

Single Family Residence **RESIDENTIAL**

85 ROCK ST

WINSTED, CT 06098

\$247,985 TopHap Estimate · \$209 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,188 ft²
LIVING AREA

0.54 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$248K

\$232K low

\$264K high

Last Sale

\$82,000 · Dec 26, 2012

Est. Owner Equity

\$157,171

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,802 (2025)
Assessed Value	\$130,340
Previous Assessed	\$130,340
Assessor Market Value	\$91,238

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NORTHWEST HILLS
Lot (acres)	0.54
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

1 FLOOD	14 WILDFIRE	59 HEAT	98 STORM	37 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2012	Resale	Warranty Deed	\$82,000	\$69	\$10K
Dec 26, 2012	Financing	Mortgage			\$81K
Feb 5, 2007	Financing	Mortgage			\$198K
Jun 6, 2005	Financing	Mortgage			\$25K
Sep 23, 2004	Financing	Mortgage			\$150K
Jun 26, 2003	Financing	Mortgage			\$16K
Mar 4, 2003	Financing	Mortgage			\$99K
Nov 30, 2001	Financing	Mortgage			\$97K
Jan 31, 2001	Financing	Mortgage			\$89K
Aug 1, 2000	Financing	Mortgage			\$89K

May 2, 2000 Financing Mortgage \$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary P. Hinsdale School	Elementary	PK–2	0.3 mi
The Gilbert School	Middle	7–12	0.5 mi

District: The Gilbert 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 06098

102 CRIME INDEX	92 AIR POLLUTION	10,512 POPULATION	\$82K MEDIAN IN-COME	45°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy Owner occupied