

Single Family Residence

RESIDENTIAL

9 RIVER RD

PRESTON, CT 06365

\$361,215 TopHap Estimate · \$376 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.46 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$361K

\$342K low

\$380K high

Last Sale

\$178,000 · Aug 31, 2017

Est. Owner Equity

\$189,715

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,867 (2024)
Assessed Value	\$154,000
Assessor Market Value	\$107,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.46
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2017	Resale	Warranty Deed	\$178,000	\$185	\$180K
Jan 17, 2017	Resale	Warranty Deed	\$165,000	\$172	
Sep 29, 2015	Resale	Warranty Deed	\$90,000	\$94	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Veterans' Memorial School	Elementary	PK–5	2.0 mi
Norwich Free Academy	High	9–12	3.7 mi
Preston Plains Middle School	Middle	6–8	4.3 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

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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