

Single Family Residence **RESIDENTIAL**

18 ROCK RIDGE RD

WATERFORD, CT 06385

\$438,591 TopHap Estimate · \$337 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,300 ft²

LIVING AREA

1.03 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$439K

\$403K low

\$474K high

Est. Owner Equity

\$285,591

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,261 (2025)
Assessed Value	\$225,230
Previous Assessed	\$225,230
Assessor Market Value	\$157,661

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.03
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2003	Financing	Mortgage			\$80K
Nov 26, 2001	Financing	Mortgage			\$85K
Aug 17, 2001	Financing	Mortgage			\$96K
Aug 29, 2000	Financing	Mortgage			\$41K
Aug 17, 2000	Financing	Mortgage			\$39K
Apr 26, 1996	Financing	Mortgage			\$39K

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	2.0 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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