

Single Family Residence **RESIDENTIAL**

197 ROUTE 2

PRESTON, CT 06365

\$386,545 TopHap Estimate · \$235 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,646 ft²

LIVING AREA

1.51 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$387K

\$358K low

\$416K high

Last Sale

\$330,000 · Mar 1, 2024

Est. Owner Equity

\$161,545

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,948 (2024)
Assessed Value	\$197,050
Assessor Market Value	\$137,935

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.51
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2024	Resale	Deed	\$330,000	\$200	\$225K
Apr 12, 2018	Recorded document	Warranty Deed			
Aug 4, 2016	Resale	Warranty Deed	\$210,000	\$128	\$168K
Feb 6, 2004	Resale	Warranty Deed	\$226,000	\$137	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	2.2 mi
Preston Veterans' Memorial School	Elementary	PK–5	3.3 mi
Norwich Free Academy	High	9–12	4.1 mi

District: Norwich Free Academy 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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