

Single Family Residence **RESIDENTIAL**

8 ROCKY LEDGE DR

CLINTON, CT 06413

\$303,350 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

864 ft²

LIVING AREA

0.26 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$303K

\$290K low

\$317K high

Est. Owner Equity

\$231,350

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,734 (2025)
Assessed Value	\$119,900
Previous Assessed	\$119,900
Assessor Market Value	\$83,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	54 HEAT	94 STORM	39 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2006	Recorded document	Grant Deed	\$1	\$0	
Oct 16, 1995	Financing	Mortgage			\$72K
Oct 17, 1989	Financing	Mortgage			\$59K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 mi
Jared Eliot School	Middle	5–8	1.0 mi

District: Clinton 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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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