

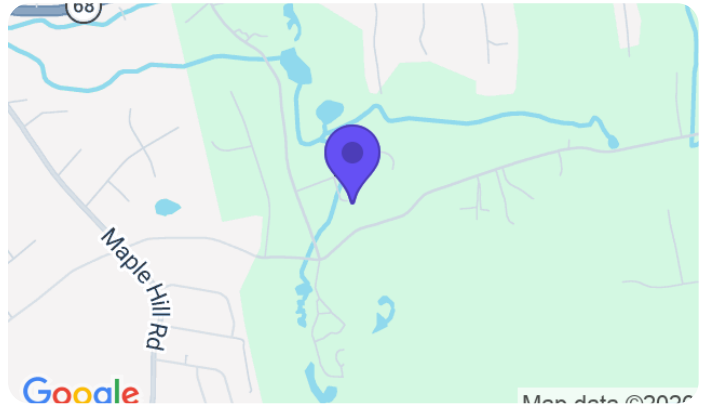
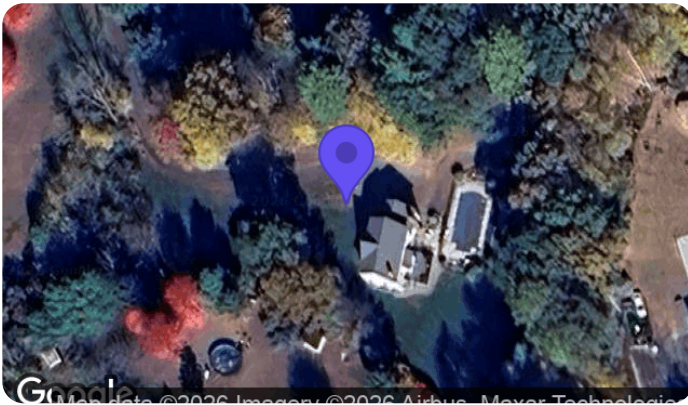
Single Family Residence

RESIDENTIAL

12 RACHEL ANN CT

PROSPECT, CT 06712

\$647,761 TopHap Estimate · \$298 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,176 ft²

LIVING AREA

1.21 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$648K

\$608K low

\$688K high

Last Sale

\$319,900 · Oct 8, 2002

Est. Owner Equity

\$348,761

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,009 (2025)
Assessed Value	\$352,310
Previous Assessed	\$255,610
Assessor Market Value	\$246,617

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NAUGATUCK VALLEY
Lot (acres)	1.21
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

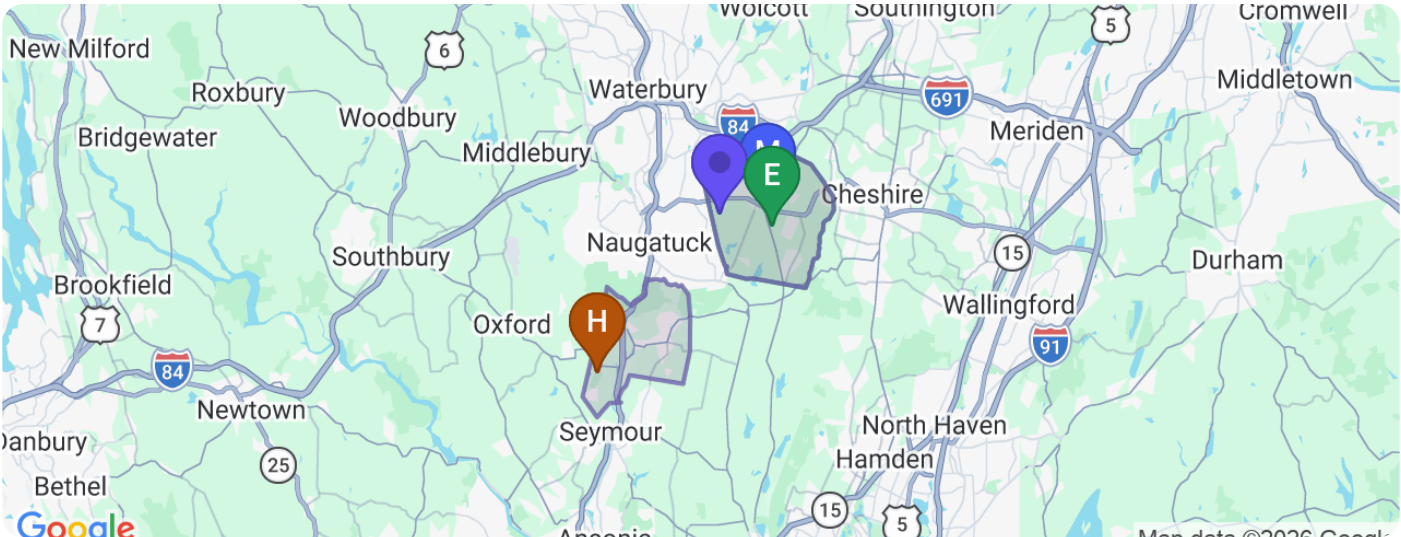
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2004	Financing	Mortgage			\$299K
Oct 8, 2002	Resale	Warranty Deed	\$319,900	\$147	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long River Middle School	Middle	6–8	1.6 mi
Prospect Elementary School	Elementary	KG–5	1.8 mi
Woodland Regional High School	High	9–12	6.5 mi

District: Regional School District 16



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 06712

77 CRIME INDEX	109 AIR POLLUTION	9,938 POPULATION	\$123K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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