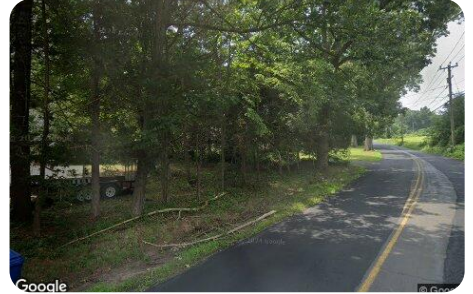


Single Family Residence **RESIDENTIAL**

8 ROSS RD

ROCKFALL, CT 06481

\$408,006 TopHap Estimate · \$274 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,490 ft²

LIVING AREA

0.49 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$408K

\$396K low

\$420K high

Last Sale

\$269,000 · Aug 8, 2016

Est. Owner Equity

\$408,006

TAX & ASSESSMENT

Property Tax	\$5,385 (2025)
Assessed Value	\$180,700
Previous Assessed	\$180,700
Assessor Market Value	\$126,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.49
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	16 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
Aug 8, 2016	Resale	Warranty Deed	\$269,000	\$181	\$215K
Aug 8, 2016	Resale	Warranty Deed	\$269,000	\$181	\$215K
Jul 29, 2004	Resale	Warranty Deed	\$251,000	\$168	\$200K
Jun 24, 2003	Resale	Warranty Deed	\$216,000	\$145	\$194K
Jun 24, 2003	Financing	Mortgage			\$194K
Oct 29, 1999	Financing	Mortgage			\$198K
Aug 30, 1993	Financing	Mortgage			\$105K
May 31, 1990	Resale	Grant Deed	\$110,000	\$74	\$106K
Oct 30, 1989	Non-arms-length	Grant Deed	\$125,000	\$84	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.5 mi
Frank Ward Strong Middle School	Middle	7–8	4.7 mi
Coginchaug Regional High School	High	9–12	4.7 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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