

Single Family Residence **RESIDENTIAL**

# 12 ROCAMORA RD

ROCKY HILL, CT 06067

**\$836,863** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,516 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$837K**

\$788K low

\$886K high

Est. Owner Equity

**\$579,610**

Loan-to-Value

**33%**

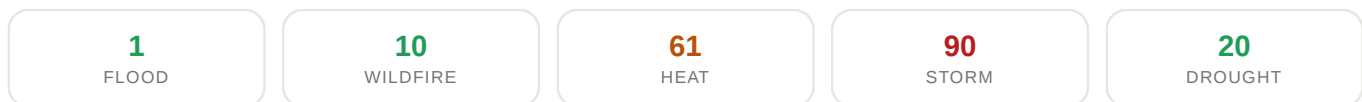
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,568 (2025) |
| Assessed Value        | \$481,740       |
| Previous Assessed     | \$481,740       |
| Assessor Market Value | \$337,218       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | CAPITOL                 |
| Lot (acres)   | 0.56                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Mar 20, 2024 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Dec 13, 2001 | Financing | Mortgage            |       |                    | \$257K |
| Jul 30, 1999 | Financing | Mortgage            |       |                    | \$260K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Albert D. Griswold Middle School | Middle     | 6–8    | 0.7 mi   |
| Myrtle H. Stevens School         | Elementary | PK–3   | 0.7 mi   |
| Rocky Hill High School           | High       | 9–12   | 0.9 mi   |

District: Rocky Hill 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 06067

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>20,649</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|