

Single Family Residence **RESIDENTIAL**

6 ROCKY LEDGE DR

CLINTON, CT 06413

\$335,278 TopHap Estimate · \$262 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,282 ft²

LIVING AREA

0.3 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$335K

\$309K low

\$361K high

Last Sale

\$40,868 · Jul 19, 2018

Est. Owner Equity

\$255,278

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,033 (2025)
Assessed Value	\$129,500
Previous Assessed	\$129,500
Assessor Market Value	\$90,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
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	\$/FT ²	LOAN
Aug 3, 2001	Financing	Mortgage			\$80K
Mar 5, 1991	Resale	Grant Deed	\$85,000	\$66	\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 mi
Jared Eliot School	Middle	5–8	1.0 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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