

Residential Income (General/Multi-Family)

RESIDENTIAL

170 ROSS RD

ROCKFALL, CT 06481



4
BEDS

2.5
BATHS

3,388 ft²
LIVING AREA

0.92 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

Last Sale

\$80,000 · Jan 22, 2003

TAX & ASSESSMENT

Property Tax	\$4,765 (2025)
Assessed Value	\$159,900
Previous Assessed	\$159,900
Assessor Market Value	\$111,930

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2007	Recorded document	Warranty Deed	\$1	\$0	
Jan 22, 2003	Non-arms-length	Warranty Deed	\$80,000	\$24	\$64K
Jul 8, 1996	Financing	Mortgage			\$66K
Nov 1, 1988	Financing	Mortgage			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	1.9 mi
Frank Ward Strong Middle School	Middle	7–8	4.0 mi
Coginchaug Regional High School	High	9–12	4.1 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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