

Duplex (2 Units, Any Combination)

RESIDENTIAL

40 ROUTE 2A

PRESTON, CT 06365



6

BEDS

2

BATHS

2,453 ft²

LIVING AREA

0.43 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

Last Sale

\$229,900 · May 19, 2023

TAX & ASSESSMENT

Property Tax	\$3,846 (2024)
Assessed Value	\$153,160
Assessor Market Value	\$107,212

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.43
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Detached
Pool	No

CLIMATE RISK

37 FLOOD	16 WILDFIRE	51 HEAT	86 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2023	Resale	Warranty Deed	\$229,900	\$94	\$226K
Feb 26, 2014	Financing	Mortgage			\$55K
Mar 9, 2004	Financing	Mortgage			\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	2.6 mi
Preston Veterans' Memorial School	Elementary	PK–5	3.6 mi
Norwich Free Academy	High	9–12	3.9 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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