

Single Family Residence **RESIDENTIAL**

86 RIVER RD

PRESTON, CT 06365

\$445,663 TopHap Estimate · \$224 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,987 ft²

LIVING AREA

1.92 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$446K

\$406K low

\$486K high

Last Sale

\$15,000 · Feb 27, 1985

Est. Owner Equity

\$318,663

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,252 (2024)
Assessed Value	\$248,990
Assessor Market Value	\$174,293

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	1.92
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2012	Recorded document	Grant Deed	\$1	\$0	
Sep 11, 2012	Financing	Mortgage			\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Veterans' Memorial School	Elementary	PK-5	2.2 mi
Griswold High School	High	9-12	3.1 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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