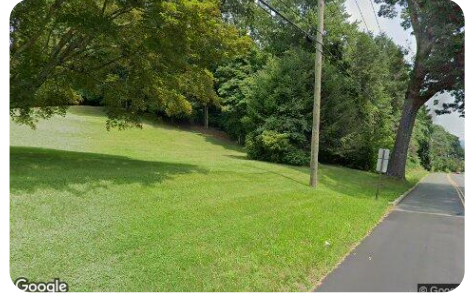


Single Family Residence **RESIDENTIAL**

1 ROSS RD

ROCKFALL, CT 06481

\$364,746 TopHap Estimate · \$231 / ft² · confidence 77 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,582 ft²

LIVING AREA

0.45 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$365K

\$281K low

\$448K high

Last Sale

\$45,673 · Apr 15, 2002

Est. Owner Equity

\$282,746

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,072 (2025)
Assessed Value	\$170,200
Previous Assessed	\$170,200
Assessor Market Value	\$119,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.45
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	16 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
Nov 5, 2024	Quitclaim	Quit Claim Transfer			
Apr 3, 2012	Financing	Mortgage			\$82K
Apr 15, 2002	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.5 mi
Frank Ward Strong Middle School	Middle	7–8	4.7 mi
Coginchaug Regional High School	High	9–12	4.8 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 06481

30 CRIME INDEX	115 AIR POLLUTION	584 POPULATION	\$100K 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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