

Single Family Residence **RESIDENTIAL**

## 244 FOREST RIDGE RD

WATERBURY, CT 06708

**\$426,338** TopHap Estimate · \$247 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,726 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$426K**

\$393K low

\$460K high

Est. Owner Equity

**\$353,272**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,158 (2024) |
| Assessed Value        | \$181,370      |
| Assessor Market Value | \$126,959      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | NAUGATUCK VALLEY        |
| Lot (acres)   | 0.41                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------|-------|--------------------|--------|
| Jan 9, 2013  | Financing | Mortgage |       |                    | \$73K  |
| May 26, 1994 | Financing | Mortgage |       |                    | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Carrington Elementary School | Elementary | KG–8   | 0.4 mi   |
| Wilby High School            | High       | 9–12   | 3.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,336</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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