

Residential - Vacant Land

RESIDENTIAL

52 MAIN ST

ROCKFALL, CT 06481



3

BEDS

2.5

BATHS

728 ft²

LIVING AREA

0.65 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

Last Sale

\$137,000 · Jan 3, 2006

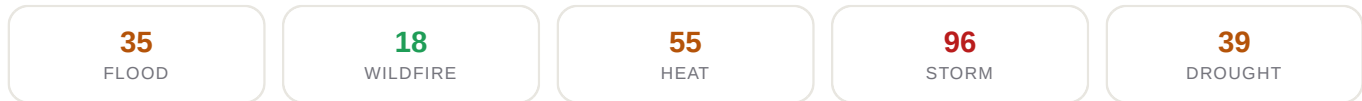
TAX & ASSESSMENT

Property Tax	\$1,794 (2025)
Assessed Value	\$60,200
Previous Assessed	\$60,200
Assessor Market Value	\$42,140

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.65
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2006	Resale	Grant Deed	\$137,000	\$188	
Dec 26, 1996	Financing	Mortgage			\$120K
Nov 14, 1996	Resale	Warranty Deed	\$150,000	\$206	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.2 mi
Frank Ward Strong Middle School	Middle	7–8	3.9 mi
Coginchaug Regional High School	High	9–12	4.0 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	Absentee owner
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