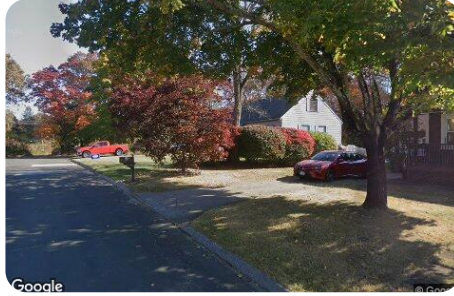


Single Family Residence **RESIDENTIAL**

25 ROCK RIDGE RD

WATERFORD, CT 06385

\$340,150 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,428 ft²

LIVING AREA

0.39 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$340K

\$322K low

\$358K high

Last Sale

\$112,000 · Dec 21, 1994

Est. Owner Equity

\$271,650

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,787 (2025)
Assessed Value	\$162,120
Previous Assessed	\$162,120
Assessor Market Value	\$113,484

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.39
Construction	Concrete
Roof	Shingle
Heating	Electric
Garage	Garage, Detached
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	17 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
Mar 31, 2026	Financing	Mortgage			\$69K
Oct 14, 2004	Financing	Mortgage			\$176K
Jul 26, 2002	Financing	Mortgage			\$165K
Nov 30, 2000	Financing	Mortgage			\$145K
Oct 25, 1999	Financing	Mortgage			\$15K
Dec 21, 1994	Resale	Warranty Deed	\$112,000	\$78	\$111K
Dec 21, 1994	Financing	Mortgage			\$3K
Jul 28, 1994	Resale	Grant Deed	\$64,000	\$45	

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

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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