

Single Family Residence

RESIDENTIAL

43 ROCKY LEDGE DR

CLINTON, CT 06413

\$322,532 TopHap Estimate · \$252 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,278 ft²

LIVING AREA

0.14 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$323K

\$317K low

\$328K high

Last Sale

\$150,000 · Apr 24, 2017

Est. Owner Equity

\$208,532

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,650 (2025)
Assessed Value	\$117,200
Previous Assessed	\$117,200
Assessor Market Value	\$82,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.14
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

39 FLOOD	16 WILDFIRE	54 HEAT	94 STORM	39 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, 2017	Resale	Trustees Deed	\$150,000	\$117	\$84K
Jun 18, 2010	Recorded document	Grant Deed	\$1	\$0	

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

OWNERSHIP

Occupancy	Owner occupied
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