

Single Family Residence

RESIDENTIAL

15 ROCKY LEDGE DR

CLINTON, CT 06413

\$573,302 TopHap Estimate · \$264 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,171 ft²

LIVING AREA

0.4 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$573K

\$519K low

\$628K high

Est. Owner Equity

\$472,235

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$6,203 (2025)
Assessed Value	\$199,200
Previous Assessed	\$199,200
Assessor Market Value	\$139,440

PROPERTY FACTS

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

CLIMATE RISK

1 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	\$/FT ²	LOAN
Apr 5, 1994	Financing	Mortgage			\$80K
Jul 27, 1992	Financing	Mortgage			\$40K

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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