

Single Family Residence

RESIDENTIAL

22 ROCKY LEDGE DR

CLINTON, CT 06413

\$360,375 TopHap Estimate · \$294 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,224 ft²

LIVING AREA

0.26 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$360K

\$344K low

\$377K high

Last Sale

\$240,000 · Jun 28, 2021

Est. Owner Equity

\$132,375

Loan-to-Value

64%

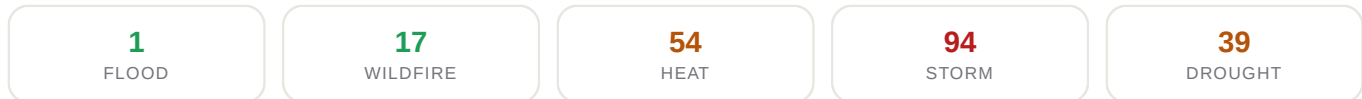
TAX & ASSESSMENT

Property Tax	\$4,070 (2025)
Assessed Value	\$130,700
Previous Assessed	\$130,700
Assessor Market Value	\$91,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.26
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2021	Resale	Warranty Deed	\$240,000	\$196	\$228K
Sep 18, 2009	Financing	Grant Deed			\$15K
Apr 21, 2004	Resale	Warranty Deed	\$155,000	\$127	\$150K
May 18, 1992	Financing	Mortgage			\$31K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 mi
Jared Eliot School	Middle	5–8	1.1 mi

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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