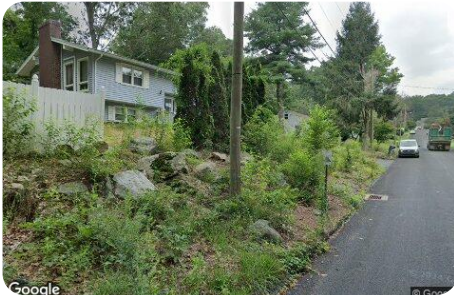


Single Family Residence **RESIDENTIAL**

1 ROCKY LEDGE DR
CLINTON, CT 06413



3
BEDS

1.5
BATHS

1,196 ft²
LIVING AREA

0.86 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

Last Sale **\$180,000 · Sep 12, 2001**

TAX & ASSESSMENT

Property Tax	\$4,982 (2025)
Assessed Value	\$160,000
Previous Assessed	\$160,000
Assessor Market Value	\$112,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.86
Roof	Asphalt
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	54 HEAT	94 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
Jun 5, 2006	Financing	Mortgage			\$420K
Sep 12, 2001	Resale	Warranty Deed	\$180,000	\$151	\$90K
Aug 3, 2000	Resale	Warranty Deed	\$155,000	\$130	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.3 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.5 mi
Jared Eliot School	Middle	5–8	0.9 mi

District: Clinton 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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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