

Single Family Residence

RESIDENTIAL

87 RIVER RD

PRESTON, CT 06365

\$436,690 TopHap Estimate · \$271 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,610 ft²

LIVING AREA

2.61 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$437K

\$396K low

\$478K high

Last Sale

\$395,000 · Dec 26, 2024

Est. Owner Equity

\$120,690

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,473 (2024)
Assessed Value	\$217,980
Assessor Market Value	\$152,586

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	2.61
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2024	Resale	Warranty Deed	\$395,000	\$245	\$316K
Dec 19, 2024	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Veterans' Memorial School	Elementary	PK–5	2.3 mi
Griswold High School	High	9–12	3.1 mi
Preston Plains Middle School	Middle	6–8	4.8 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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