

Single Family Residence **RESIDENTIAL**

45 ROCK RD

BURLINGTON, CT 06013

\$865,063 TopHap Estimate · \$270 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,202 ft²

LIVING AREA

3.2 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$865K

\$723K low

\$1M high

Last Sale

\$795,000 · Jul 14, 2025

Est. Owner Equity

\$229,063

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$9,474 (2025)
Assessed Value	\$356,160
Previous Assessed	\$356,160
Assessor Market Value	\$249,312

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	NORTHWEST HILLS
Lot (acres)	3.20
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2025	Resale	Warranty Deed	\$795,000	\$248	\$636K
Aug 28, 2013	Financing	Mortgage			\$75K
Jun 20, 2011	Financing	Mortgage			\$202K
Sep 19, 2005	Financing	Mortgage			\$35K
Sep 3, 2004	Financing	Mortgage			\$208K
Apr 19, 2002	Financing	Mortgage			\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Har-Bur Middle School	Middle	5–8	1.0 mi
Lewis S. Mills High School	High	9–12	1.1 mi
Lake Garda Elementary School	Elementary	PK–4	4.0 mi

District: Regional School District 10

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 06013

85 CRIME INDEX	102 AIR POLLUTION	8,827 POPULATION	\$147K MEDIAN IN-COME	47°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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