

Single Family Residence **RESIDENTIAL**

## 2 RATHBUN PL

MYSTIC, CT 06355

**\$741,277** TopHap Estimate · \$456 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,625 ft<sup>2</sup>**

LIVING AREA

**0.54 ac**

LOT SIZE

**1833**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

### VALUATION

**\$741K**

\$615K low

\$868K high

Last Sale

**\$700,000 · Dec 1, 2023**

Est. Owner Equity

**\$183,777**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,843 (2025) |
| Assessed Value        | \$324,870      |
| Previous Assessed     | \$324,870      |
| Assessor Market Value | \$227,409      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Cape Cod                 |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 0.55                     |
| Roof          | Asphalt                  |
| Heating       | Steam                    |
| Fireplace     | Yes                      |
| Pool          | No                       |

Deck

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 50<br>HEAT | 81<br>STORM | 16<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Nov 30, 2023 | Resale    | Warranty Deed | \$700,000 | \$431              | \$560K |
| Aug 22, 2022 | Resale    | Warranty Deed | \$659,000 | \$406              |        |
| Apr 30, 2020 | Resale    | Warranty Deed | \$459,000 | \$282              |        |
| Aug 31, 2004 | Resale    | Warranty Deed | \$470,000 | \$289              |        |
| May 29, 2003 | Resale    | Warranty Deed | \$412,500 | \$254              | \$100K |
| Nov 18, 1998 | Financing | Mortgage      |           |                    | \$50K  |
| Dec 12, 1994 | Financing | Mortgage      |           |                    | \$120K |
| Nov 4, 1994  | Resale    | Warranty Deed | \$215,000 | \$132              |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Mystic River Magnet School  | Elementary | PK–5   | 0.9 mi   |
| Robert E. Fitch High School | High       | 9–12   | 2.1 mi   |
| Groton Middle School        | Middle     | 6–8    | 2.1 mi   |

District: Groton 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 06355

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>10,797</b><br>POPULATION | <b>\$124K</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 | Owner occupied |
|-----------|----------------|