

# PROPERTY OFFERING

99 Ross Rd, Preston CT 06365





# Welcome to the Town of Preston

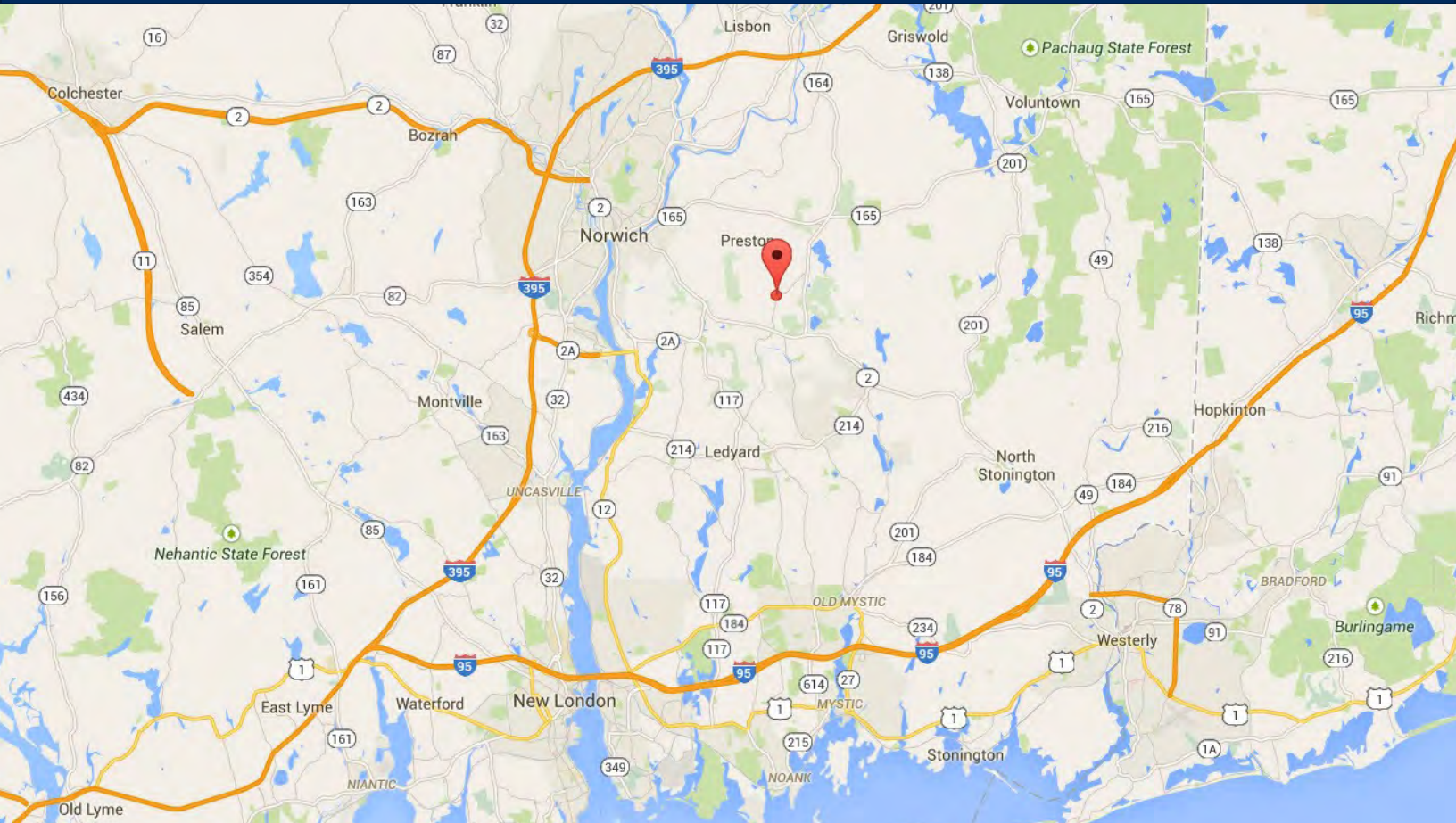
Preston is a rural country town where farmhouses, ponds, brooks, open fields, and stonewalls dot the landscape. Located directly in between the regions two casinos, Mohegan Sun and Foxwoods, Preston acts as a bedroom community and backdrop for what the region represents. Preston is home to approximately 4700 people and 1850 single family homes. Preston is home to Amos Lake and Poquetanuck Cove where residents and visitors enjoy a country lifestyle accented by a water component.







# 99 Ross Rd ~ Land & Location Map



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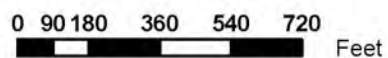




