

Single Family Residence **RESIDENTIAL**

# 69 ROCKLEDGE DR

WEST HARTFORD, CT 06107

**\$603,408** TopHap Estimate · \$373 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,618 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1942**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$603K**

\$549K low

\$658K high

Last Sale

**\$399,900 · Aug 15, 2007**

Est. Owner Equity

**\$339,108**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$11,087 (2025)</b> |
| Assessed Value        | <b>\$247,590</b>       |
| Previous Assessed     | <b>\$247,590</b>       |
| Assessor Market Value | <b>\$173,313</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Colonial</b>                |
| County        | <b>CAPITOL</b>                 |
| Lot (acres)   | <b>0.32</b>                    |
| Construction  | <b>Concrete</b>                |
| Roof          | <b>Shingle</b>                 |
| Heating       | <b>Hot Water</b>               |
| Cooling       | <b>Yes</b>                     |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------|-----------|--------------------|--------|
| <b>Feb 24, 2010</b> | Recorded document | Grant Deed    | \$1       | \$0                |        |
| <b>Aug 15, 2007</b> | Resale            | Warranty Deed | \$399,900 | \$247              |        |
| <b>Aug 15, 2007</b> | Financing         | Mortgage      |           |                    | \$60K  |
| <b>Dec 19, 2003</b> | Resale            | Warranty Deed | \$308,000 | \$190              | \$133K |
| <b>Jul 6, 1993</b>  | Financing         | Mortgage      |           |                    | \$14K  |
| <b>Jul 19, 1988</b> | Financing         | Mortgage      |           |                    | \$10K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| <b>Webster Hill School</b>    | Elementary | PK–5   | 0.1 mi   |
| <b>Conard High School</b>     | High       | 9–12   | 0.7 mi   |
| <b>Sedgwick Middle School</b> | 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|