

Single Family Residence **RESIDENTIAL**

40 ROSS RD

PRESTON, CT 06365

\$306,611 TopHap Estimate · \$282 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,086 ft²

LIVING AREA

0.96 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$307K

\$280K low

\$334K high

Last Sale

\$125,000 · Dec 3, 2004

Est. Owner Equity

\$231,611

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax

\$3,268 (2024)

Assessed Value

\$130,130

Assessor Market Value

\$91,091

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.96
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 1998	Resale	Warranty Deed	\$99,000	\$91	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	0.8 mi
Preston Veterans' Memorial School	Elementary	PK–5	2.5 mi
Ledyard High School	High	9–12	3.9 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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