

Single Family Residence

RESIDENTIAL

75 MAIN ST

ROCKFALL, CT 06481

\$402,643

TopHap Estimate · \$319 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,264 ft²

LIVING AREA

0.44 ac

LOT SIZE

1906

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$403K

\$370K low

\$435K high

Last Sale

\$345,000 · Nov 27, 2023

Est. Owner Equity

\$107,843

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,048 (2025)
Assessed Value	\$169,400
Previous Assessed	\$169,400
Assessor Market Value	\$118,580

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.44
Roof	Asphalt
Heating	Hot Water
Pool	No

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
Nov 15, 2023	Resale	Warranty Deed	\$345,000	\$273	
Aug 20, 2020	Resale	Warranty Deed	\$240,000	\$190	\$120K
May 24, 2013	Resale	Warranty Deed	\$174,000	\$138	\$165K
Apr 20, 2010	Financing	Mortgage			\$150K
Apr 14, 2010	Recorded document	Grant Deed	\$1	\$0	
Jan 3, 2006	Financing	Mortgage			\$107K
Oct 11, 1994	Financing	Mortgage			\$27K
Oct 11, 1994	Resale	Grant Deed	\$107,000	\$85	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	3.8 mi

Coginchaug Regional High School	High	9–12	3.9 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
--------------------------------------	---	--------------------------------------	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------