

Single Family Residence

RESIDENTIAL

403 ROUTE 2

PRESTON, CT 06365

\$305,794 TopHap Estimate · \$208 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,469 ft²

LIVING AREA

1.8 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$306K

\$283K low

\$329K high

Last Sale

\$185,000 · Mar 8, 2022

Est. Owner Equity

\$99,544

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,057 (2024)
Assessed Value	\$121,730
Assessor Market Value	\$85,211

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.80
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Detached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 30, 2023	Quitclaim	Quit Claim Transfer			\$206K
Feb 3, 2022	Resale	Warranty Deed	\$185,000	\$126	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	0.3 mi
Preston Veterans' Memorial School	Elementary	PK–5	2.9 mi
Ledyard High School	High	9–12	3.5 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	Absentee owner
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