

Single Family Residence **RESIDENTIAL**

71 ROSS RD

ROCKFALL, CT 06481

\$425,068 TopHap Estimate · \$230 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,849 ft²

LIVING AREA

1 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$425K

\$409K low

\$441K high

Last Sale

\$159,900 · Dec 9, 1997

Est. Owner Equity

\$242,568

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,309 (2025)
Assessed Value	\$211,700
Previous Assessed	\$211,700
Assessor Market Value	\$148,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.00
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	18 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	\$/FT ²	LOAN
Jan 23, 2014	Financing	Mortgage			\$23K
Apr 12, 2013	Quitclaim	Quit Claim Transfer			
Apr 21, 2003	Financing	Mortgage			\$137K
Dec 9, 1997	Resale	Warranty Deed	\$159,900	\$86	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.2 mi
Frank Ward Strong Middle School	Middle	7–8	4.4 mi
Coginchaug Regional High School	High	9–12	4.5 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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