

Single Family Residence **RESIDENTIAL**

63 ROSS RD

ROCKFALL, CT 06481

\$306,895 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

888 ft²

LIVING AREA

0.46 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$307K

\$290K low

\$324K high

Last Sale

\$198,750 · Dec 1, 2020

Est. Owner Equity

\$111,746

Loan-to-Value

63%

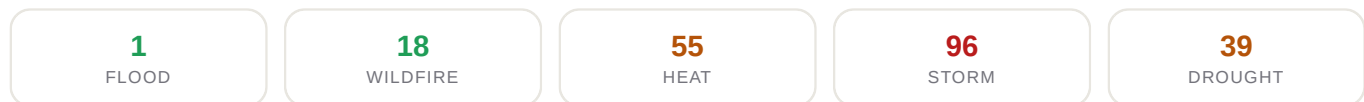
TAX & ASSESSMENT

Property Tax	\$4,166 (2025)
Assessed Value	\$139,800
Previous Assessed	\$139,800
Assessor Market Value	\$97,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.46
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Basement
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2020	Resale	Warranty Deed	\$198,750	\$224	\$195K
Oct 2, 2018	Non-arms-length	Committee	\$96,500	\$109	
Oct 3, 2011	Financing	Mortgage			\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.2 mi
Frank Ward Strong Middle School	Middle	7–8	4.5 mi
Coginchaug Regional High School	High	9–12	4.5 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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