

Single Family Residence

RESIDENTIAL

145 ROSS RD

ROCKFALL, CT 06481

\$477,450

TopHap Estimate · \$163 / ft² · confidence 78 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

2,938 ft²

LIVING AREA

1.72 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$477K

\$371K low

\$584K high

Est. Owner Equity

\$377,450

Loan-to-Value

21%

TAX & ASSESSMENT

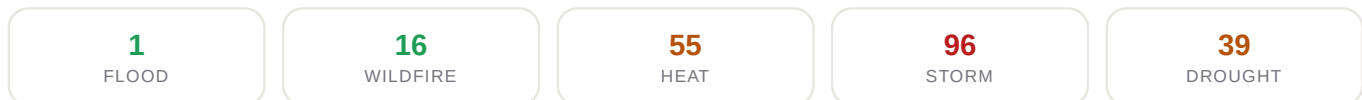
Property Tax	\$7,298 (2025)
Assessed Value	\$244,900
Previous Assessed	\$244,900
Assessor Market Value	\$171,430

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.72
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 1996	Financing	Mortgage			\$100K
Apr 27, 1992	Financing	Mortgage			\$60K
Oct 29, 1987	Resale	Grant Deed	\$162,500	\$55	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.9 mi
Frank Ward Strong Middle School	Middle	7–8	4.1 mi
Coginchaug Regional High School	High	9–12	4.2 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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