

Single Family Residence

RESIDENTIAL

41 ROCKY LEDGE DR

CLINTON, CT 06413

\$351,186 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,306 ft²

LIVING AREA

0.27 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$351K

\$335K low

\$368K high

Est. Owner Equity

\$168,186

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,939 (2025)
Assessed Value	\$126,500
Previous Assessed	\$126,500
Assessor Market Value	\$88,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.27
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

39 FLOOD	16 WILDFIRE	54 HEAT	94 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
Aug 7, 2006	Financing	Mortgage			\$25K
Mar 26, 2001	Financing	Mortgage			\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 mi
Jared Eliot School	Middle	5–8	1.0 mi

District: Clinton 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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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