

Single Family Residence **RESIDENTIAL**

86 ROCKLAND AVE

WATERBURY, CT 06708

\$261,872 TopHap Estimate · \$341 / ft² · confidence 92 · as of Jun 23, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.14 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$262K

\$241K low

\$283K high

Last Sale

\$260,000 · Mar 3, 2025

Est. Owner Equity

\$9,672

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,588 (2024)
Assessed Value	\$101,990
Assessor Market Value	\$71,393

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NAUGATUCK VALLEY
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2025	Resale	Warranty Deed	\$260,000	\$339	\$252K
Apr 11, 2024	Quitclaim	Quit Claim Transfer			
Nov 30, 2020	Resale	Warranty Deed	\$119,000	\$155	\$113K
Nov 14, 2008	Resale	Warranty Deed	\$95,000	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. W. Tinker Elementary School	Elementary	KG–5	0.4 mi
Kennedy High School	High	9–12	1.1 mi
West Side Middle School	Middle	6–8	1.3 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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