

Single Family Residence **RESIDENTIAL**

195 ROSS RD

ROCKFALL, CT 06481

\$334,746 TopHap Estimate · \$251 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,332 ft²

LIVING AREA

0.46 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$335K

\$308K low

\$361K high

Est. Owner Equity

\$142,746

Loan-to-Value

58%

TAX & ASSESSMENT

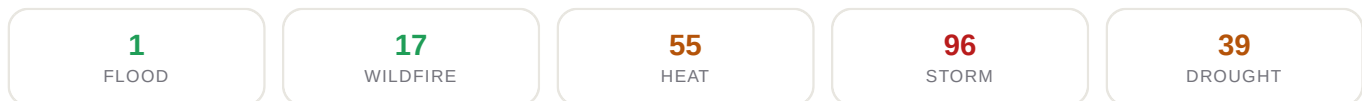
Property Tax	\$4,911 (2025)
Assessed Value	\$164,800
Previous Assessed	\$164,800
Assessor Market Value	\$115,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.46
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
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
Aug 24, 2023	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.8 mi
Frank Ward Strong Middle School	Middle	7–8	3.9 mi
Coginchaug Regional High School	High	9–12	4.0 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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