

Single Family Residence **RESIDENTIAL**

44 ROSEWOOD AVE

NEW HAVEN, CT 06513

\$204,532 TopHap Estimate · \$243 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

840 ft²

LIVING AREA

0.23 ac

LOT SIZE

1943

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$205K

\$196K low

\$213K high

Last Sale

\$190,000 · Oct 7, 2025

Est. Owner Equity

\$62,032

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,489 (2025)
Assessed Value	\$88,550
Previous Assessed	\$88,550
Assessor Market Value	\$61,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTH CENTRAL CONNECTICUT
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2025	Resale	Warranty Deed	\$190,000	\$226	\$143K
Dec 13, 1999	Financing	Mortgage			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ross Woodward Classical Studies School	Elementary	PK–8	0.9 mi
Wilbur Cross High School	High	9–12	1.9 mi

District: New Haven 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 06513

143 CRIME INDEX	120 AIR POLLUTION	35,531 POPULATION	\$52K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------