

Single Family Residence

**RESIDENTIAL**

# 51 ROSS RD

PRESTON, CT 06365

**\$461,741** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,464 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$462K**

**\$433K low**

**\$491K high**

Last Sale

**\$180,000 · Dec 27, 2012**

Est. Owner Equity

**\$285,002**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,354 (2024) |
| Assessed Value        | \$253,050      |
| Assessor Market Value | \$177,135      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Raised Ranch             |
| County        | SOUTHEASTERN CONNECTICUT |
| Lot (acres)   | 0.97                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Cooling       | Yes                      |
| Fireplace     | Yes                      |
| Garage        | Garage, Attached         |
| Pool          | No                       |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 19, 2021 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 27, 2012 | Resale    | Fiduciary Deed      | \$180,000 | \$123              | \$177K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Preston Plains Middle School      | Middle     | 6–8    | 0.9 mi   |
| Preston Veterans' Memorial School | Elementary | PK–5   | 2.4 mi   |
| Ledyard High School               | High       | 9–12   | 4.1 mi   |

District: Preston 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 06365

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>30</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>4,841</b><br>POPULATION | <b>\$104K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|