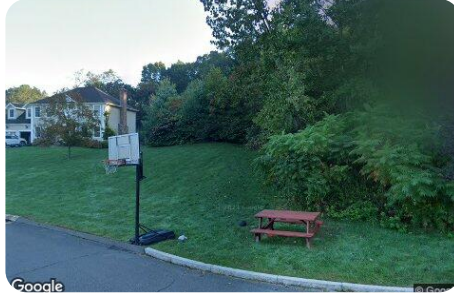


Single Family Residence **RESIDENTIAL**

# 25 RACHEL ANN CT

PROSPECT, CT 06712

**\$609,734** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,451 ft<sup>2</sup>**

LIVING AREA

**1.44 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$610K**

\$563K low

\$656K high

Last Sale

**\$415,000 · Jun 1, 2007**

Est. Owner Equity

**\$284,734**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,186 (2025) |
| Assessed Value        | \$359,240      |
| Previous Assessed     | \$255,810      |
| Assessor Market Value | \$251,468      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | NAUGATUCK VALLEY        |
| Lot (acres)   | 1.44                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Oct 19, 2004 | Resale | Warranty Deed | \$479,900 | \$196              | \$325K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Long River Middle School      | Middle     | 6–8    | 1.5 mi   |
| Prospect Elementary School    | Elementary | KG–5   | 1.7 mi   |
| Woodland Regional High School | High       | 9–12   | 6.6 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>77</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>9,938</b><br>POPULATION | <b>\$123K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|