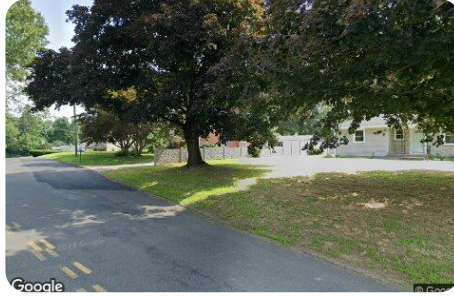


Single Family Residence **RESIDENTIAL**

198 ROSS RD

ROCKFALL, CT 06481

\$435,634 TopHap Estimate · \$319 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,364 ft²

LIVING AREA

0.49 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$436K

\$358K low

\$513K high

Last Sale

\$399,000 · Mar 18, 2025

Est. Owner Equity

\$236,134

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,844 (2025)
Assessed Value	\$196,100
Previous Assessed	\$177,800
Assessor Market Value	\$137,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.49
Roof	Asphalt
Heating	Hot Water
Fireplace	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
Mar 17, 2025	Resale	Warranty Deed	\$399,000	\$293	\$200K
Dec 27, 2023	Resale	Warranty Deed	\$255,500	\$187	\$197K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.8 mi
Frank Ward Strong Middle School	Middle	7–8	3.9 mi
Coginchaug Regional High School	High	9–12	4.0 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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