

Duplex (2 Units, Any Combination)

RESIDENTIAL

# 141 ROSENGARTEN DR

WATERBURY, CT 06704



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5

BEDS

3

BATHS

2,880 ft<sup>2</sup>

LIVING AREA

0.23 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,465 (2024) |
| Assessed Value        | \$277,130       |
| Assessor Market Value | \$193,991       |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | NAUGATUCK VALLEY                  |
| Lot (acres)   | 0.23                              |

|              |                  |
|--------------|------------------|
| Construction | Brick            |
| Heating      | Baseboard        |
| Fireplace    | Yes              |
| Garage       | Garage, Basement |
| Pool         | No               |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Regan Elementary School | Elementary | KG–5   | 0.3 mi   |
| North End Middle School | Middle     | 6–8    | 1.0 mi   |
| Wilby High School       | High       | 9–12   | 1.1 mi   |

District: Waterbury School District



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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 06704

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>28,107</b><br>POPULATION | <b>\$43K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|