

Single Family Residence **RESIDENTIAL**

93 SPRING ST

ROCKFALL, CT 06481

\$379,498 TopHap Estimate · \$287 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,324 ft²

LIVING AREA

3.64 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$379K

\$345K low

\$414K high

Est. Owner Equity

\$339,498

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$5,841 (2025)
Assessed Value	\$196,000
Previous Assessed	\$196,000
Assessor Market Value	\$137,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	3.64
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	17 WILDFIRE	55 HEAT	96 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.0 mi
Frank Ward Strong Middle School	Middle	7–8	4.5 mi
Coginchaug Regional High School	High	9–12	4.7 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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