

Single Family Residence **RESIDENTIAL**

42 RACHEL DR

ROCKY HILL, CT 06067

\$674,223 TopHap Estimate · \$301 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,242 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$674K

\$611K low

\$738K high

Last Sale

\$115,000 · Jul 23, 2004

Est. Owner Equity

\$463,223

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$10,311 (2025)
Assessed Value	\$340,970
Previous Assessed	\$340,970
Assessor Market Value	\$238,679

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	6 WILDFIRE	60 HEAT	93 STORM	20 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2012	Financing	Mortgage			\$211K
Sep 21, 2010	Financing	Mortgage			\$219K
Apr 21, 2005	Financing	Mortgage			\$240K
Jul 23, 2004	Resale	Warranty Deed	\$115,000	\$51	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert D. Griswold Middle School	Middle	6–8	1.3 mi
Rocky Hill High School	High	9–12	1.4 mi
Myrtle H. Stevens School	Elementary	PK–3	1.6 mi

District: Rocky Hill 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 06067

48 CRIME INDEX	113 AIR POLLUTION	20,649 POPULATION	\$105K MEDIAN IN-COME	49°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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