

Single Family Residence **RESIDENTIAL**

8 RACHEL DR

ROCKY HILL, CT 06067

\$525,538 TopHap Estimate · \$394 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,334 ft²

LIVING AREA

0.18 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$526K

\$501K low

\$550K high

Est. Owner Equity

\$388,538

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$7,839 (2025)
Assessed Value	\$259,210
Previous Assessed	\$259,210
Assessor Market Value	\$181,447

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	CAPITOL
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	6 WILDFIRE	60 HEAT	93 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2004	Financing	Mortgage			\$137K
Aug 6, 2002	Resale	Warranty Deed	\$75,000	\$56	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert D. Griswold Middle School	Middle	6–8	1.3 mi
Rocky Hill High School	High	9–12	1.5 mi
Myrtle H. Stevens School	Elementary	PK–3	1.7 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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