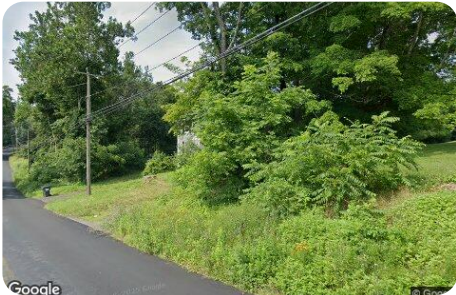


Duplex (2 Units, Any Combination) **RESIDENTIAL**

109 ROSS RD
ROCKFALL, CT 06481



5

BEDS

4

BATHS

2,420 ft²

LIVING AREA

1 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

9

ROOMS

TAX & ASSESSMENT

Property Tax	\$7,048 (2025)
Assessed Value	\$236,500
Previous Assessed	\$236,500
Assessor Market Value	\$165,550

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOWER CONNECTICUT RIVER VALLEY

Lot (acres)	1.00
Roof	Asphalt
Heating	Baseboard
Pool	No

Deck

CLIMATE RISK

1
FLOOD

17
WILDFIRE

55
HEAT

96
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2003	Financing	Mortgage			\$250K
Nov 9, 1998	Financing	Mortgage			\$116K
May 6, 1992	Financing	Mortgage			\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Lyman Elementary School	Elementary	KG–4	2.0 mi
Frank Ward Strong Middle School	Middle	7–8	4.3 mi
Coginchaug Regional High School	High	9–12	4.3 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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