# 99 Ross Rd ~ Parcel Map



Approximate Scale: 1:5,400

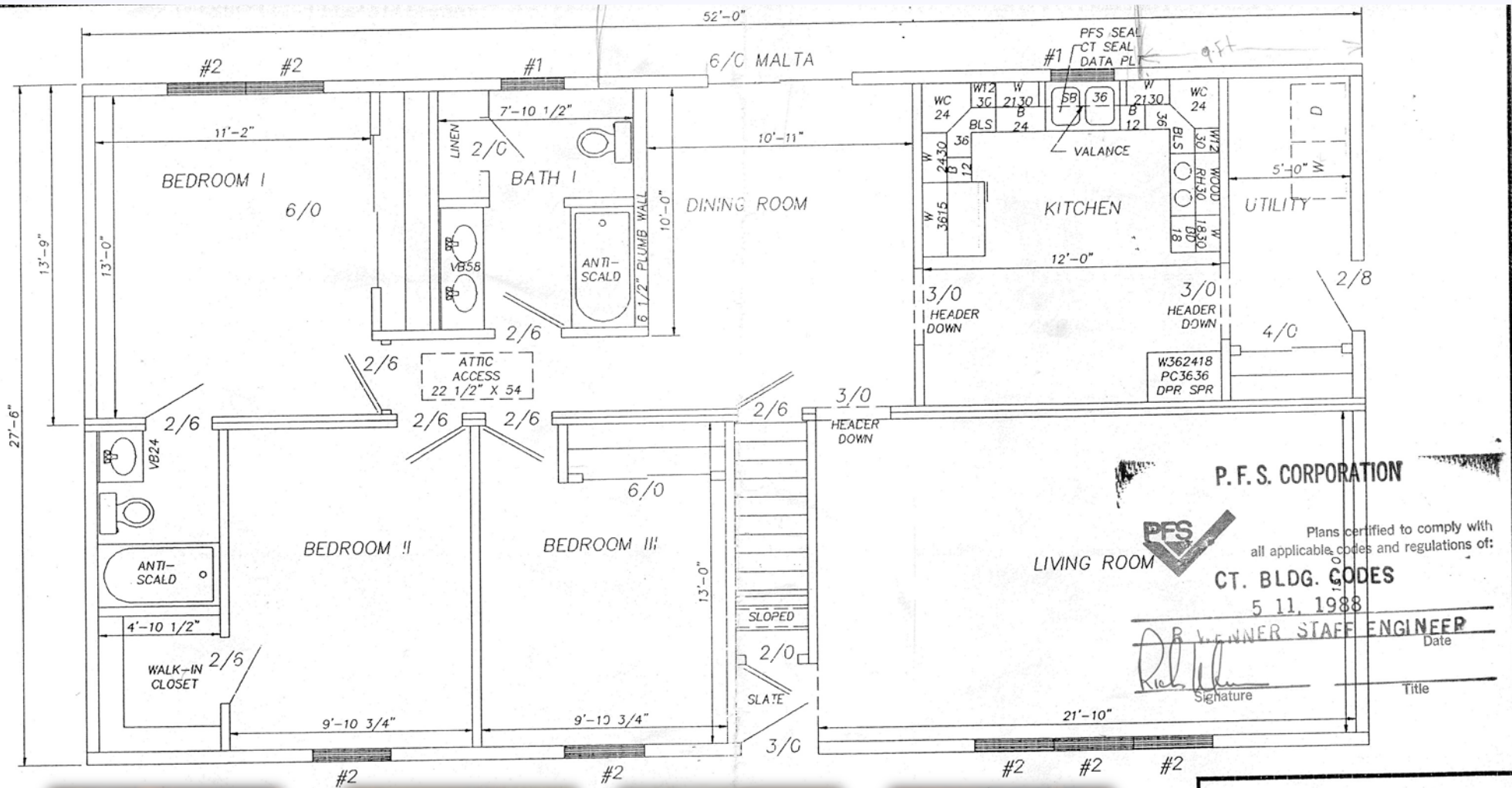


Map Produced:  
August 2014

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Preston and its mapping contractors assume no legal responsibility for the information contained herein.



# First Level Floor Plan



EVISION

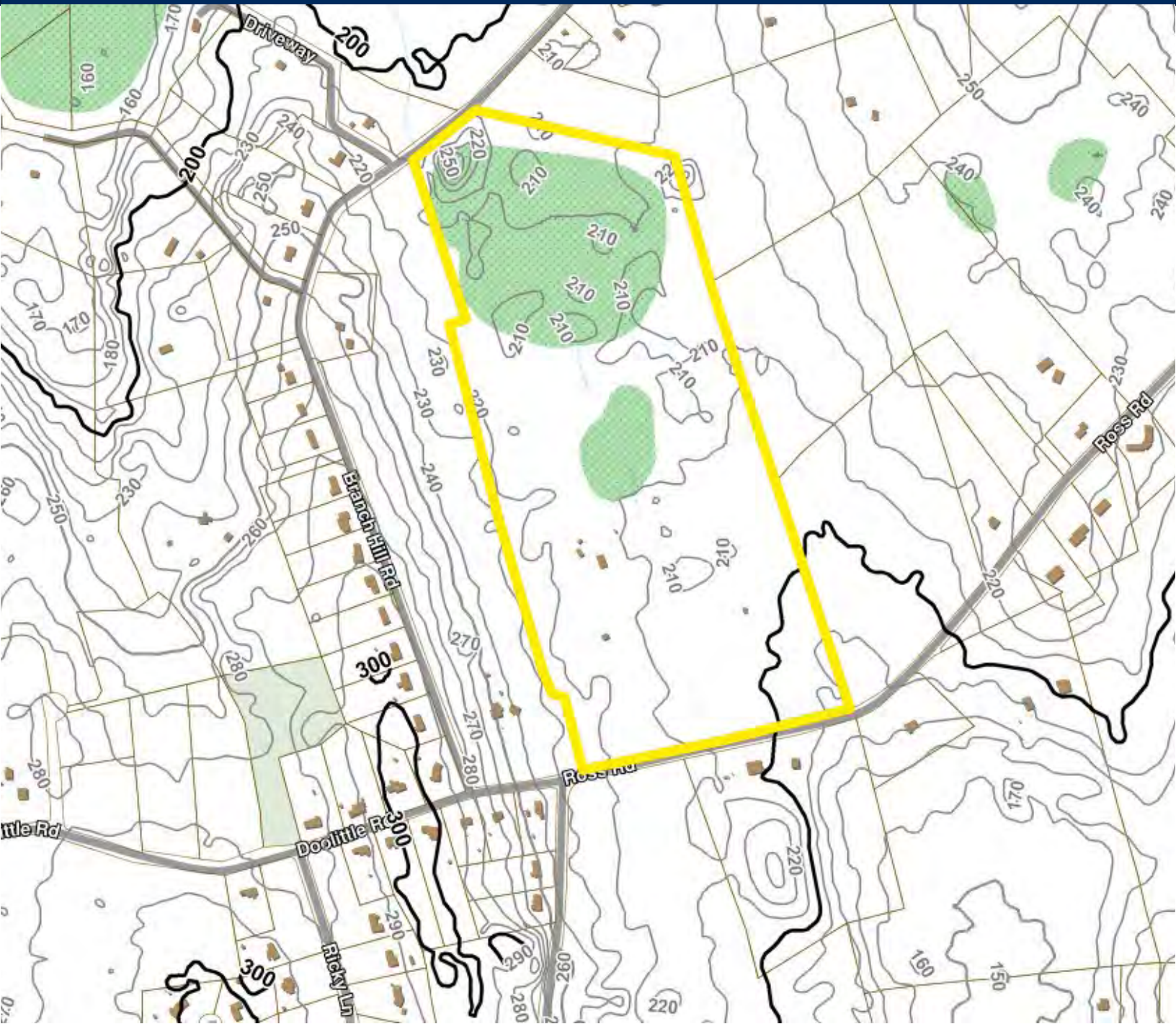


STRATTAN HOMES INC. 27'-6" X 52'-0" RANCH	
FLOOR PLAN	
SCALE : 1/4" = 1'	DATE :
DR. BY :	NO :





