

Single Family Residence **RESIDENTIAL**

16 ROCK RIDGE RD

WATERFORD, CT 06385

\$356,038 TopHap Estimate · \$260 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,368 ft²

LIVING AREA

0.32 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$356K

\$341K low

\$371K high

Est. Owner Equity

\$271,038

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$3,842 (2025)
Assessed Value	\$164,490
Previous Assessed	\$164,490
Assessor Market Value	\$115,143

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	18 WILDFIRE	50 HEAT	90 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2012	Financing	Mortgage			\$100K
Aug 27, 1993	Financing	Mortgage			\$56K

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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