

Single Family Residence **RESIDENTIAL**

3 ROCKY LEDGE DR

CLINTON, CT 06413

\$280,584 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,044 ft²

LIVING AREA

0.2 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$281K

\$273K low

\$288K high

Est. Owner Equity

\$280,584

TAX & ASSESSMENT

Property Tax	\$3,329 (2025)
Assessed Value	\$106,900
Previous Assessed	\$106,900
Assessor Market Value	\$74,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
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	\$/FT²	LOAN
Jun 16, 1992	Financing	Mortgage			\$36K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.3 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.5 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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