

Single Family Residence **RESIDENTIAL**

72 ROCKLEDGE DR

WEST HARTFORD, CT 06107

\$638,165 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,429 ft²

LIVING AREA

0.29 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$638K

\$605K low

\$671K high

Last Sale

\$306,000 · Oct 4, 2004

Est. Owner Equity

\$366,465

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$13,059 (2025)
Assessed Value	\$291,620
Previous Assessed	\$291,620
Assessor Market Value	\$204,134

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CAPITOL
Lot (acres)	0.29
Construction	Concrete
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2004	Resale	Warranty Deed	\$306,000	\$126	\$275K
Jul 1, 2003	Resale	Warranty Deed	\$289,000	\$119	\$231K
May 17, 1993	Financing	Mortgage			\$50K
Jan 2, 1987	Financing	Mortgage			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Webster Hill School	Elementary	PK-5	0.1 mi
Conard High School	High	9-12	0.7 mi
Sedgwick Middle School	Middle	6-8	0.8 mi

District: West Hartford 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 06107

81 CRIME INDEX	104 AIR POLLUTION	18,126 POPULATION	\$161K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------