

Single Family Residence **RESIDENTIAL**

# 54 ROCKLEDGE DR

WATERBURY, CT 06706

**\$349,959** TopHap Estimate · \$223 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,572 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1951**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$350K**

\$325K low

\$375K high

Last Sale

**\$145,999 · Jul 28, 1987**

Est. Owner Equity

**\$299,959**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,763 (2024) |
| Assessed Value        | \$150,360      |
| Assessor Market Value | \$105,252      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | NAUGATUCK VALLEY        |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------|-----------|--------------------|-------|
| Mar 16, 1992 | Financing | Mortgage   |           |                    | \$55K |
| Jul 28, 1987 | Resale    | Grant Deed | \$145,999 | \$93               | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Wendell Cross Elementary School | Elementary | KG–5   | 0.2 mi   |
| Crosby High School              | High       | 9–12   | 2.4 mi   |
| Wallace Middle School           | Middle     | 6–8    | 2.5 mi   |

District: Waterbury 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 06706

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>16,856</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-<br>COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|