

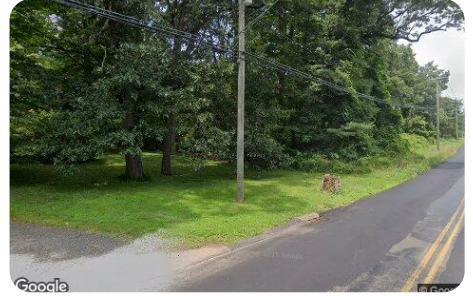
Single Family Residence

RESIDENTIAL

61 ROSS RD

ROCKFALL, CT 06481

\$315,001 TopHap Estimate · \$365 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

864 ft²

LIVING AREA

0.46 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$315K

\$294K low

\$336K high

Last Sale

\$170,000 · Oct 1, 2009

Est. Owner Equity

\$210,001

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,895 (2025)
Assessed Value	\$130,700
Previous Assessed	\$130,700
Assessor Market Value	\$91,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.46
Roof	Roll Composition (rolled Mineral Roof)
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	18 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
Oct 1, 2009	Resale	Grant Deed	\$170,000	\$197	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.2 mi
Frank Ward Strong Middle School	Middle	7–8	4.5 mi
Coginchaug Regional High School	High	9–12	4.6 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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