

Single Family Residence

**RESIDENTIAL**

# 31 ROULIN ST

TORRINGTON, CT 06790

**\$290,618** TopHap Estimate · \$229 / ft² · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**1,267 ft²**

LIVING AREA

**0.23 ac**

LOT SIZE

**1959**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$291K**

\$276K low

\$305K high

Last Sale

**\$95,000 · Aug 20, 1999**

Est. Owner Equity

**\$73,079**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,754 (2025) |
| Assessed Value        | \$149,660      |
| Previous Assessed     | \$76,510       |
| Assessor Market Value | \$104,762      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | NORTHWEST HILLS         |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|----------|--------------------|--------|
| Jun 12, 2006 | Financing | Mortgage      |          |                    | \$142K |
| Oct 18, 2000 | Financing | Mortgage      |          |                    | \$30K  |
| Aug 20, 1999 | Resale    | Warranty Deed | \$95,000 | \$75               | \$92K  |
| Jul 23, 1993 | Resale    | Warranty Deed | \$86,000 | \$68               | \$87K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Torrington High School       | High       | 9–12   | 0.1 mi   |
| Torrington Elementary School | Elementary | KG–3   | 0.8 mi   |
| Torrington Middle School     | Middle     | 6–8    | 2.3 mi   |

District: Torrington 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 06790

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>33,289</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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