# 99 Ross Rd ~ Topography Map







# 99 Ross Rd ~ Exterior Highlights







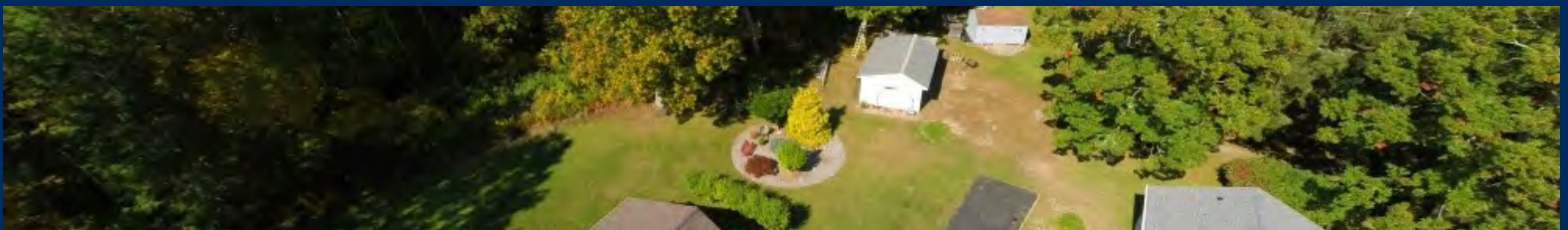
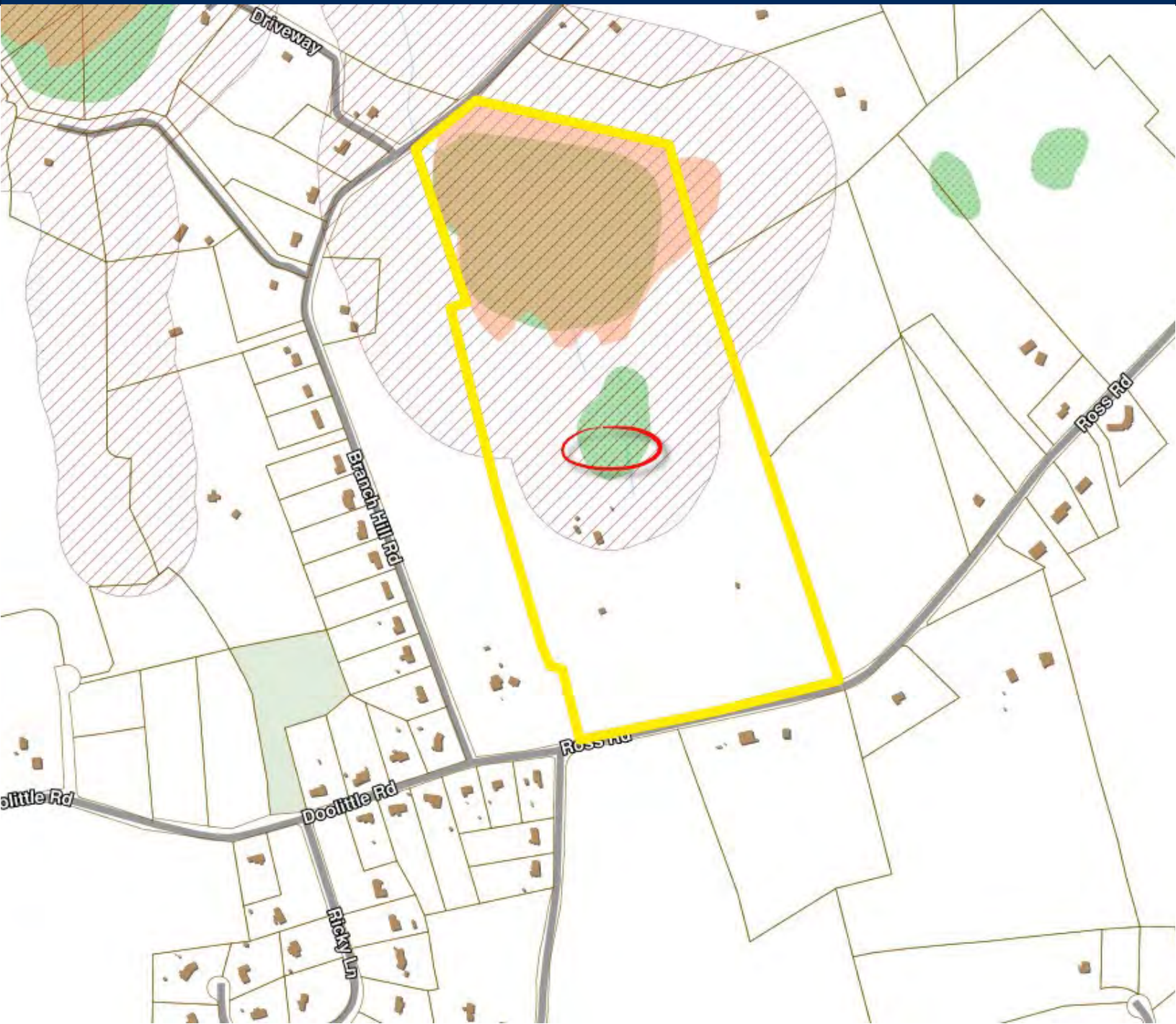
# 99 Ross Rd ~ Highlights







