

Single Family Residence **RESIDENTIAL**

194 ROSS RD

ROCKFALL, CT 06481

\$375,036 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,858 ft²

LIVING AREA

0.56 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$375K

\$353K low

\$397K high

Est. Owner Equity

\$375,036

TAX & ASSESSMENT

Property Tax	\$5,537 (2025)
Assessed Value	\$185,800
Previous Assessed	\$185,800
Assessor Market Value	\$130,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.56
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	55 HEAT	96 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
Mar 18, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.8 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	Owner occupied
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