

Duplex (2 Units, Any Combination)

RESIDENTIAL

133 ROSS RD

ROCKFALL, CT 06481



6

BEDS

2

BATHS

2,764 ft²

LIVING AREA

1.27 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

Last Sale

\$210,000 · Feb 14, 2023

TAX & ASSESSMENT

Property Tax	\$6,014 (2025)
Assessed Value	\$201,800
Previous Assessed	\$201,800
Assessor Market Value	\$141,260

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.27
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

44 FLOOD	16 WILDFIRE	55 HEAT	96 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2023	Resale	Warranty Deed	\$210,000	\$76	
Apr 19, 2006	Resale	Grant Deed	\$245,000	\$89	\$196K
Apr 19, 2006	Financing	Mortgage			\$40K

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	Absentee owner
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