

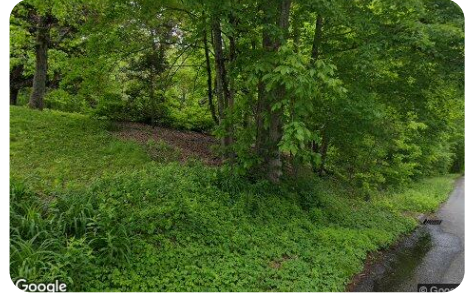
Single Family Residence

**RESIDENTIAL**

# 16 ROSS RD

PRESTON, CT 06365

**\$473,021** TopHap Estimate · \$212 / ft² · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,236 ft²**

LIVING AREA

**1 ac**

LOT SIZE

**1957**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$473K**

**\$435K low**

**\$511K high**

Last Sale

**\$135,000 · Jul 16, 2013**

Est. Owner Equity

**\$473,021**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,967 (2024) |
| Assessed Value        | \$237,650      |
| Assessor Market Value | \$166,355      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Split Level              |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 1.00                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Garage        | Garage, Basement         |
| Pool          | Spa/Hot Tub (Only)       |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Jul 10, 2013 | Resale          | Warranty Deed | \$135,000 | \$60               |        |
| Mar 23, 2004 | Financing       | Mortgage      |           |                    | \$39K  |
| Dec 31, 2002 | Resale          | Warranty Deed | \$143,000 | \$64               | \$114K |
| Jul 28, 1988 | Non-arms-length | Grant Deed    | \$100,000 | \$45               | \$80K  |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Preston Plains Middle School      | Middle     | 6–8    | 0.7 mi   |
| Preston Veterans' Memorial School | Elementary | PK–5   | 2.7 mi   |
| Ledyard High School               | High       | 9–12   | 3.7 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|