

Single Family Residence **RESIDENTIAL**

74 ROSS FARMS RD

ROCKFALL, CT 06481

\$709,862 TopHap Estimate · \$307 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,310 ft²

LIVING AREA

0.89 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$710K

\$681K low

\$739K high

Last Sale

\$540,000 · Nov 17, 2021

Est. Owner Equity

\$196,862

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$10,505 (2025)
Assessed Value	\$352,500
Previous Assessed	\$352,500
Assessor Market Value	\$246,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.89
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	17 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
Nov 15, 2021	Resale	Warranty Deed	\$540,000	\$234	\$513K
Oct 24, 2018	Resale	Warranty Deed	\$395,000	\$171	\$356K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.0 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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