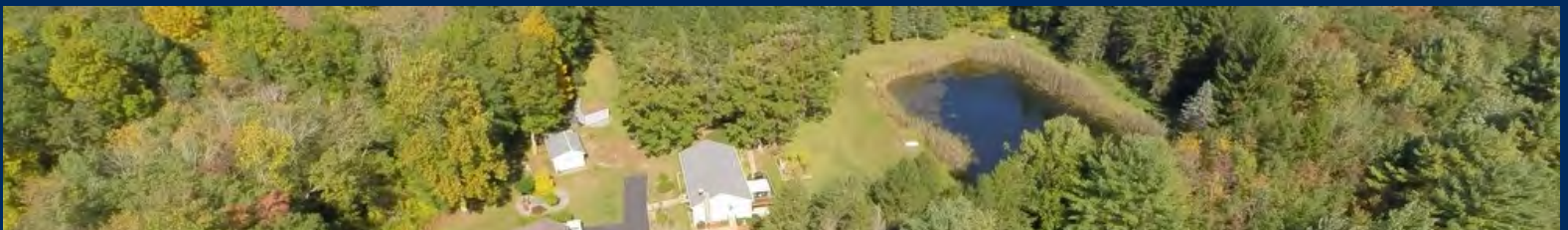
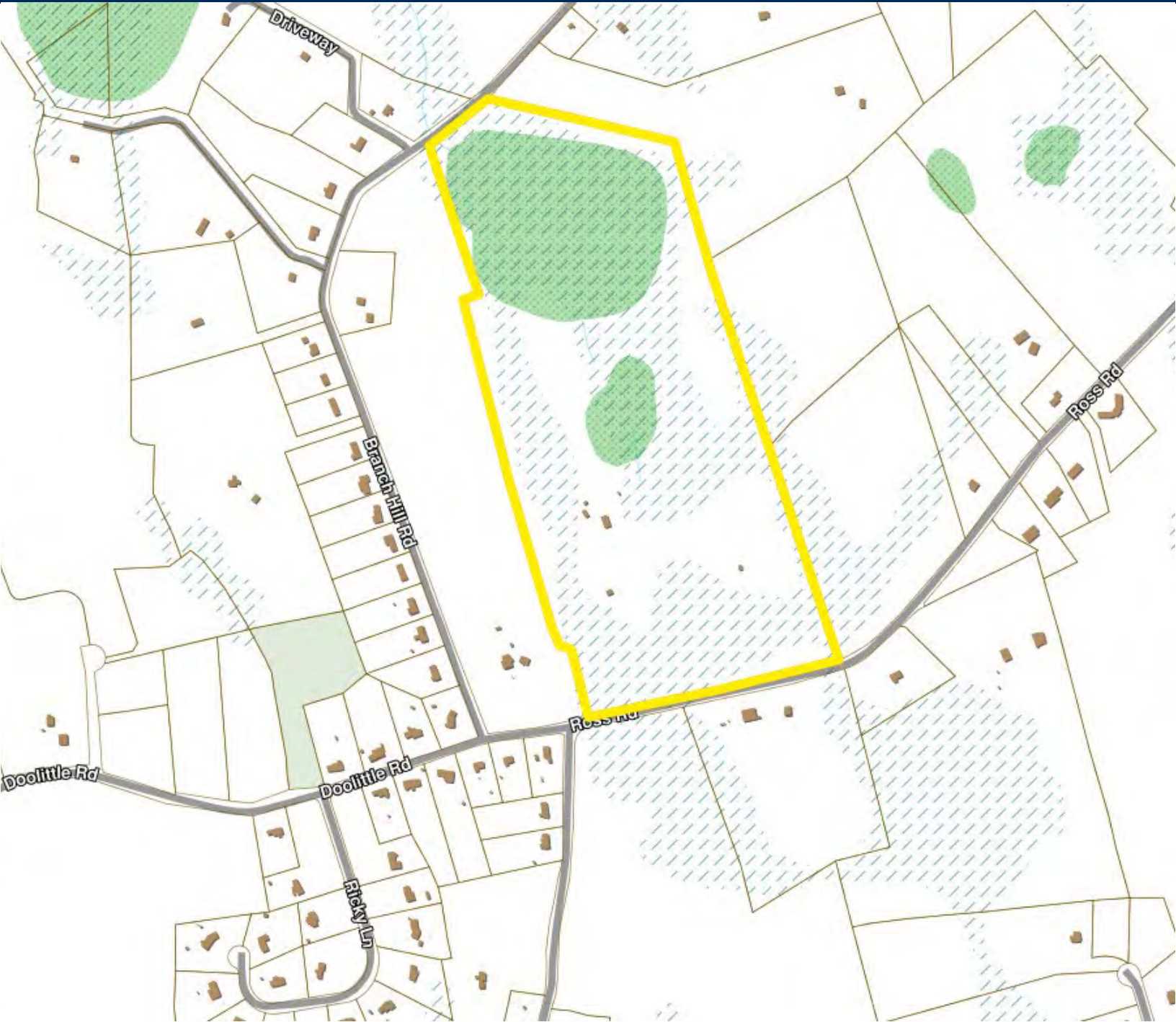
# 99 Ross Rd ~ Natural Resource Protection







# 99 Ross Rd ~ Wetlands Map



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## 99 Ross Rd ~ Aerial Views







## 99 Ross Rd ~ Letter from the seller

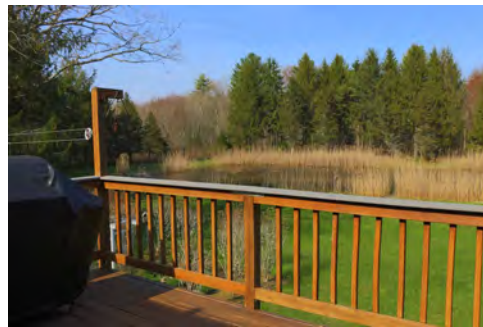


Welcome !!! We hope you will enjoy our home and property as much as we have over the years. Whether it's a family reunion picnic or a family wedding in the back yard, fishing with the kids and grand kids in the pond, having friends over to sit around the fire pit, or to just relax on the deck or patio, there is much outdoor space to enjoy.

On a daily basis you will see deer and turkeys, and an occasional fox. It is always a treat when the first set of twin fawns comes to visit. The blue herons come to fish frogs from the pond, as well as osprey to get fish. There are many birds to be seen throughout the year; blue birds, rose breasted grosbeak, red tail hawks, red shoulder hawks, finches, fly catchers, and many, many more.

The many flower gardens are planted with perennials, so there is no need for the extra work of putting in annuals. There are beds for vegetables (or more flowers !), as well as enough rhubarb for all the pies and jam you wish to make.

With a wood stove that heats the whole house, and electrical installed for a generator, you can be stress free if there is a power outage !!







