

Duplex (2 Units, Any Combination) **RESIDENTIAL**

135 ROSS RD
ROCKFALL, CT 06481



4
BEDS

2
BATHS

1,447 ft²
LIVING AREA

1.56 ac
LOT SIZE

1941
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale **\$137,000 · Mar 29, 2018**

TAX & ASSESSMENT

Property Tax	\$4,941 (2025)
Assessed Value	\$165,800
Previous Assessed	\$165,800
Assessor Market Value	\$116,060

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.56
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

43 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	\$/FT ²	LOAN
Mar 29, 2018	Non-arms-length	Warranty Deed	\$137,000	\$95	\$101K
Sep 27, 2017	Quitclaim	Quit Claim Transfer			
Jan 12, 2005	Financing	Mortgage			\$138K
Jun 10, 2002	Resale	Warranty Deed	\$125,000	\$86	\$100K
Dec 16, 1998	Financing	Mortgage			\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.9 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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