

Single Family Residence **RESIDENTIAL**

# 81 ROCKLEDGE DR

WEST HARTFORD, CT 06107

**\$828,505** TopHap Estimate · \$295 / ft² · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,805 ft²**

LIVING AREA

**0.58 ac**

LOT SIZE

**1987**

YEAR BUILT

**3**

STORIES

**9**

ROOMS

**1**

PARKING

## VALUATION

**\$829K**

\$737K low

\$920K high

Last Sale

**\$232,500 · Jun 29, 1998**

Est. Owner Equity

**\$308,505**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$14,786 (2025)</b> |
| Assessed Value        | <b>\$330,190</b>       |
| Previous Assessed     | <b>\$330,190</b>       |
| Assessor Market Value | <b>\$231,133</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Colonial</b>                |
| County        | <b>CAPITOL</b>                 |
| Lot (acres)   | <b>0.58</b>                    |
| Construction  | <b>Brick</b>                   |
| Roof          | <b>Shingle</b>                 |
| Heating       | <b>Hot Water</b>               |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>Yes</b>                     |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------|-----------|--------------------|--------|
| <b>Apr 25, 2011</b> | Financing | Mortgage      |           |                    | \$305K |
| <b>Aug 24, 2010</b> | Financing | Mortgage      |           |                    | \$234K |
| <b>Apr 15, 2009</b> | Financing | Mortgage      |           |                    | \$175K |
| <b>Apr 26, 2004</b> | Financing | Mortgage      |           |                    | \$171K |
| <b>Dec 4, 2002</b>  | Financing | Mortgage      |           |                    | \$180K |
| <b>Aug 22, 2001</b> | Financing | Mortgage      |           |                    | \$40K  |
| <b>Jun 29, 1998</b> | Resale    | Warranty Deed | \$232,500 | \$83               | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| <b>Webster Hill School</b>    | Elementary | PK–5   | 0.1 mi   |
| <b>Conard High School</b>     | High       | 9–12   | 0.7 mi   |
| <b>Sedgwick Middle School</b> | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>18,126</b><br>POPULATION | <b>\$161K</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> |
|-----------|-----------------------|