

Single Family Residence **RESIDENTIAL**

74 RIVER RD

PRESTON, CT 06365

\$408,263 TopHap Estimate · \$278 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,468 ft²

LIVING AREA

1.8 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$408K

\$375K low

\$441K high

Last Sale

\$110,000 · May 31, 1996

Est. Owner Equity

\$283,263

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,004 (2024)
Assessed Value	\$199,290
Assessor Market Value	\$139,503

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.80
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2002	Financing	Mortgage			\$125K
May 31, 1996	Resale	Warranty Deed	\$110,000	\$75	\$90K
Oct 15, 1993	Resale	Warranty Deed	\$65,000	\$44	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Veterans' Memorial School	Elementary	PK–5	2.2 mi
Griswold High School	High	9–12	3.2 mi
Preston Plains Middle School	Middle	6–8	4.7 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

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
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