

Single Family Residence **RESIDENTIAL**

2 ROCKY LEDGE DR

CLINTON, CT 06413

\$308,651 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,280 ft²

LIVING AREA

0.27 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$309K

\$287K low

\$331K high

Last Sale

\$201,000 · Dec 27, 2021

Est. Owner Equity

\$158,651

Loan-to-Value

49%

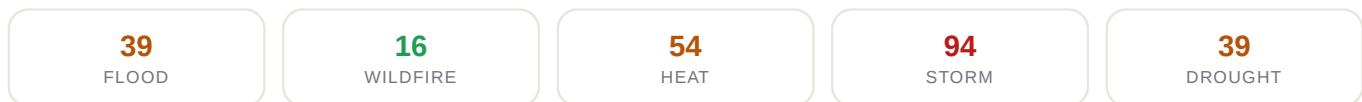
TAX & ASSESSMENT

Property Tax	\$3,553 (2025)
Assessed Value	\$114,100
Previous Assessed	\$114,100
Assessor Market Value	\$79,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.27
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2021	Resale	Warranty Deed	\$201,000	\$157	\$150K
Jan 31, 2006	Financing	Mortgage			\$196K
Apr 1, 2005	Resale	Warranty Deed	\$224,900	\$176	\$221K
Dec 14, 1998	Financing	Mortgage			\$129K
Nov 17, 1997	Resale	Warranty Deed	\$122,000	\$95	\$124K
Sep 1, 1994	Resale	Warranty Deed	\$117,000	\$91	\$17K
Jun 30, 1988	Resale	Grant Deed	\$148,500	\$116	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.5 mi

Jared Eliot School	Middle	5–8	1.0 mi
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District: Clinton School District

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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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