

Single Family Residence

RESIDENTIAL

35 ROCKY LEDGE DR

CLINTON, CT 06413

\$439,503 TopHap Estimate · \$348 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,264 ft²

LIVING AREA

0.37 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$440K

\$401K low

\$478K high

Last Sale

\$353,000 · Feb 8, 2024

Est. Owner Equity

\$0

Loan-to-Value

155%

TAX & ASSESSMENT

Property Tax	\$4,914 (2025)
Assessed Value	\$157,800
Previous Assessed	\$134,000
Assessor Market Value	\$110,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.37
Roof	Asphalt
Heating	Hot Water
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
Feb 7, 2024	Resale	Warranty Deed	\$353,000	\$279	\$365K
Nov 7, 2022	Foreclosure sale	Commissioners Deed	\$183,000	\$145	
Aug 2, 2001	Financing	Mortgage			\$86K
Sep 20, 1993	Financing	Mortgage			\$60K
Oct 1, 1990	Financing	Mortgage			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 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	Absentee owner
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