

Single Family Residence **RESIDENTIAL**

45 ROSEWOOD DR

ROCKY HILL, CT 06067

\$687,346 TopHap Estimate · \$309 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,224 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$687K

\$634K low

\$741K high

Last Sale

\$220,791 · Sep 21, 1987

Est. Owner Equity

\$187,346

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$10,967 (2025)
Assessed Value	\$362,670
Previous Assessed	\$362,670
Assessor Market Value	\$253,869

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2011	Recorded document	Grant Deed	\$1	\$0	
Jul 30, 2007	Financing	Mortgage			\$250K
May 20, 2003	Financing	Mortgage			\$150K
Sep 30, 2002	Financing	Mortgage			\$117K
Dec 30, 1993	Financing	Mortgage			\$170K
Sep 30, 1992	Financing	Mortgage			\$163K
Sep 21, 1987	Resale	Grant Deed	\$220,791	\$99	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Hill School	Elementary	PK–3	0.7 mi
Albert D. Griswold Middle School	Middle	6–8	2.4 mi
Rocky Hill High School	High	9–12	2.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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