

Single Family Residence

RESIDENTIAL

45 ROUTE 2

PRESTON, CT 06365

\$289,421 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,378 ft²

LIVING AREA

0.89 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$289K

\$266K low

\$313K high

Est. Owner Equity

\$289,421

TAX & ASSESSMENT

Property Tax

\$3,238 (2024)

Assessed Value

\$128,940

Assessor Market Value

\$90,258

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.89
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norwich Free Academy	High	9–12	2.6 mi
Preston Veterans' Memorial School	Elementary	PK–5	3.4 mi
Preston Plains Middle School	Middle	6–8	3.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied