

Single Family Residence

RESIDENTIAL

31 ROCKY LEDGE DR

CLINTON, CT 06413

\$425,422 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,501 ft²

LIVING AREA

0.31 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$425K

\$396K low

\$455K high

Last Sale

\$310,000 · Dec 14, 2021

Est. Owner Equity

\$104,262

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$4,708 (2025)
Assessed Value	\$151,200
Previous Assessed	\$151,200
Assessor Market Value	\$105,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.31
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	54 HEAT	94 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
Dec 13, 2021	Resale	Warranty Deed	\$310,000	\$207	\$321K
Apr 28, 2008	Resale	Warranty Deed	\$260,000	\$173	\$258K
Dec 19, 2001	Financing	Mortgage			\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.5 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.7 mi
Jared Eliot School	Middle	5–8	1.1 mi

District: Clinton School District

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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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