

Single Family Residence **RESIDENTIAL**

15 ROSEMARY CT

MIDDLEFIELD, CT 06455

\$415,582 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,528 ft²

LIVING AREA

0.4 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$416K

\$390K low

\$441K high

Last Sale

\$385,000 · May 19, 2025

Est. Owner Equity

\$130,582

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,868 (2025)
Assessed Value	\$196,900
Previous Assessed	\$196,900
Assessor Market Value	\$137,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.40
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1 FLOOD	18 WILDFIRE	55 HEAT	96 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
Jul 15, 2025	Financing	Warranty Deed			
May 16, 2025	Resale	Warranty Deed	\$385,000	\$252	\$285K
Jul 29, 2020	Resale	Warranty Deed	\$265,000	\$173	\$165K
Aug 25, 2014	Resale	Warranty Deed	\$240,000	\$157	\$216K
Dec 20, 2010	Financing	Mortgage			\$120K
Mar 13, 2009	Financing	Mortgage			\$70K
Jan 30, 2006	Financing	Mortgage			\$75K
Sep 17, 2003	Financing	Mortgage			\$101K

Jan 8, 1990 Financing Mortgage \$6K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.5 mi
Frank Ward Strong Middle School	Middle	7–8	3.2 mi
Coginchaug Regional High School	High	9–12	3.3 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 06455

48 CRIME INDEX	115 AIR POLLUTION	3,160 POPULATION	\$103K 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