

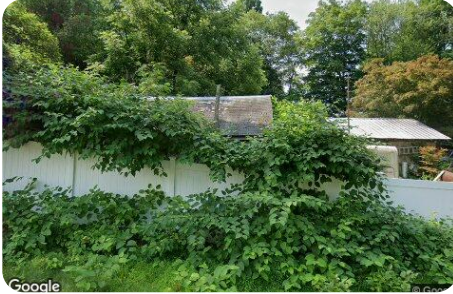
Single Family Residence

RESIDENTIAL

174 ROSS RD

ROCKFALL, CT 06481

\$233,478 TopHap Estimate · \$240 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

974 ft²

LIVING AREA

0.92 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$233K

\$201K low

\$266K high

Est. Owner Equity

\$233,478

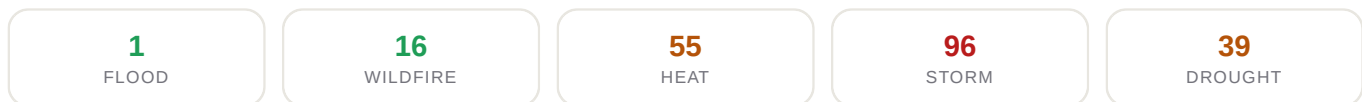
TAX & ASSESSMENT

Property Tax	\$2,941 (2025)
Assessed Value	\$98,700
Previous Assessed	\$98,700
Assessor Market Value	\$69,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
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
May 13, 2022	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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