

Single Family Residence

RESIDENTIAL

45 RACHEL DR

ROCKY HILL, CT 06067

\$547,439 TopHap Estimate · \$443 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,236 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$547K

\$489K low

\$606K high

Last Sale

\$319,000 · Aug 17, 2018

Est. Owner Equity

\$236,460

Loan-to-Value

58%

TAX & ASSESSMENT

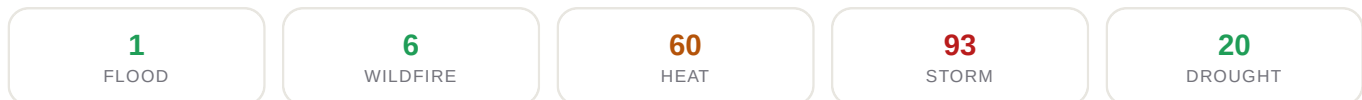
Property Tax	\$8,109 (2025)
Assessed Value	\$268,170
Previous Assessed	\$268,170
Assessor Market Value	\$187,719

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	CAPITOL
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2011	Financing	Mortgage			\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert D. Griswold Middle School	Middle	6–8	1.3 mi
Rocky Hill High School	High	9–12	1.5 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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