

Single Family Residence **RESIDENTIAL**

# 63 ROCKLEDGE DR

WEST HARTFORD, CT 06107

**\$681,135** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,349 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1942**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$681K**

\$632K low

\$730K high

Last Sale

**\$142,000 · Jun 4, 1993**

Est. Owner Equity

**\$166,685**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,626 (2025) |
| Assessed Value        | \$281,960       |
| Previous Assessed     | \$281,960       |
| Assessor Market Value | \$197,372       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | CAPITOL                 |
| Lot (acres)   | 0.32                    |
| Construction  | Concrete                |
| Roof          | Shingle                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jan 7, 2014  | Financing | Mortgage      |           |                    | \$85K  |
| Jun 20, 2013 | Financing | Mortgage      |           |                    | \$196K |
| Sep 28, 2009 | Financing | Mortgage      |           |                    | \$233K |
| May 31, 2006 | Financing | Mortgage      |           |                    | \$135K |
| Sep 17, 1999 | Financing | Mortgage      |           |                    | \$30K  |
| Jun 4, 1993  | Resale    | Warranty Deed | \$142,000 | \$60               | \$114K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Webster Hill School    | Elementary | PK–5   | 0.1 mi   |
| Conard High School     | High       | 9–12   | 0.7 mi   |
| Sedgwick Middle School | Middle     | 6–8    | 0.8 mi   |

District: West Hartford 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 06107

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>18,126</b><br>POPULATION | <b>\$161K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|