

Single Family Residence **RESIDENTIAL**

106 ROSS RD

ROCKFALL, CT 06481

\$404,861 TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,372 ft²

LIVING AREA

1.78 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$405K

\$385K low

\$425K high

Est. Owner Equity

\$352,861

Loan-to-Value

13%

TAX & ASSESSMENT

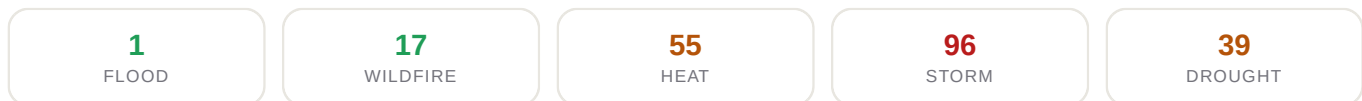
Property Tax	\$6,267 (2025)
Assessed Value	\$210,300
Previous Assessed	\$210,300
Assessor Market Value	\$147,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.78
Roof	Asphalt
Heating	Baseboard
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	\$/FT ²	LOAN
Jun 19, 2012	Financing	Mortgage			\$52K
Jul 24, 2000	Financing	Mortgage			\$65K
Sep 28, 1998	Financing	Mortgage			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	4.3 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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