

Single Family Residence **RESIDENTIAL**

31 ROSS RD

ROCKFALL, CT 06481

\$422,825 TopHap Estimate · \$196 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,156 ft²

LIVING AREA

16.58 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$423K

\$387K low

\$458K high

Est. Owner Equity

\$422,825

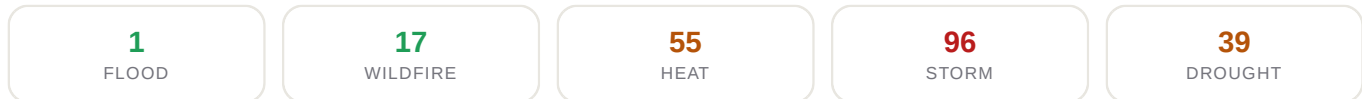
TAX & ASSESSMENT

Property Tax	\$6,714 (2025)
Assessed Value	\$225,300
Previous Assessed	\$225,300
Assessor Market Value	\$157,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	16.58
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.3 mi
Frank Ward Strong Middle School	Middle	7–8	4.7 mi
Coginchaug Regional High School	High	9–12	4.7 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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