

Single Family Residence **RESIDENTIAL**

95 ROSS RD

ROCKFALL, CT 06481

\$390,604 TopHap Estimate · \$214 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,824 ft²

LIVING AREA

0.42 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$391K

\$357K low

\$424K high

Est. Owner Equity

\$320,604

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,984 (2025)
Assessed Value	\$200,800
Previous Assessed	\$200,800
Assessor Market Value	\$140,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.42
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

55
HEAT

96
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2008	Financing	Mortgage			\$50K
Dec 13, 2000	Financing	Mortgage			\$20K
Oct 24, 1995	Financing	Mortgage			\$49K
Mar 4, 1987	Financing	Mortgage			\$67K

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	4.4 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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