

Single Family Residence

RESIDENTIAL

12 ROSS RD

ROCKFALL, CT 06481

\$412,889 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,300 ft²

LIVING AREA

0.58 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$413K

\$392K low

\$434K high

Last Sale

\$125,000 · Nov 2, 1990

Est. Owner Equity

\$89,489

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,827 (2025)
Assessed Value	\$229,100
Previous Assessed	\$229,100
Assessor Market Value	\$160,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.58
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

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 30, 2010	Financing	Mortgage			\$230K
Nov 30, 2010	Recorded document	Grant Deed	\$1	\$0	
Nov 13, 2003	Financing	Mortgage			\$93K
Apr 6, 1998	Financing	Mortgage			\$113K
Mar 14, 1994	Financing	Mortgage			\$20K
Jan 15, 1993	Financing	Mortgage			\$20K
Nov 2, 1990	Resale	Grant Deed	\$125,000	\$54	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.4 mi
Frank Ward Strong Middle School	Middle	7–8	4.7 mi
Coginchaug Regional High School	High	9–12	4.7 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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