

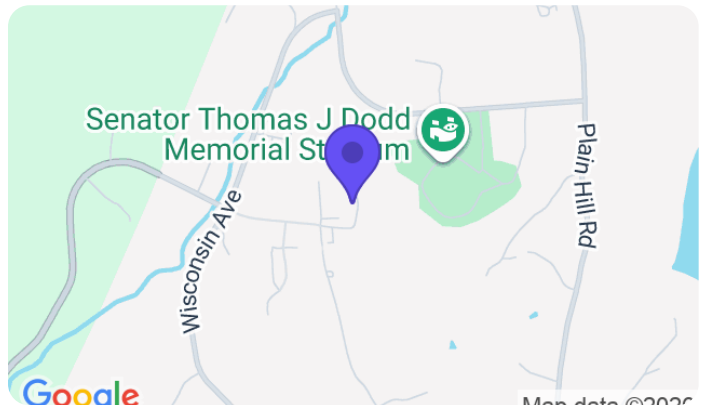
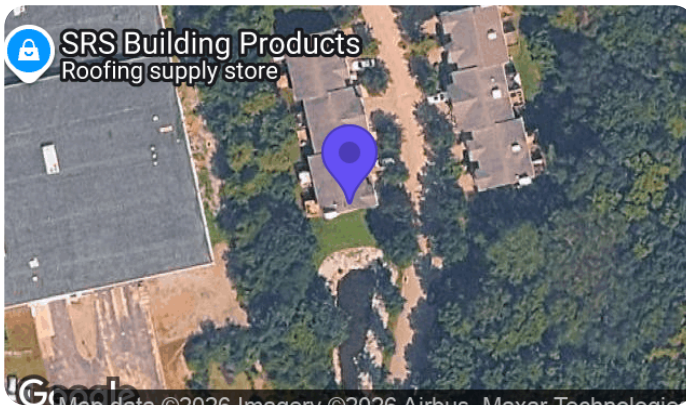
Condominium

**RESIDENTIAL**

# 44 FORESTVIEW DR

NORWICH, CT 06360

**\$293,870** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,456 ft<sup>2</sup>**

LIVING AREA

**2007**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$294K**

\$259K low

\$328K high

Last Sale

**\$265,000 · Aug 28, 2025**

Est. Owner Equity

**\$28,870**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,166 (2025) |
| Assessed Value        | \$148,400      |
| Previous Assessed     | \$148,400      |
| Assessor Market Value | \$103,880      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | SOUTHEASTERN CONNECTICUT         |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 52<br>HEAT | 84<br>STORM | 16<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

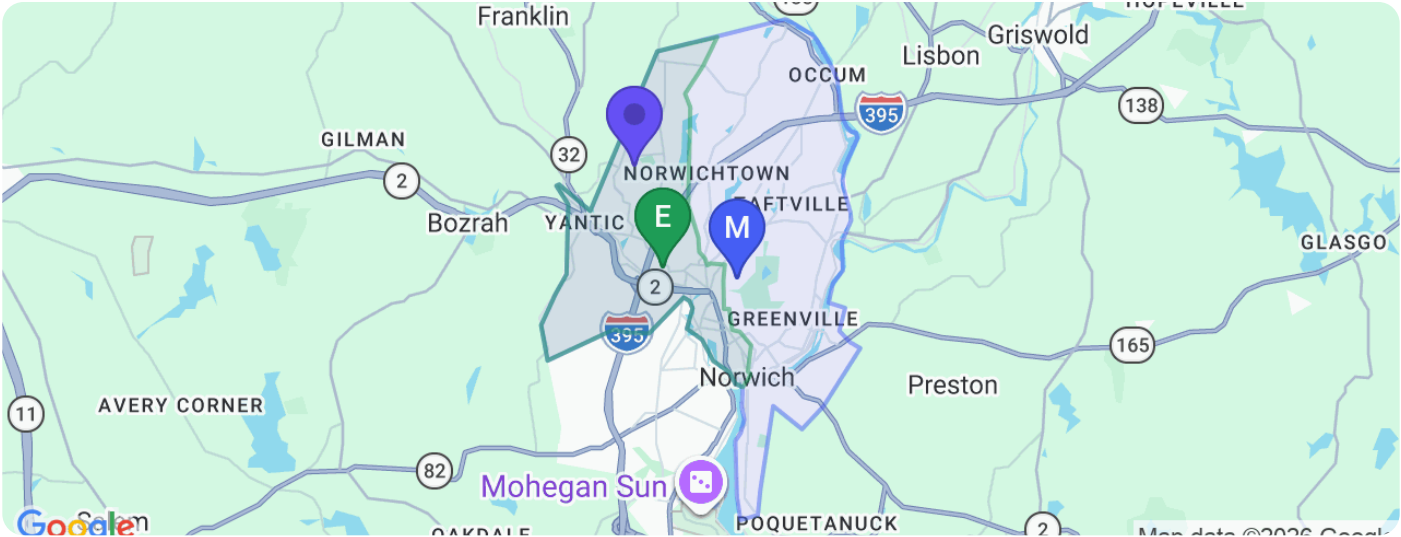
## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Aug 26, 2025 | Resale            | Warranty Deed | \$265,000 | \$182              | \$265K |
| Jan 21, 2009 | Recorded document | Grant Deed    | \$1       | \$0                |        |
| Mar 20, 2007 | Recorded document | Warranty Deed | \$1       | \$0                |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Samuel Huntington School         | Elementary | PK–5   | 1.7 mi   |
| Kelly Steam Magnet Middle School | Middle     | 6–8    | 2.5 mi   |

District: Norwich 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 06360

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 82<br>CRIME INDEX | 116<br>AIR POLLUTION | 35,921<br>POPULATION | \$68K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|