

Duplex (2 Units, Any Combination)

RESIDENTIAL

115 ROSS RD

ROCKFALL, CT 06481



5

BEDS

2

BATHS

2,574 ft²

LIVING AREA

2.88 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

10

ROOMS

TAX & ASSESSMENT

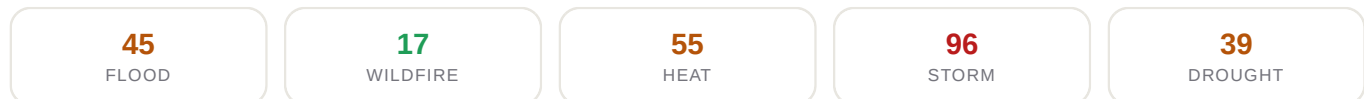
Property Tax	\$7,247 (2025)
Assessed Value	\$243,200
Previous Assessed	\$243,200
Assessor Market Value	\$170,240

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOWER CONNECTICUT RIVER VALLEY

Lot (acres)	2.88
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2022	Financing	Warranty Deed			
Apr 6, 2022	Quitclaim	Quit Claim Transfer			\$100K
May 10, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.0 mi
Frank Ward Strong Middle School	Middle	7–8	4.2 mi
Coginchaug Regional High School	High	9–12	4.3 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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