

Single Family Residence **RESIDENTIAL**

22 ROCK RIDGE RD

WATERFORD, CT 06385

\$443,487 TopHap Estimate · \$269 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.32 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$443K

\$426K low

\$461K high

Last Sale

\$407,000 · Jul 8, 2025

Est. Owner Equity

\$138,237

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,163 (2025)
Assessed Value	\$178,210
Previous Assessed	\$178,210
Assessor Market Value	\$124,747

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.32
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2025	Resale	Warranty Deed	\$407,000	\$247	\$305K
Jul 13, 2020	Recorded document	Quit Claim Transfer			
Jul 10, 2013	Quitclaim	Quit Claim Transfer			
Jul 1, 2004	Financing	Mortgage			\$30K
Apr 21, 2003	Financing	Mortgage			\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.0 mi
Clark Lane Middle School	Middle	6–8	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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