

Single Family Residence

RESIDENTIAL

18 ROCKY LEDGE DR

CLINTON, CT 06413

\$412,693

TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,484 ft²

LIVING AREA

0.26 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$413K

\$386K low

\$439K high

Last Sale

\$278,000 · Sep 14, 2021

Est. Owner Equity

\$149,693

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,260 (2025)
Assessed Value	\$136,800
Previous Assessed	\$136,800
Assessor Market Value	\$95,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.26
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	17 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	\$/FT ²	LOAN
Sep 9, 2021	Resale	Warranty Deed	\$278,000	\$187	\$263K
Nov 7, 2018	Financing	Warranty Deed			\$181K
Aug 20, 2018	Recorded document	Foreclosure			
Dec 2, 2005	Financing	Mortgage			\$12K
Nov 18, 2003	Financing	Mortgage			\$195K
Sep 4, 2001	Resale	Warranty Deed	\$175,000	\$118	\$140K
Feb 1, 1994	Financing	Mortgage			\$125K
Jun 28, 1991	Resale	Warranty Deed	\$124,000	\$84	\$125K
Mar 31, 1989	Resale	Grant Deed	\$145,000	\$98	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.7 mi
Jared Eliot School	Middle	5–8	1.1 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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