

Residential (General/Single) **RESIDENTIAL**

5 ROSS RD

ROCKFALL, CT 06481

\$582,676 TopHap Estimate · confidence 74 · as of Jul 14, 2026



7.3 ac
LOT SIZE

VALUATION

\$583K

\$431K low

\$735K high

Est. Owner Equity

\$582,676

TAX & ASSESSMENT

Property Tax **\$2,506 (2025)**

Assessed Value **\$84,100**

Previous Assessed	\$84,100
Assessor Market Value	\$58,870

PROPERTY FACTS

Property Type	Residential (General/Single)
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	7.30
Pool	No

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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.5 mi
Frank Ward Strong Middle School	Middle	7–8	4.8 mi
Coginchaug Regional High School	High	9–12	4.8 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	Absentee owner
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