

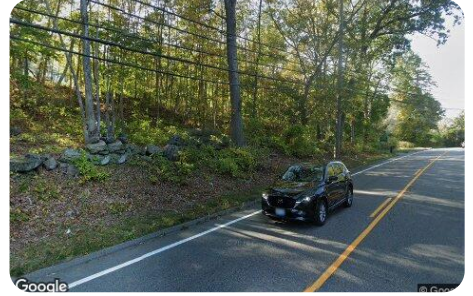
Single Family Residence

**RESIDENTIAL**

## 2 ROUTE 2

PRESTON, CT 06365

**\$507,598** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,218 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

### VALUATION

**\$508K**

\$470K low

\$545K high

Last Sale

**\$160,000 · Nov 25, 1998**

Est. Owner Equity

**\$507,598**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,205 (2024) |
| Assessed Value        | \$247,100      |
| Assessor Market Value | \$172,970      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Cape Cod                 |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 2.00                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Garage        | Garage, Attached         |
| Pool          | No                       |

Deck

## CLIMATE RISK

40  
FLOOD

13  
WILDFIRE

51  
HEAT

86  
STORM

16  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| May 20, 2024 | Financing | Warranty Deed |           |                    |        |
| Feb 4, 2011  | Financing | Mortgage      |           |                    | \$188K |
| Mar 25, 2004 | Financing | Mortgage      |           |                    | \$210K |
| Nov 25, 1998 | Resale    | Warranty Deed | \$160,000 | \$72               | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Norwich Free Academy              | High       | 9–12   | 2.1 mi   |
| Preston Veterans' Memorial School | Elementary | PK–5   | 3.6 mi   |
| Preston Plains Middle School      | Middle     | 6–8    | 4.0 mi   |

District: Norwich Free Academy 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 06365

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>30</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>4,841</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|