

Single Family Residence **RESIDENTIAL**

6 ROUTE 117

PRESTON, CT 06365

\$307,665 TopHap Estimate · \$211 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,459 ft²

LIVING AREA

0.44 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$308K

\$257K low

\$358K high

Last Sale

\$102,500 · Mar 29, 1994

Est. Owner Equity

\$159,665

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,943 (2024)
Assessed Value	\$157,010
Assessor Market Value	\$109,907

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	0.44
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	51 HEAT	86 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2024	Quitclaim	Quit Claim Transfer			
Feb 27, 2006	Financing	Mortgage			\$148K
Jul 26, 2005	Financing	Mortgage			\$117K
Oct 6, 2004	Financing	Mortgage			\$95K
Mar 29, 1994	Resale	Warranty Deed	\$102,500	\$70	
Mar 29, 1994	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	2.7 mi
Ledyard High School	High	9–12	3.9 mi
Preston Veterans' Memorial School	Elementary	PK–5	4.1 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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