

Single Family Residence

RESIDENTIAL

48 ROSS RD

ROCKFALL, CT 06481

\$696,607 TopHap Estimate · \$238 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,932 ft²
LIVING AREA

1.18 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$697K

\$666K low

\$728K high

Last Sale

\$460,000 · Jan 2, 2020

Est. Owner Equity

\$696,607

TAX & ASSESSMENT

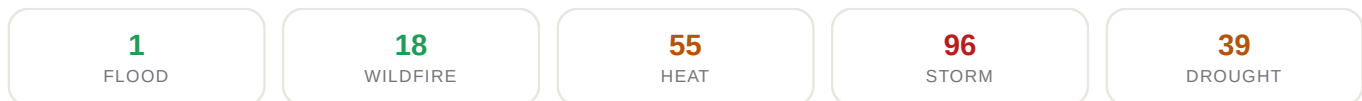
Property Tax	\$11,765 (2025)
Assessed Value	\$394,800
Previous Assessed	\$394,800
Assessor Market Value	\$276,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.18
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2019	Resale	Warranty Deed	\$460,000	\$157	
Dec 1, 2011	Financing	Mortgage			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.3 mi
Frank Ward Strong Middle School	Middle	7–8	4.5 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
--------------------------	-----------------------------	--------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------