

Single Family Residence

RESIDENTIAL

23 ROSS RD

PRESTON, CT 06365

\$325,749 TopHap Estimate · \$182 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,785 ft²

LIVING AREA

2.3 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$326K

\$281K low

\$371K high

Last Sale

\$306,000 · Jul 15, 2025

Est. Owner Equity

\$35,049

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,045 (2024)
Assessed Value	\$200,900
Assessor Market Value	\$140,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	2.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

14
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 ²	LOAN
Jul 10, 2025	Resale	Warranty Deed	\$306,000	\$171	\$291K
Nov 21, 2017	Resale	Warranty Deed	\$156,800	\$88	\$154K
Aug 14, 2009	Financing	Mortgage			\$162K
Dec 31, 2008	Resale	Warranty Deed	\$45,000	\$25	
Jun 25, 2008	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$108,500	\$61	
Dec 7, 1999	Financing	Mortgage			\$109K
Nov 24, 1998	Financing	Mortgage			\$99K
Apr 11, 1997	Financing	Mortgage			\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	0.8 mi
Preston Veterans' Memorial School	Elementary	PK–5	2.7 mi
Ledyard High School	High	9–12	3.8 mi

District: Preston 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 06365

30 CRIME INDEX	109 AIR POLLUTION	4,841 POPULATION	\$104K 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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