

Single Family Residence

RESIDENTIAL

46 FOREST RIDGE RD

WATERBURY, CT 06708

\$331,844 TopHap Estimate · \$254 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,304 ft²

LIVING AREA

0.4 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$332K

\$298K low

\$366K high

Last Sale

\$112,000 · Dec 4, 2000

Est. Owner Equity

\$166,844

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,376 (2024)
Assessed Value	\$141,750
Assessor Market Value	\$99,225

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2004	Financing	Mortgage			\$165K
Dec 4, 2000	Resale	Warranty Deed	\$112,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrington Elementary School	Elementary	KG–8	0.3 mi
Wilby High School	High	9–12	3.5 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	Absentee owner
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