

Single Family Residence **RESIDENTIAL**

85 ROSEWOOD DR

ROCKY HILL, CT 06067

\$865,770 TopHap Estimate · \$284 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,053 ft²

LIVING AREA

1.37 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$866K

\$832K low

\$900K high

Last Sale

\$360,000 · Dec 28, 1999

Est. Owner Equity

\$565,770

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$13,437 (2025)
Assessed Value	\$444,360
Previous Assessed	\$444,360
Assessor Market Value	\$311,052

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	1.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2014	Financing	Grant Deed			\$150K
Jun 23, 2003	Financing	Mortgage			\$258K
Dec 27, 2002	Financing	Mortgage			\$260K
Feb 6, 2001	Financing	Mortgage			\$75K
Dec 28, 1999	Financing	Mortgage			\$75K
Dec 28, 1999	Resale	Warranty Deed	\$360,000	\$118	\$249K
Apr 23, 1998	Financing	Mortgage			\$325K
Apr 29, 1994	Financing	Mortgage			\$30K
May 29, 1992	Resale	Warranty Deed	\$274,600	\$90	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	0.8 mi
Albert D. Griswold Middle School	Middle	6–8	2.5 mi
Rocky Hill High School	High	9–12	2.6 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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