Doc ID: 000120960001 Type: LAN

BK 174 PG 163

Return to (Latest Address of Grantee)  
Francis J. Zdancewicz  
Gwen R. Zdancewicz  
99 Ross Road  
Preston, CT 06365

**QUITCLAIM DEED**

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

Know Ye, that I, **Francis J. Zdancewicz**, of the Town of Preston, County of New London and State of Connecticut ("Grantor"), for no consideration, grant to **Francis J. Zdancewicz** and **Gwen R. Zdancewicz**, both of the Town of Preston, County of New London and State of Connecticut ("Grantee"), as joint tenants with rights of survivorship

with QUITCLAIM COVENANTS

a certain piece or parcel of land, with all buildings and improvements thereon, known as 99 Ross Road, Preston, Connecticut, which property is more particularly described as follows:

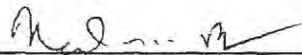
A certain tract or parcel of land situated in the Town of Preston, County of New London and State of Connecticut, bounded and described as follows:

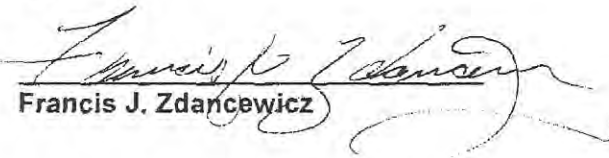
Beginning at the southwest corner of the described premises by the northerly line of the highway and also being the southeast corner of land now or formerly of William Pendleton, now or formerly of the Estate of Dora Migdol; thence easterly and adjoining said highway to land formerly of William Bennett; thence northerly and adjoining said Bennett's land to land now or formerly of Cazimir Brzezinski, now or formerly of Hobart Copp and land formerly of Chauncey Pendleton to a highway and to land of said Migdol; thence southerly and adjoining said Migdol land to the point or place of beginning, and containing about sixty acres more or less.


The foregoing instrument was prepared without an examination of the Land Records of the Town of Preston and from a description provided by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17<sup>th</sup> day of March, 2009.

Signed, Sealed and Delivered in the Presence of:

  
\_\_\_\_\_  
Neal M. Bobruff

  
\_\_\_\_\_  
Francis J. Zdancewicz

  
\_\_\_\_\_  
Nicole C. Greenlee

STATE OF CONNECTICUT        )  
  ) ss. Mystic  
COUNTY OF NEW LONDON    )

On this, the this 17<sup>th</sup> day of March, 2009, before me, Neal M. Bobruff, the undersigned officer, personally appeared Francis J. Zdancewicz, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand.



**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
165 Capitol Avenue ♦ Hartford, CT 06106**



**RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT**

Name of Seller(s): Francis & Gwen Zdancewicz  
 Property Street Address: 99 Ross Road  
 Property Municipality: Preston, CT Zip Code: 06365

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 or the amount set forth in section 20-327c of the Connecticut General Statutes if said section prescribes a different amount, at closing if the seller fails to furnish this report as required by said act.

**Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.**

**Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:**

YES	NO	UNKN	I. GENERAL INFORMATION
-----	----	------	------------------------

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. How long have you occupied the property? <u>26 1/2 years</u> Age of Structure: <u>26 1/2 years</u> |
|--------------------------|-------------------------------------|--------------------------|---|
- |                          |                                     |                          |  |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|--|
- |                                     |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain:<br><u>No flood hazard area. Portion of property is inland wetlands. Area of house &amp; out buildings is not.</u> |
|-------------------------------------|--------------------------|--------------------------|--|
- |                          |                                     |                          |  |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|--|
- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|---|

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.



YES	NO	UNKN	<b>II. SYSTEM/UTILITIES</b>
-----	----	------	-----------------------------

6. Heating system problems? If yes, explain and list fuel types. \_\_\_\_\_  
 \_\_\_\_\_
- a. Is there an underground fuel tank? If yes, give age of tank and location. \_\_\_\_\_  
 \_\_\_\_\_
- b. Are you aware of any problems with the fuel tank? If yes explain: N/A
- c. (1) During the time you have owned the property, has there ever been an underground storage located on the property? (2) If yes, has it been removed? Yes \_\_\_ No  (3) If yes, what was the date of such removal and what was the name and address of the person or business who removed such underground storage tank? Provide any and all written documentation of such removal within your control or possession. \_\_\_\_\_  
 \_\_\_\_\_
7. Hot water problems? If yes, explain: \_\_\_\_\_  
 Type of hot water heater electric Age \_\_\_\_\_
8. Plumbing system problems? If yes, explain: \_\_\_\_\_
9. Sewage system problems? If yes, explain: N/A  
 Type of sewage disposal system (central sewer, septic, cesspool, etc.) \_\_\_\_\_  
 a. If private: (a) Name of service company Abrahamsen  
 (b) Date last pumped March 2010 Frequency 5 years  
 b. If public:  
 (1) Is there a separate charge made for sewer use? Yes \_\_\_  No \_\_\_  
 (2) If separate charge, is it a flat amount or metered? \_\_\_\_\_  
 (3) If flat amount, please state amount and due dates: \_\_\_\_\_  
 (4) Are there any unpaid sewer charges? Yes \_\_\_ No N/A  
 If yes, state the amount: \_\_\_\_\_
10. Air conditioning problems? If yes, explain: N/A  
 Air Conditioning type: Central \_\_\_\_\_ Window \_\_\_\_\_ Other \_\_\_\_\_
11. Electrical System problems? If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_
12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_
- a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.  
Oct 88
- b. Are there any unpaid water charges? If yes, state the amount: N/A
- c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: \_\_\_\_\_  
 \_\_\_\_\_
13. Electronic security problems? If yes, explain: \_\_\_\_\_



14. Are there carbon monoxide or smoke detectors located in a dwelling on the property? If yes, state the number of such detectors and whether there have been any problems with such detectors.  
4 smoke detectors  
1 heat ~~detect~~ detector } no problems
15. Fire sprinkler system problems? If yes, explain: N/A

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
-----	----	------	--------------------------------------

