

Single Family Residence **RESIDENTIAL**

8 RACHEL ANN CT

PROSPECT, CT 06712

\$637,618 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,362 ft²

LIVING AREA

0.96 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$638K

\$608K low

\$667K high

Last Sale

\$313,000 · May 11, 2001

Est. Owner Equity

\$332,631

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,551 (2025)
Assessed Value	\$373,520
Previous Assessed	\$267,990
Assessor Market Value	\$261,464

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NAUGATUCK VALLEY
Lot (acres)	0.96
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2004	Financing	Mortgage			\$16K
May 6, 2003	Financing	Mortgage			\$24K
Jul 3, 2001	Financing	Mortgage			\$23K
May 11, 2001	Resale	Warranty Deed	\$313,000	\$133	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long River Middle School	Middle	6–8	1.6 mi
Prospect Elementary School	Elementary	KG–5	1.8 mi
Woodland Regional High School	High	9–12	6.5 mi

District: Regional School District 16

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 06712

77 CRIME INDEX	109 AIR POLLUTION	9,938 POPULATION	\$123K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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