

Single Family Residence **RESIDENTIAL**

103 ROSS RD

ROCKFALL, CT 06481

\$316,742 TopHap Estimate · \$328 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

966 ft²

LIVING AREA

0.45 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$317K

\$293K low

\$340K high

Last Sale

\$150,000 · Jul 31, 2017

Est. Owner Equity

\$196,742

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,160 (2025)
Assessed Value	\$139,600
Previous Assessed	\$139,600
Assessor Market Value	\$97,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.45
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

55
HEAT

96
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2015	Resale	Executors Deed	\$150,000	\$155	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.1 mi
Frank Ward Strong Middle School	Middle	7–8	4.3 mi
Coginchaug Regional High School	High	9–12	4.4 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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