

Single Family Residence **RESIDENTIAL**

# 6 ROSS RD

ROCKFALL, CT 06481

**\$398,865** TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,476 ft²**  
LIVING AREA

**0.8 ac**  
LOT SIZE

**1997**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

## VALUATION

**\$399K**

\$379K low

\$418K high

Last Sale

**\$246,025 · Jul 18, 2016**

Est. Owner Equity

**\$168,865**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,853 (2025) |
| Assessed Value        | \$196,400      |
| Previous Assessed     | \$196,400      |
| Assessor Market Value | \$137,480      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Single Family Residence        |
| Style         | Contemporary                   |
| County        | LOWER CONNECTICUT RIVER VALLEY |
| Lot (acres)   | 0.80                           |
| Roof          | Asphalt                        |
| Heating       | Hot Water                      |
| Cooling       | Yes                            |
| Pool          | No                             |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 16<br>WILDFIRE | 55<br>HEAT | 96<br>STORM | 39<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| May 16, 2024 | Financing | Warranty Deed |           |                    | \$230K |
| Sep 18, 2023 | Financing | Warranty Deed |           |                    |        |
| Jun 29, 2016 | Resale    | Warranty Deed | \$246,025 | \$167              | \$258K |
| Oct 11, 2002 | Financing | Mortgage      |           |                    | \$200K |
| Mar 4, 1999  | Financing | Mortgage      |           |                    | \$45K  |
| Jul 9, 1998  | Financing | Mortgage      |           |                    | \$125K |
| Oct 9, 1996  | Resale    | Warranty Deed | \$58,500  | \$40               | \$99K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| John Lyman Elementary School    | Elementary | KG–4   | 2.5 mi   |
| Frank Ward Strong Middle School | Middle     | 7–8    | 4.7 mi   |
| Coginchaug Regional High School | High       | 9–12   | 4.7 mi   |

District: Regional School District 13

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 06481

|                          |                             |                          |                                 |                         |                        |
|--------------------------|-----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|
| <b>30</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>584</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|