

Single Family Residence **RESIDENTIAL**

83 ROSS RD

ROCKFALL, CT 06481

\$319,276 TopHap Estimate · \$316 / ft² · confidence 92 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,010 ft²

LIVING AREA

1.91 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$319K

\$292K low

\$346K high

Last Sale

\$80,000 · Feb 7, 1997

Est. Owner Equity

\$239,276

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,774 (2024)
Assessed Value	\$160,200
Assessor Market Value	\$112,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.91
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

55
HEAT

96
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 1997	Non-arms-length	Warranty Deed	\$80,000	\$79	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	4.4 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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