

Single Family Residence **RESIDENTIAL**

69 ROSS RD

ROCKFALL, CT 06481

\$665,573 TopHap Estimate · \$210 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

3,170 ft²
LIVING AREA

2.9 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$666K

\$605K low

\$726K high

Est. Owner Equity

\$600,195

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$9,557 (2025)
Assessed Value	\$320,700
Previous Assessed	\$320,700
Assessor Market Value	\$224,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	2.90
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2001	Financing	Mortgage			\$15K
Aug 16, 1996	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	4.4 mi
Coginchaug Regional High School	High	9–12	4.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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