

Single Family Residence **RESIDENTIAL**

31 RACHEL DR

ROCKY HILL, CT 06067

\$671,155 TopHap Estimate · \$269 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,495 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$671K

\$657K low

\$686K high

Last Sale

\$340,000 · May 25, 2012

Est. Owner Equity

\$365,155

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$10,326 (2025)
Assessed Value	\$341,460
Previous Assessed	\$341,460
Assessor Market Value	\$239,022

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	60 HEAT	93 STORM	20 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
May 25, 2012	Resale	Warranty Deed	\$340,000	\$136	\$306K

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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