

Single Family Residence

RESIDENTIAL

105 ROSS RD

ROCKFALL, CT 06481

\$717,160

TopHap Estimate · \$207 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,469 ft²

LIVING AREA

1.46 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$717K

\$547K low

\$887K high

Est. Owner Equity

\$280,160

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$12,459 (2025)
Assessed Value	\$418,100
Previous Assessed	\$418,100
Assessor Market Value	\$292,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	1.46
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

CLIMATE RISK

10 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	\$/FT²	LOAN
Sep 12, 2013	Financing	Mortgage			\$100K
May 23, 2012	Financing	Grant Deed			\$297K
May 23, 2012	Recorded document	Grant Deed	\$1	\$0	
May 12, 2010	Financing	Mortgage			\$310K

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	4.4 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
--------------------------	-----------------------------	--------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------