16. Foundation/slab problems/settling? If yes, explain: \_\_\_\_\_
17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. \_\_\_\_\_
18. Sump pump problems? If yes, explain: N/A
19. Roof leaks? If yes, explain: \_\_\_\_\_  
 Roof type: Asphalt shingles Age: 12 years  
30 year
20. Interior walls/ceiling problems? If yes, explain: \_\_\_\_\_
21. Exterior siding problems? If yes, explain: New siding 2015
22. Floor problems? If yes, explain: \_\_\_\_\_
23. Chimney/fireplace/wood or coal stove problems? If yes, explain: \_\_\_\_\_
24. Fire/smoke damage? If yes, explain: \_\_\_\_\_
25. Patio/deck problems? If yes, explain: some dripping between deck and house  
 If made of wood, is wood treated or untreated? treated
26. Driveway problems? If yes, explain: Age
27. Termite/insect/rodent/pest infestation problems? If yes, explain: \_\_\_\_\_
28. Is house insulated? If yes, type \_\_\_\_\_ Location \_\_\_\_\_
29. Rot and water damage problems? If yes, explain: \_\_\_\_\_







HIGH OVERFLOW SEPTIC SYSTEM

Septic Tank: 1250 Gallon Capacity

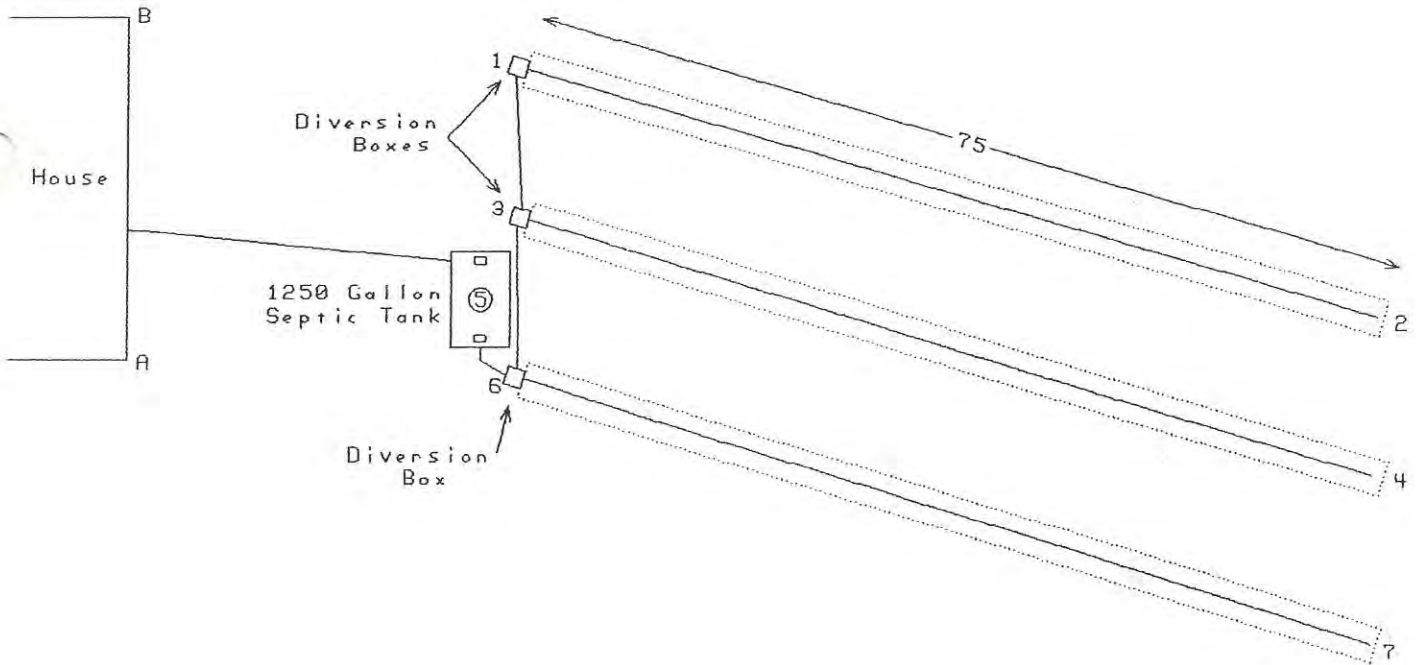
Leach Field: Three 3'x 75' Trenches  
675 Square Feet Leaching Area

Installed By: Wawrzynowicz Construction  
Septic License No. 001409

For: Francis Zdancewicz  
Ross Road  
Preston, CT

Distance Table:

	A	B
1	41'	33'
2	105'	108'
3	35'	37'
4	105'	111'
5	30'	38'
6	32'	44'
7	107'	117'



Scale: 1" = 16'





## EcoScience Laboratory

490 Main Street  
Norwich, Connecticut 06360  
(203) 889-8104

11 Oct 88

8154-5S

Francis J. Zdanczewicz  
PO Box 1512  
Norwich CT 06360

Results of analyses on a sample of wellwater from the premises at  
99 Ross Road in Preston, CT, submitted by you on 5 Oct 88.

### Bacteriological Tests

Coliform bacteria by the <u>Standard</u> MF method.	0 in 100 ml
Other bacteria growing on Endo medium at 35°C.	0 in 100 ml

### Sanitary Chemical Tests

pH	7.6
Alkalinity	20 mg/L as CaCO <sub>3</sub>
Hardness	30 mg/L as CaCO <sub>3</sub>
Chloride	6.1 mgCl/L
Nitrate	0.22 mgN/L
Ammonia	<0.02 mgN/L
Iron	0.37* mgFe/L

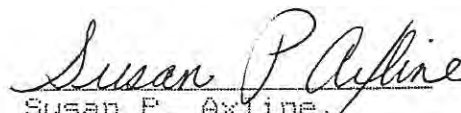
Sample does not foam when shaken.

### Physical Tests

Turbidity	1.5 NTU
Color	5 Pt units
Odor	none
Taste	none

\* This iron value is somewhat high. High iron is common in this area, especially in a new well. The condition is not a health hazard and may disappear as the well is used. If the iron remains high and causes problems with staining of laundry or fixtures, it can be treated using an iron-removing chemical filtration system.

