

Single Family Residence

RESIDENTIAL

10 ROCKY LEDGE DR

CLINTON, CT 06413

\$266,803 TopHap Estimate · \$218 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,224 ft²

LIVING AREA

0.2 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$267K

\$248K low

\$286K high

Last Sale

\$255,950 · Jan 5, 2026

Est. Owner Equity

\$266,803

TAX & ASSESSMENT

Property Tax	\$4,039 (2025)
Assessed Value	\$129,700
Previous Assessed	\$129,700
Assessor Market Value	\$90,790

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	54 HEAT	94 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
Dec 22, 2025	Resale	Warranty Deed	\$255,950	\$209	
Jun 6, 2025	Financing	Warranty Deed			
Aug 24, 2004	Resale	Warranty Deed	\$265,000	\$217	\$14K
Nov 17, 1998	Financing	Mortgage			\$102K
May 17, 1996	Financing	Mortgage			\$106K
Sep 1, 1989	Resale	Grant Deed	\$136,000	\$111	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.6 mi
Jared Eliot School	Middle	5–8	1.0 mi

District: Clinton School District

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 06413

59 CRIME INDEX	117 AIR POLLUTION	11,837 POPULATION	\$110K 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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