. Owner Equity

**\$336,329**

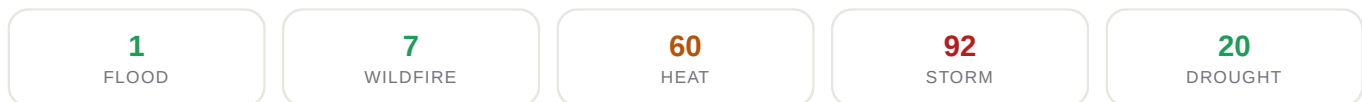
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,534 (2025) |
| Assessed Value        | \$149,940      |
| Previous Assessed     | \$149,940      |
| Assessor Market Value | \$104,958      |

## PROPERTY FACTS

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

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| Feb 28, 2022 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Mar 12, 2020 | Quitclaim | Quit Claim Transfer |           |                    |       |
| May 23, 2005 | Resale    | Warranty Deed       | \$205,000 | \$159              |       |
| Mar 11, 2003 | Financing | Mortgage            |           |                    | \$55K |
| Aug 2, 1993  | Resale    | Warranty Deed       | \$110,000 | \$85               | \$65K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| West Hill School                 | Elementary | PK–3   | 1.7 mi   |
| Albert D. Griswold Middle School | Middle     | 6–8    | 2.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>20,649</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|