

Single Family Residence

RESIDENTIAL

85 FOREST RIDGE RD

WATERBURY, CT 06708

\$502,318 TopHap Estimate · \$277 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,812 ft²
LIVING AREA

0.4 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$502K

\$459K low

\$545K high

Last Sale

\$214,900 · Sep 5, 2002

Est. Owner Equity

\$309,668

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$10,957 (2024)
Assessed Value	\$243,600
Assessor Market Value	\$170,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NAUGATUCK VALLEY
Lot (acres)	0.40
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 ²	LOAN
Sep 5, 2002	Resale	Warranty Deed	\$214,900	\$119	\$193K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrington Elementary School	Elementary	KG–8	0.4 mi
Wilby High School	High	9–12	3.6 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

81 CRIME INDEX	104 AIR POLLUTION	32,336 POPULATION	\$67K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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