

Single Family Residence **RESIDENTIAL**

176 ROSS RD
ROCKFALL, CT 06481



2
BEDS

1
BATHS

1,256 ft²
LIVING AREA

0.92 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

Last Sale **\$240,000 · Jan 4, 2010**

TAX & ASSESSMENT

Property Tax	\$5,459 (2025)
Assessed Value	\$183,200
Previous Assessed	\$183,200
Assessor Market Value	\$128,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
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
Jan 4, 2010	Resale	Deed	\$240,000	\$191	\$236K

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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