

Single Family Residence **RESIDENTIAL**

25 ARESCO DR

ROCKFALL, CT 06481

\$464,319 TopHap Estimate · \$313 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,483 ft²

LIVING AREA

0.48 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$464K

\$406K low

\$523K high

Last Sale

\$440,000 · Sep 29, 2025

Est. Owner Equity

\$14,859

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,695 (2025)
Assessed Value	\$191,100
Previous Assessed	\$191,100
Assessor Market Value	\$133,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.48
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1 FLOOD	19 WILDFIRE	55 HEAT	96 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2025	Resale	Warranty Deed	\$440,000	\$297	\$449K
Apr 9, 2009	Resale	Warranty Deed	\$270,000	\$182	\$216K
Mar 19, 2009	Recorded document	Grant Deed	\$1	\$0	
May 27, 2007	Recorded document	Warranty Deed	\$1	\$0	
May 22, 2007	Recorded document	Grant Deed	\$1	\$0	
Jul 11, 2006	Recorded document	Warranty Deed	\$1	\$0	
Jan 12, 1998	Financing	Mortgage			\$10K
Sep 18, 1989	Financing	Mortgage			\$17K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.3 mi
Frank Ward Strong Middle School	Middle	7–8	3.8 mi
Coginchaug Regional High School	High	9–12	3.9 mi

District: Regional School District 13

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 06481

30 CRIME INDEX	115 AIR POLLUTION	584 POPULATION	\$100K MEDIAN IN-COME	50°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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