

Residential (General/Single)

RESIDENTIAL

1 ROSS RD

ROCKFALL, CT 06481

\$358,178 TopHap Estimate · \$166 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

1

BATHS

2,156 ft²

LIVING AREA

25.19 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$358K

\$321K low

\$395K high

Est. Owner Equity

\$358,178

TAX & ASSESSMENT

Property Tax	\$2,450 (2024)
Assessed Value	\$82,200
Assessor Market Value	\$57,540

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Conventional
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	25.19
Roof	Asphalt
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	55 HEAT	96 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.2 mi
Frank Ward Strong Middle School	Middle	7–8	4.2 mi
Coginchaug Regional High School	High	9–12	4.2 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