

Single Family Residence **RESIDENTIAL**

43 ROSS FARMS RD

ROCKFALL, CT 06481

\$723,282 TopHap Estimate · \$282 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,561 ft²
LIVING AREA

0.69 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$723K

\$669K low

\$777K high

Last Sale

\$435,000 · May 26, 2017

Est. Owner Equity

\$283,282

Loan-to-Value

62%

TAX & ASSESSMENT

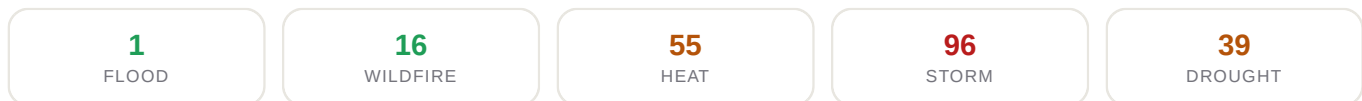
Property Tax	\$10,487 (2025)
Assessed Value	\$351,900
Previous Assessed	\$351,900
Assessor Market Value	\$246,330

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.69
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2017	Resale	Warranty Deed	\$435,000	\$170	\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.9 mi
Frank Ward Strong Middle School	Middle	7–8	4.0 mi
Coginchaug Regional High School	High	9–12	4.1 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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