

Single Family Residence **RESIDENTIAL**

44 ROSEWOOD DR

ROCKY HILL, CT 06067

\$672,276 TopHap Estimate · \$310 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,168 ft²

LIVING AREA

0.46 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$672K

\$643K low

\$702K high

Last Sale

\$200,243 · Jul 1, 1987

Est. Owner Equity

\$422,276

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$10,832 (2025)
Assessed Value	\$358,190
Previous Assessed	\$358,190
Assessor Market Value	\$250,733

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.46
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

34 FLOOD	9 WILDFIRE	61 HEAT	90 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2013	Financing	Mortgage			\$250K
May 27, 1992	Financing	Mortgage			\$88K
Oct 1, 1990	Financing	Mortgage			\$76K
Jul 1, 1987	Resale	Grant Deed	\$200,243	\$92	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	0.7 mi
Albert D. Griswold Middle School	Middle	6–8	2.4 mi
Rocky Hill High School	High	9–12	2.6 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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