

Single Family Residence **RESIDENTIAL**

# 85 ROCKLEDGE DR

NEWINGTON, CT 06111

**\$601,663** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,229 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$602K**

\$555K low

\$648K high

Last Sale

**\$115,000 · Jul 27, 2001**

Est. Owner Equity

**\$349,663**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,332 (2024) |
| Assessed Value        | \$258,440       |
| Assessor Market Value | \$180,908       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | CAPITOL                          |
| Lot (acres)   | 0.46                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 60<br>HEAT | 92<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jul 5, 2013  | Financing | Mortgage      |           |                    | \$100K |
| Jun 27, 2012 | Financing | Mortgage      |           |                    | \$112K |
| May 8, 2009  | Financing | Mortgage      |           |                    | \$115K |
| Mar 25, 2008 | Financing | Mortgage      |           |                    | \$13K  |
| Aug 19, 2003 | Financing | Mortgage      |           |                    | \$152K |
| Sep 28, 2001 | Financing | Mortgage      |           |                    | \$150K |
| Jul 27, 2001 | Resale    | Warranty Deed | \$115,000 | \$52               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| John Wallace Middle School | Middle     | 5–8    | 1.5 mi   |
| Ruth Chaffee School        | Elementary | PK–4   | 1.9 mi   |
| Newington High School      | High       | 9–12   | 3.3 mi   |

District: Newington 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 06111

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>30,056</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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