

Single Family Residence **RESIDENTIAL**

45 FLAT ROCK RD

EASTON, CT 06612

\$937,783 TopHap Estimate · \$308 / ft² · confidence 86 · as of Jul 14, 2026



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4

BEDS

2.5

BATHS

3,042 ft²

LIVING AREA

0.32 ac

LOT SIZE

1875

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$938K

\$804K low

\$1.1M high

Last Sale

\$860,000 · Nov 20, 2024

Est. Owner Equity

\$249,783

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$12,879 (2025)
Assessed Value	\$415,450
Previous Assessed	\$415,450
Assessor Market Value	\$290,815

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	GREATER BRIDGEPORT
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	62 HEAT	95 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2024	Resale	Warranty Deed	\$860,000	\$283	\$688K
May 20, 2003	Financing	Mortgage			\$435K
Oct 18, 2002	Financing	Mortgage			\$430K
May 24, 2002	Resale	Grant Deed	\$614,900	\$202	\$425K
May 16, 2001	Financing	Mortgage			\$250K
Feb 29, 2000	Resale	Grant Deed	\$319,000	\$105	\$220K
Nov 20, 1998	Financing	Mortgage			\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen Keller Middle School	Middle	6–8	0.2 mi
Samuel Staples Elementary School	Elementary	PK–5	1.1 mi
Joel Barlow High School	High	9–12	5.4 mi

District: Regional High School District 09



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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 06612

50 CRIME INDEX	111 AIR POLLUTION	8,368 POPULATION	\$183K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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