

Single Family Residence **RESIDENTIAL**

85 ROCKLEDGE DR

WEST HARTFORD, CT 06107

\$753,677 TopHap Estimate · \$346 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,179 ft²

LIVING AREA

0.25 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$754K

\$733K low

\$774K high

Last Sale

\$420,000 · Jul 3, 2017

Est. Owner Equity

\$388,677

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$13,933 (2025)
Assessed Value	\$311,150
Previous Assessed	\$311,150
Assessor Market Value	\$217,805

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.25
Construction	Concrete
Roof	Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 3, 2017	Resale	Warranty Deed	\$420,000	\$193	\$280K
Apr 6, 2010	Financing	Mortgage			\$150K
Oct 22, 2009	Resale	Warranty Deed	\$105,000	\$48	
Dec 30, 2002	Financing	Mortgage			\$153K
Oct 31, 1997	Resale	Warranty Deed	\$174,000	\$80	\$68K
Oct 17, 1991	Financing	Mortgage			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Webster Hill School	Elementary	PK–5	0.1 mi
Conard High School	High	9–12	0.7 mi
Sedgwick Middle School	Middle	6–8	0.8 mi

District: West Hartford 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 06107

81 CRIME INDEX	104 AIR POLLUTION	18,126 POPULATION	\$161K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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