Results indicate that this water is suitable for use as potable water to the extent that these tests performed on a single sample can so indicate. \_\_\_\_\_

  
Susan P. Axline,  
Chief Analyst



**WELL COMPLETION REPORT**

CPR-9 REV. 11-82

STATE OF CONNECTICUT  
**DEPARTMENT OF CONSUMER PROTECTION**  
**WELL DRILLING BOARD**  
 165 CAPITOL AVE.  
 HARTFORD, CONNECTICUT 06106

Do NOT fill in  
 STATE WELL NO.  
 OTHER NO.

<b>OWNER</b>	NAME <i>FRANCIS ZDANCEWICZ</i>		ADDRESS <i>99 ROSS RD. PRESTON</i>			
<b>LOCATION OF WELL</b>	(No. & Street) <i>99 ROSS RD.</i>		(Town) <i>PRESTON</i>		(Lot Number)	
<b>PROPOSED USE OF WELL</b>	<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> BUSINESS ESTABLISHMENT	<input type="checkbox"/> FARM	<input type="checkbox"/> TEST WELL		
	<input type="checkbox"/> PUBLIC SUPPLY	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> AIR CONDITIONING	<input type="checkbox"/> OTHER (Specify)		
<b>DRILLING EQUIPMENT</b>	<input checked="" type="checkbox"/> ROTARY	<input type="checkbox"/> COMPRESSED AIR PERCUSSION	<input type="checkbox"/> CABLE PERCUSSION	<input type="checkbox"/> OTHER (Specify)		
	<b>CASING DETAILS</b>		LENGTH (feet) <i>70'</i>	DIAMETER (inches) <i>6 3/8</i>	WEIGHT PER FOOT <i>17</i>	DRIVE SHOE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>YIELD TEST</b>	<input type="checkbox"/> BAILED	<input type="checkbox"/> PUMPED	<input checked="" type="checkbox"/> COMPRESSED AIR	HOURS		YIELD (G.P.M.) <i>12</i>
<b>WATER LEVEL</b>	MEASURE FROM LAND SURFACE - STATIC (Specify feet) <i>8'</i>		DURING YIELD TEST (feet)		Depth of Completed Well in feet below Land surface. <i>180</i>	
<b>SCREEN DETAILS</b>	MAKE					LENGTH OPEN TO AQUIFER (feet)
	SLOT SIZE	DIAMETER (inches)	IF GRAVEL PACKED	Diameter of well including gravel pack (inches)	GRAVEL SIZE (inches)	FROM (feet) TO (feet)

DEPTH FROM LAND SURFACE FEET TO FEET		FORMATION DESCRIPTION
<i>0</i>	<i>2</i>	<i>Gravel</i>
<i>2</i>	<i>10</i>	<i>Clay</i>
<i>10</i>	<i>15</i>	<i>Sand</i>
<i>15</i>	<i>63</i>	<i>Clay-Rocks</i>
<i>63</i>	<i>180</i>	<i>Granite</i>

Sketch exact location of well with distances, to at least two permanent landmarks.

If yield was tested at different depths during drilling, list below

FEET	GALLONS PER MINUTE

*Ross Rd.*

DATE WELL COMPLETED <i>2-28-88</i>	PERMIT NO. <i>128376</i>	REGISTRATION NO. <i>264</i>	DATE OF REPORT <i>7-7-88</i>	WELL DRILLER (Signature) <i>Peter Wanyon</i>
---------------------------------------	-----------------------------	--------------------------------	---------------------------------	---

OWNER





# Utility & Maintenance Sheet

Heat Type 1: Wood stove Yearly Cost: \$ 5-6 cords of wood

Description: stove in basement - heats whole house

Heat Type 2: Electric Yearly Cost: \$ N/A - We don't use

Description: \_\_\_\_\_

Electric: (Summer Cost): \$ 132 Winter Cost: \$ 148

Propane: Tank Size: N/A Company \_\_\_\_\_ Yearly Cost: \$ \_\_\_\_\_

Water Source: Private well Yearly Cost: \$ N/A

Sewer Source: Private septic Yearly Cost: \$ N/A

Description: \_\_\_\_\_

Trash/Recycle Pickup: Use town facility Yearly Cost: \$ N/A

Description - day(s) of the week: Fri + Sat

Homeowner's Insurance: Amica Yearly Cost: \$ 987

Subdivision:  Covenants & Restrictions: N/A

Home Owners Association Dues: \$ N/A

Shared Driveway? N/A Maintenance Agreement: N/A

Winter Costs: \_\_\_\_\_ Summer Costs: \_\_\_\_\_

<b>Waterfront:</b>	Dock?: Y/N	Water to Dock?: Y/N	Electricity to Dock?: Y/N	Length: _____
Low tide depth? _____	High tide depth? _____	Maximum boat size? _____		
Flood Insurance: _____	Yearly Cost: \$ _____			
Flood Zone: _____	Mooring? Y/N	Size of Mushroom: _____	lbs.	Location: _____
Property faces: (Direction) _____	Ft above Sea level: _____			

## Maintenance Information

How old is your roof: approx. 12 years (30 year roof)

What is the size of your septic tank: 1250

How old is your furnace: N/A How old is your A/C Unit: N/A

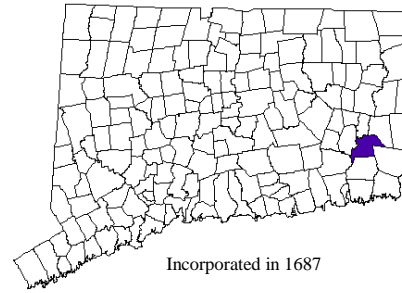
When was your furnace serviced: N/A When was your A/C Unit serviced: N/A

# Preston, Connecticut

## CERC Town Profile 2014

Town Hall  
389 Route 2  
Preston, CT 06365  
(860) 887-5581

*Belongs to*  
New London County  
LMA Norwich - New London  
Southeast Economic Dev. Region  
Southeastern Connecticut Planning Area



