

Single Family Residence **RESIDENTIAL**

7 ROCKY LEDGE DR

CLINTON, CT 06413

\$385,923 TopHap Estimate · \$330 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,171 ft²

LIVING AREA

0.55 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$386K

\$359K low

\$413K high

Last Sale

\$365,000 · Nov 24, 2025

Est. Owner Equity

\$31,873

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,045 (2025)
Assessed Value	\$129,900
Previous Assessed	\$129,900
Assessor Market Value	\$90,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.55
Roof	Asphalt
Heating	Hot Water
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	\$/FT²	LOAN
Nov 24, 2025	Resale	Warranty Deed	\$365,000	\$312	\$354K
Jun 22, 2011	Resale	Warranty Deed	\$205,000	\$175	\$197K
Mar 13, 2009	Financing	Mortgage			\$126K
May 8, 2002	Resale	Grant Deed	\$173,000	\$148	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.3 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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