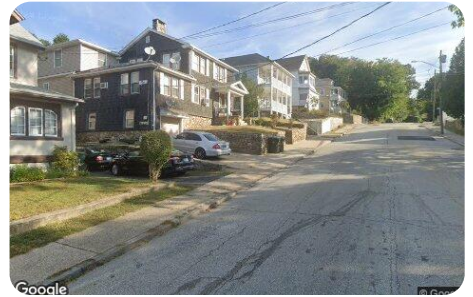
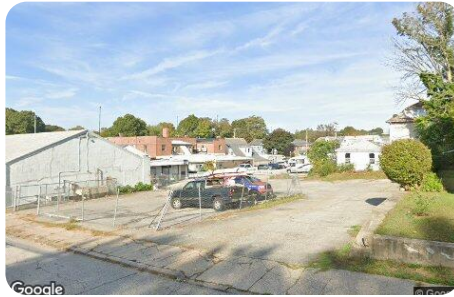


Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 10 ROSEMARY ST

NEW LONDON, CT 06320



**5**

BEDS

**3**

BATHS

**2,396 ft²**

LIVING AREA

**0.11 ac**

LOT SIZE

**1890**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,730 (2025)</b> |
| Assessed Value        | <b>\$173,900</b>      |
| Previous Assessed     | <b>\$173,900</b>      |
| Assessor Market Value | <b>\$121,730</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>SOUTHEASTERN CONNECTICUT</b>          |
| Lot (acres)   | <b>0.11</b>                              |

|         |         |
|---------|---------|
| Roof    | Asphalt |
| Heating | Steam   |
| Pool    | No      |

Deck

## CLIMATE RISK

**12**  
FLOOD

**4**  
WILDFIRE

**50**  
HEAT

**86**  
STORM

**16**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED     | PRICE | \$/FT² | LOAN  |
|---------------------|-----------|----------|-------|--------|-------|
| <b>Sep 21, 2000</b> | Financing | Mortgage |       |        | \$65K |
| <b>Mar 12, 1990</b> | Financing | Mortgage |       |        | \$30K |

## ASSIGNED SCHOOLS

| SCHOOL                                                                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------------------------------------------------|------------|--------|----------|
| <b>Winthrop STEM Elementary Magnet School</b>                                       | Elementary | KG–5   | 0.2 mi   |
| <b>Bennie Dover Jackson International Education and Dual Language Middle School</b> | Middle     | 6–8    | 0.6 mi   |
| <b>New London Visual &amp; Performing Arts Magnet School</b>                        | High       | 6–11   | 0.6 mi   |

District: New London School District

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 06320**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>24,649</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-<br>COME | <b>51°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|