

Single Family Residence

RESIDENTIAL

116 ROSS RD

ROCKFALL, CT 06481

\$467,732 TopHap Estimate · \$230 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,038 ft²

LIVING AREA

2.89 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$468K

\$448K low

\$488K high

Last Sale

\$361,000 · Dec 10, 2020

Est. Owner Equity

\$178,932

Loan-to-Value

60%

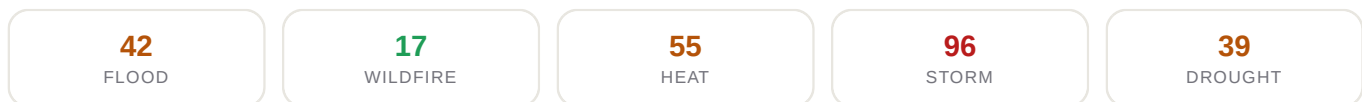
TAX & ASSESSMENT

Property Tax	\$7,235 (2025)
Assessed Value	\$242,800
Previous Assessed	\$242,800
Assessor Market Value	\$169,960

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	2.89
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2020	Resale	Warranty Deed	\$361,000	\$177	\$289K
Nov 13, 2012	Financing	Mortgage			\$256K
May 12, 2003	Financing	Mortgage			\$90K
Jun 4, 1999	Non-arms-length	Warranty Deed	\$156,250	\$77	\$125K
Dec 28, 1992	Financing	Mortgage			\$113K
Jun 10, 1988	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	4.2 mi
Coginchaug Regional High School	High	9–12	4.3 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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