

Single Family Residence **RESIDENTIAL**

15 ROCK RIDGE RD

WATERFORD, CT 06385

\$391,774 TopHap Estimate · \$219 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,788 ft²

LIVING AREA

0.37 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$392K

\$367K low

\$417K high

Est. Owner Equity

\$341,774

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,373 (2025)
Assessed Value	\$187,210
Previous Assessed	\$187,210
Assessor Market Value	\$131,047

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.37
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Garage	Garage, Detached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2026	Quitclaim	Quit Claim Transfer			
Feb 20, 1987	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.0 mi
Clark Lane Middle School	Middle	6–8	1.9 mi
Waterford High School	High	9–12	2.0 mi

District: Waterford 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 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K MEDIAN IN-COME	50°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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