

Duplex (2 Units, Any Combination) **RESIDENTIAL**

48 ROUTE 2A
PRESTON, CT 06365



4
BEDS

2
BATHS

1,750 ft²
LIVING AREA

0.3 ac
LOT SIZE

1850
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale **\$175,000 · Sep 28, 2023**

TAX & ASSESSMENT

Property Tax	\$3,027 (2024)
Assessed Value	\$120,540
Previous Assessed	\$125,230
Assessor Market Value	\$84,378

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.30
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2023	Resale	Warranty Deed	\$175,000	\$100	
Sep 10, 2021	Resale	Warranty Deed	\$101,500	\$58	\$111K
Mar 31, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	2.6 mi
Preston Veterans' Memorial School	Elementary	PK–5	3.6 mi
Norwich Free Academy	High	9–12	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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------