

Single Family Residence

RESIDENTIAL

180 ROSS RD

ROCKFALL, CT 06481

\$381,783 TopHap Estimate · \$217 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,758 ft²

LIVING AREA

0.92 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$382K

\$372K low

\$392K high

Est. Owner Equity

\$281,783

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,906 (2025)
Assessed Value	\$198,200
Previous Assessed	\$198,200
Assessor Market Value	\$138,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1 FLOOD	17 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	\$/FT²	LOAN
Jun 24, 2024	Quitclaim	Quit Claim Transfer			
Mar 2, 2010	Financing	Mortgage			\$100K

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	4.0 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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