

Single Family Residence

RESIDENTIAL

17 ROCK RIDGE RD

WATERFORD, CT 06385

\$399,793 TopHap Estimate · \$357 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,120 ft²

LIVING AREA

0.36 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$400K

\$368K low

\$432K high

Last Sale

\$362,000 · Jun 11, 2024

Est. Owner Equity

\$110,193

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,879 (2025)
Assessed Value	\$166,040
Previous Assessed	\$166,040
Assessor Market Value	\$116,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.36
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2024	Resale	Warranty Deed	\$362,000	\$323	\$290K
Nov 14, 2016	Resale	Warranty Deed	\$219,000	\$196	\$224K
Nov 16, 2016	Quitclaim	Quit Claim Transfer			
Aug 6, 2009	Resale	Warranty Deed	\$199,900	\$178	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.0 mi
Clark Lane Middle School	Middle	6–8	1.9 mi
Waterford High School	High	9–12	1.9 mi

District: Waterford 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 06385

58 CRIME INDEX	106 AIR POLLUTION	12,297 POPULATION	\$101K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------