

Single Family Residence

RESIDENTIAL

23 ROCKY LEDGE DR

CLINTON, CT 06413

\$467,204 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,882 ft²

LIVING AREA

0.27 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$467K

\$433K low

\$502K high

Last Sale

\$320,000 · May 26, 2022

Est. Owner Equity

\$211,204

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,088 (2025)
Assessed Value	\$163,400
Previous Assessed	\$163,400
Assessor Market Value	\$114,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.27
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

17
WILDFIRE

54
HEAT

94
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2024	Quitclaim	Quit Claim Transfer			
May 25, 2022	Resale	Warranty Deed	\$320,000	\$170	\$256K
Sep 19, 2016	Resale	Warranty Deed	\$218,000	\$116	\$214K
Aug 14, 2006	Financing	Mortgage			\$70K
Mar 29, 2005	Financing	Mortgage			\$189K
Nov 8, 2001	Resale	Warranty Deed	\$209,000	\$111	\$199K
May 7, 1993	Resale	Warranty Deed	\$112,000	\$60	\$110K
Aug 25, 1989	Financing	Mortgage			\$49K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The Morgan School	High	9–12	0.4 mi
Lewin G. Joel Jr. School	Elementary	PK–4	0.7 mi
Jared Eliot School	Middle	5–8	1.1 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	Owner occupied
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