

Single Family Residence

RESIDENTIAL

41 ROSS RD

ROCKFALL, CT 06481

\$372,688 TopHap Estimate · \$335 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,114 ft²

LIVING AREA

2.19 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$373K

\$356K low

\$390K high

Last Sale

\$272,000 · Feb 22, 2023

Est. Owner Equity

\$292,688

Loan-to-Value

21%

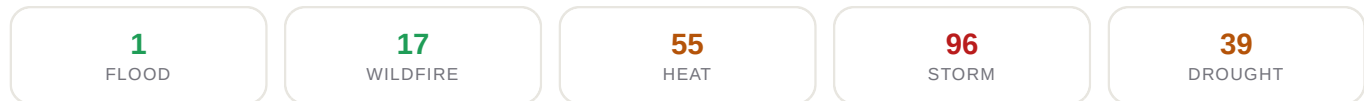
TAX & ASSESSMENT

Property Tax	\$5,397 (2025)
Assessed Value	\$181,100
Previous Assessed	\$181,100
Assessor Market Value	\$126,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	2.19
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2023	Resale	Fiduciary Deed	\$272,000	\$244	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.3 mi
Frank Ward Strong Middle School	Middle	7–8	4.6 mi
Coginchaug Regional High School	High	9–12	4.6 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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