

Single Family Residence

RESIDENTIAL

4 ARESCO DR

ROCKFALL, CT 06481

\$364,903 TopHap Estimate · \$371 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1

BATHS

984 ft²

LIVING AREA

0.37 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$365K

\$298K low

\$432K high

Last Sale

\$340,000 · Jun 17, 2025

Est. Owner Equity

\$41,903

Loan-to-Value

89%

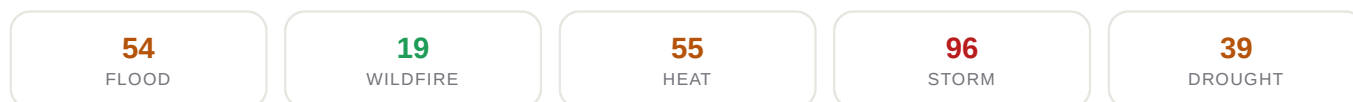
TAX & ASSESSMENT

Property Tax	\$4,312 (2025)
Assessed Value	\$144,700
Previous Assessed	\$144,700
Assessor Market Value	\$101,290

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.37
Roof	Asphalt
Heating	Baseboard
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2025	Resale	Warranty Deed	\$340,000	\$346	\$323K
Sep 16, 2020	Resale	Executors Deed	\$192,000	\$195	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.4 mi
Frank Ward Strong Middle School	Middle	7–8	3.6 mi
Coginchaug Regional High School	High	9–12	3.8 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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