

Single Family Residence

RESIDENTIAL

17 ROCKY LEDGE DR

CLINTON, CT 06413

\$402,279 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,484 ft²

LIVING AREA

0.3 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$402K

\$377K low

\$428K high

Est. Owner Equity

\$325,279

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax

\$4,241 (2025)

Assessed Value

\$136,200

Previous Assessed

\$136,200

Assessor Market Value

\$95,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.30
Roof	Asphalt
Heating	Baseboard
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	54 HEAT	94 STORM	39 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2008	Financing	Mortgage			\$25K
Jul 19, 1996	Financing	Mortgage			\$52K
Sep 22, 1992	Financing	Mortgage			\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.7 mi
Jared Eliot School	Middle	5–8	1.1 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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------