

Single Family Residence

RESIDENTIAL

11 ROCKY LEDGE DR

CLINTON, CT 06413

\$465,704 TopHap Estimate · \$245 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.4 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$466K

\$424K low

\$508K high

Last Sale

\$283,900 · Aug 30, 2007

Est. Owner Equity

\$238,584

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,250 (2025)
Assessed Value	\$168,600
Previous Assessed	\$168,600
Assessor Market Value	\$118,020

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	LOWER CONNECTICUT RIVER VALLEY
Lot (acres)	0.40
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	16 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	\$/FT ²	LOAN
Aug 30, 2007	Resale	Warranty Deed	\$283,900	\$149	\$227K
Apr 8, 2005	Financing	Mortgage			\$165K
Nov 5, 1998	Financing	Mortgage			\$49K
Oct 6, 1997	Financing	Mortgage			\$29K
Dec 11, 1996	Financing	Mortgage			\$30K
May 7, 1990	Resale	Grant Deed	\$103,000	\$54	\$66K
Jan 9, 1989	Financing	Mortgage			\$6K
Jun 24, 1988	Financing	Mortgage			\$96K
Jul 15, 1987	Financing	Mortgage			\$17K

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	Owner occupied
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