

Single Family Residence

RESIDENTIAL

21 ROCKY LEDGE DR

CLINTON, CT 06413

\$377,819 TopHap Estimate · \$463 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

816 ft²

LIVING AREA

0.24 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$378K

\$354K low

\$402K high

Last Sale

\$320,000 · Aug 22, 2024

Est. Owner Equity

\$56,139

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,818 (2025)
Assessed Value	\$122,600
Previous Assessed	\$122,600
Assessor Market Value	\$85,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.24
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	54 HEAT	94 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
Aug 21, 2024	Resale	Warranty Deed	\$320,000	\$392	\$272K
Aug 28, 2023	Resale	Warranty Deed	\$285,000	\$349	
Jun 8, 2022	Resale	Warranty Deed	\$250,000	\$306	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.7 mi
Jared Eliot School	Middle	5–8	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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