

Single Family Residence

RESIDENTIAL

40 RACHEL DR

ROCKY HILL, CT 06067

\$672,089 TopHap Estimate · \$293 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,294 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$672K

\$610K low

\$734K high

Last Sale

\$385,000 · Feb 28, 2008

Est. Owner Equity

\$327,089

Loan-to-Value

59%

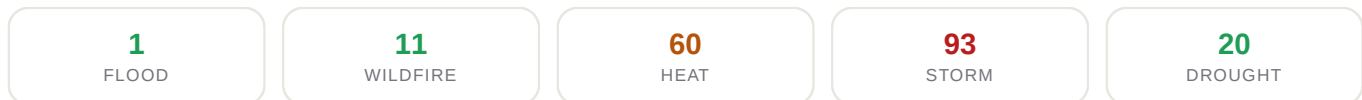
TAX & ASSESSMENT

Property Tax	\$9,972 (2025)
Assessed Value	\$329,770
Previous Assessed	\$329,770
Assessor Market Value	\$230,839

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2008	Resale	Warranty Deed	\$385,000	\$168	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert D. Griswold Middle School	Middle	6–8	1.3 mi
Rocky Hill High School	High	9–12	1.4 mi
Myrtle H. Stevens School	Elementary	PK–3	1.6 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°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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