

Single Family Residence

RESIDENTIAL

12 ROCKY LEDGE DR

CLINTON, CT 06413

\$553,397 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,940 ft²

LIVING AREA

0.32 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$553K

\$522K low

\$585K high

Est. Owner Equity

\$299,988

Loan-to-Value

47%

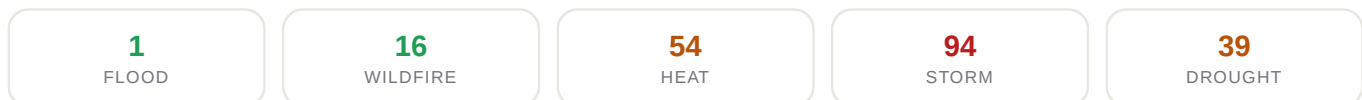
TAX & ASSESSMENT

Property Tax	\$6,275 (2025)
Assessed Value	\$201,500
Previous Assessed	\$201,500
Assessor Market Value	\$141,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.32
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2011	Financing	Grant Deed			\$253K
May 31, 2011	Recorded document	Grant Deed	\$1	\$0	
Aug 5, 2003	Financing	Mortgage			\$88K
Jan 25, 2001	Financing	Mortgage			\$18K
Aug 27, 1999	Financing	Mortgage			\$7K
Feb 16, 1989	Financing	Mortgage			\$112K

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
-----------	-----------------------