

Single Family Residence **RESIDENTIAL**

26 ROCK RIDGE RD

WATERFORD, CT 06385

\$317,338 TopHap Estimate · \$169 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,882 ft²

LIVING AREA

2.66 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$317K

\$302K low

\$333K high

Last Sale

\$95,000 · Nov 15, 2013

Est. Owner Equity

\$262,338

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,578 (2025)
Assessed Value	\$153,150
Previous Assessed	\$153,150
Assessor Market Value	\$107,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	2.66
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

Deck

CLIMATE RISK

1
FLOOD

18
WILDFIRE

50
HEAT

90
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2004	Financing	Mortgage			\$55K
Aug 12, 2002	Financing	Mortgage			\$40K
Dec 22, 1993	Financing	Mortgage			\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oswegatchie Elementary School	Elementary	PK–5	1.1 mi
Clark Lane Middle School	Middle	6–8	1.8 mi

Waterford High School	High	9–12	1.9 mi
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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	Absentee owner
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