

Single Family Residence **RESIDENTIAL**

89 RIDGEWAY AVE

WATERBURY, CT 06708

\$454,504 TopHap Estimate · \$278 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,632 ft²

LIVING AREA

0.29 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$455K

\$419K low

\$490K high

Last Sale

\$110,000 · Oct 2, 1996

Est. Owner Equity

\$318,504

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$9,975 (2024)
Assessed Value	\$221,760
Assessor Market Value	\$155,232

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 2, 2003	Financing	Mortgage			\$69K
Oct 2, 1996	Resale	Warranty Deed	\$110,000	\$67	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrington Elementary School	Elementary	KG–8	0.2 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

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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