Incorporated in 1687

### Demographics

Population (2012)	Town	County	State	Race/Ethnicity (2012)	Town	County	State
2000	4,688	259,088	3,405,565	White	3,915	226,453	2,802,217
2010	4,721	272,360	3,545,837	Black	49	14,834	355,660
2012	4,736	273,723	3,572,213	Asian Pacific	447	12,047	139,827
2020	4,698	279,893	3,690,997	Native American	6	1,472	8,531
'12-'20 Growth / Yr	-0.1%	0.3%	0.4%	Other/Multi-Race	319	18,917	265,978
				Hispanic (any race)	133	23,331	480,185
Land Area (sq. miles)	31	666	4,845	Poverty Rate (2012)	11.4%	8.1%	10.0%
Pop./ Sq. Mile (2012)	153	411	737	Educational Attainment (2012)			
Median Age (2012)	43	40	40	Persons Age 25 or Older	Town	%	State
Households (2012)	1,854	106,817	1,360,184	High School Graduate	1,363	39%	677,253
Med HH Inc. (2012)	\$76,296	\$68,310	\$69,519	Associates Degree	310	9%	177,531
				Bachelors or Higher	684	20%	879,089
Age Distribution (2012)							
	0-4	5-17	18-24	25-49	50-64	65+	Total
Male	151 3%	383 8%	196 4%	771 16%	562 12%	406 9%	2,469
Female	113 2%	317 7%	91 2%	837 18%	515 11%	394 8%	2,267
County Total	14,771 5%	44,233 16%	27,177 10%	91,182 33%	57,129 21%	39,231 14%	273,723
State Total	200,031 6%	612,181 17%	328,661 9%	1,194,793 33%	726,725 20%	509,822 14%	3,572,213

### Economics

Business Profile (2013)	Units	Employment	Top Five Grand List (2013)	Amount	% of Net
Sector			Connecticut Light & Power	\$10,685,370	2.7%
Total - All Industries	108	836	Julia Tate Properties	\$9,806,400	2.5%
11 Agri, Forestry, Fishing, Hunting	9	91	Strawberry Park Properties	\$3,197,700	0.8%
23 Construction	22	118	Mashantucket Pequot Tribe	\$2,826,900	0.7%
31 Manufacturing	4	11	Firstlight Hydro Generating Co	\$2,178,880	0.6%
44 Retail Trade	9	36	Net Grand List (2013)	\$392,192,485	
72 Accommodation and Food Services	14	195	Major Employers (2014)		
Total Government	13	224	Strawberry Park Resrt Cmpgrnd	Hilton Garden Inn	
Local/Municipal Government	13	224	Preston Veterans Meml School	Covanta Seconn	
			Southeast Area Transit		

### Education

2010-2011 School Year	Town	State	Connecticut Mastery Test Percent Above Goal							
			Grade 4		Grade 6		Grade 8			
			Town	State	Town	State	Town	State		
Total Town School Enrollment	661	548,313								
Most public school students through grade 8 attend Preston School District, which has 430 students. Students then go to multiple school districts including Norwich Free Academy.			Reading	67	63	80	76	71	75	
			Math	72	67	80	72	78	67	
			Writing	79	67	71	65	84	65	
			Average SAT Score							
For more education data see:	Students per Computer	Town	State	Average Class Size		Town				
<a href="http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx">http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx</a>	Elementary:	2.6	4.1	Grade K	15.5	Grade 2	18.7	Reading	NA	502
	Middle:	2.3	2.7	Grade 5	16.3	Grade 7	16.0	Writing	NA	506
	Secondary:		2.9	High School	NA			Math	NA	506



## Government

Government Form: Selectman-Town Meeting

Total Revenue (2012)	\$15,644,869	Total Expenditures (2012)	\$14,767,062
Tax Revenue	\$8,968,685	Education	\$11,166,085
Non-tax Revenue	\$6,676,184	Other	\$3,600,977
Intergovernmental	\$5,603,798	Total Indebtness (2012)	\$3,668,766
Per Capita Tax (2012)	\$1,894	As % of Expenditures	24.8%
As % of State Average	73.4%	Per Capita	\$775
		As % of State Average	34.3%

Annual Debt Service (2012)	\$684,679
As % of Expenditures	4.6%
Eq. Net Grand List (2010)	\$556,056,278
Per Capita	\$117,411
As % of State Average	81%
Moody's Bond Rating (2012)	NA
Actual Mill Rate (2012)	19.43
Equalized Mill Rate (2012)	15.84
% of Grand List Com/Ind (2010)	4.9%

## Housing/Real Estate

<i>Housing Stock (2012)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Owner Occupied Dwellings (2012)</i>	<i>1,540</i>	<i>72,837</i>	<i>929,560</i>
Total Units	1,943	120,752	1,485,445	As % Total Dwellings	79%	60%	63%
% Single Unit	95.0%	69.4%	64.6%	Subsidized Housing (2012)	80	12,166	161,379
New Permits Auth. (2012)	8	291	4,669	<i>Distribution of House Sales (2011)</i>			
As % Existing Units	0.41%	0.24%	0.31%	<i>Number of Sales</i>			
Demolitions (2012)	1	39	955	Less than \$100,000	0	33	392
House Sales (2011)	29	791	13,847	\$100,000-\$199,999	6	243	3,205
Median Price	\$239,900	\$238,000	\$291,000	\$200,000-\$299,999	16	272	3,494
Built Pre 1950 share (2012)	24.7%	30.1%	30.2%	\$300,000-\$399,999	7	126	2,086
				\$400,000 or More	0	117	4,670

## Labor Force

<i>Place of Residence (2013)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Connecticut Commuters (2011)</i>		
Labor Force	2,626	144,217	1,859,934	Commuters into Town from:		
Employed	2,433	132,813	1,715,398	Preston	171	Town Residents Commuting to:
Unemployed	193	11,404	144,536	Norwich	85	Norwich
Unemployment Rate	7.3%	7.9%	7.8%	Griswold	52	Groton
				Montville	29	Ledyard
				Groton	25	Preston
				Stonington	25	Montville
				Plainfield	25	New London
				Ledyard	23	Waterford
				North Stonington	23	Hartford
						Stonington

## Other Information

<i>Crime Rate (2012)</i>	<i>Town</i>	<i>State</i>	<i>Distance to Major Cities</i>	<i>Miles</i>	<i>Residential Utilities</i>
Per 100,000 Residents	789	2,433	Hartford	39	Electric Provider
			Boston	76	Connecticut Light & Power
			New York City	117	(800) 286-2000
			Providence	37	Gas Provider
					NA
					NA
					Water Provider
					Municipal Provider
					Local Contact
					Cable Provider
					Comcast Norwich
					(800) 266-2278