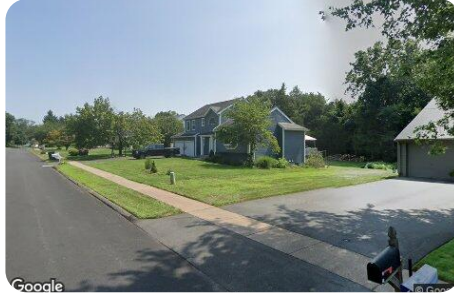


Single Family Residence **RESIDENTIAL**

74 ROSEWOOD DR

ROCKY HILL, CT 06067

\$646,603 TopHap Estimate · \$293 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,204 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$647K

\$627K low

\$667K high

Last Sale

\$373,000 · Jan 29, 2007

Est. Owner Equity

\$359,768

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$10,146 (2025)
Assessed Value	\$335,510
Previous Assessed	\$331,730
Assessor Market Value	\$234,857

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	CAPITOL
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

47
FLOOD

7
WILDFIRE

61
HEAT

90
STORM

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2012	Financing	Mortgage			\$272K
Apr 10, 2008	Financing	Mortgage			\$15K
Jan 29, 2007	Resale	Grant Deed	\$373,000	\$169	\$290K
Jun 19, 1987	Resale	Grant Deed	\$221,300	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	0.8 mi
Albert D. Griswold Middle School	Middle	6–8	2.5 mi
Rocky Hill High School	High	9–12	2.6 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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