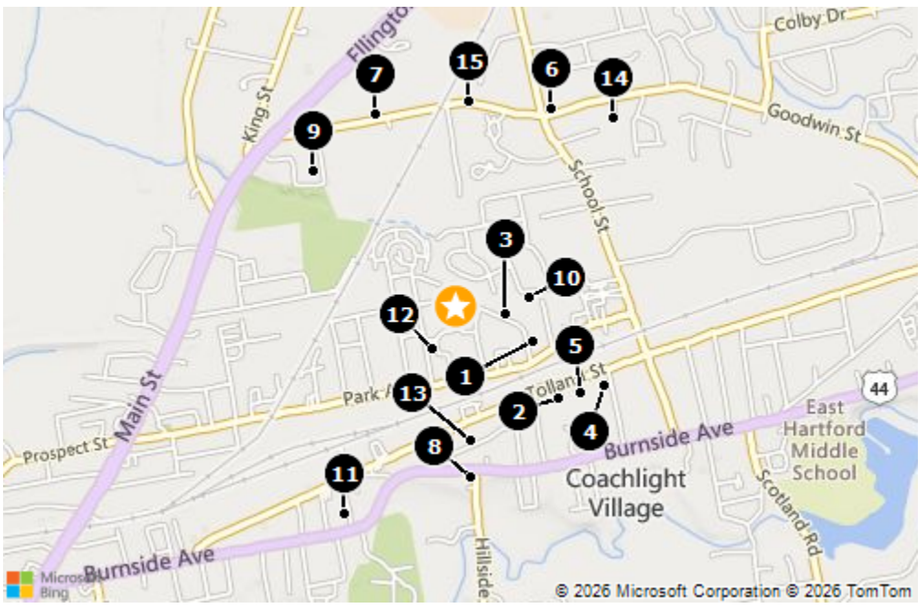
ICE SiteX Report

OrderID: 98175674

SiteX Property Information Report



Subject Property Location

109 MICHAEL AVE, EAST HARTFORD, CT 06108-1740

County:	**HARTFORD CT**	Census Tract:	090035103.002003
Property Use:	Single Family Residential	Zoning:	R-4
Parcel Number:	EHAR M:37 L:120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$247,800 - $342,200	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$27,780	Market Land Value:	$19,446	Tax Year:	2024
Assd Improvement:	$98,940	Market Improvment Value:	$69,258	Total Taxable Value:	$5,816
Total Assessed Value:	$126,720	Total Assessor Market Value:	$88,704	Delinquent Year:	
				Tax Account ID:	9625
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 120
City/Muni/Twp: EAST HARTFORD

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	3	Pool:	
Building Area:	1379 SF	Baths:	1	Fireplace:	1
Year Built:	1960	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	1+AB	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2010	Sales Price:	$140,000
Document #:	BK-PG 3204 -93	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 120
City/Muni/Twp: EAST HARTFORD

Prior Transfer

Recording Date:	10/01/2010	Sales Price:	$140,000
Document #:	BK-PG 3204-93	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: EAST HARTFORD

Prior Transfer

Recording Date:	03/01/2010	Sales Price:	N/A
Document #:	BK-PG 3160-288	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	06/05/2007	Loan Amount:	N/A

ICE SiteX Report

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Document #:	BK-PG 2907-124	Loan Type:	
TD Due Date:	06/01/2022	Type Finance:	VAR

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	06/05/2007	Loan Amount:	N/A
Document #:	BK-PG 2907-117	Loan Type:	
TD Due Date:	06/01/2027	Type Finance:	VAR

Legal Description:
City/Muni/Twp: EAST HARTFORD

Prior Transfer

Recording Date:	07/17/2006	Sales Price:	$235,000
Document #:	BK-PG 2771-303	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: EAST HARTFORD

Prior Transfer

Recording Date:	04/08/2005	Sales Price:	N/A
Document #:	2849 BK-PG 2317-73	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2005	Loan Amount:	N/A
Document #:	BK-PG 2549-222	Loan Type:	
TD Due Date:	04/01/2025	Type Finance:	FIX

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	04/06/2005	Loan Amount:	N/A
Document #:	BK-PG 2549-216	Loan Type:	
TD Due Date:	04/01/2015	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	10/23/2003	Loan Amount:	N/A
Document #:	BK-PG 2317-73	Loan Type:	
TD Due Date:	10/01/2023	Type Finance:	FIX

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	04/22/2002	Loan Amount:	N/A
Document #:	BK-PG 2083-161	Loan Type:	
TD Due Date:	04/01/2017	Type Finance:	FIX

Legal Description:
City/Muni/Twp: EAST HARTFORD

Mortgage Record

Recording Date:	03/31/2000	Loan Amount:	N/A
Document #:	BK-PG 1889-52	Loan Type:	
TD Due Date:	03/01/2020	Type Finance:	FIX

Legal Description:
City/Muni/Twp: EAST HARTFORD

Area Sales Analysis

Total Area Sales	$4,629,900	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	1
Median Living Area	1,470 SF	Median Year Built	1936
Price Range - 2 Yrs	$210,000 to $489,000	Age Range	20 years to 131 years
Median Value	$285,000	Median Age	90 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**22 MICHAEL AVE** **EAST HARTFORD, CT 06108-1738**	07/14/2026	$265,000	$265	1000	5/2/1	1895	6,970 SF	
		APN: EHAR M:37 L:133 Document #: 202603721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD								
2	.33Mi.	**411 TOLLAND ST** **EAST HARTFORD, CT 06108-2558**	07/02/2026	$263,500	$228	1152	6/3/2	1951	16,117 SF	
		APN: EHAR M:37 L:304 Document #: 202603555 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD								
3	.12Mi.	**60 MICHAEL AVE** **EAST HARTFORD, CT 06108-1738**	06/17/2026	$230,000	$156	1470	6/3/1	1963	10,454 SF	
		APN: EHAR M:37 L:129 Document #: 202603279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD								

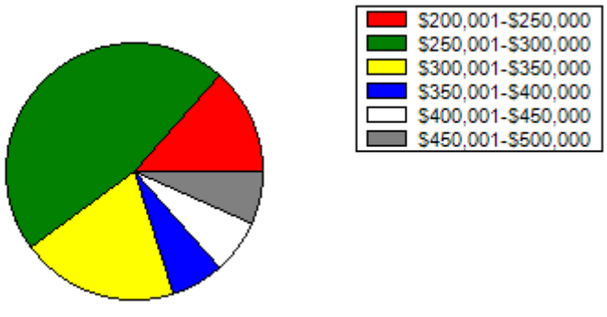
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4	.4Mi.	**61 ELMER ST** **EAST HARTFORD, CT 06108-2548**	06/17/2026	$280,000	$187	1491	6/3/1	1925	6,534 SF
		APN: EHAR M:37 L:293 Document #: 202603301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
5	.36Mi.	**433 TOLLAND ST** **EAST HARTFORD, CT 06108-2558**	05/18/2026	$270,000	$432	624	4/2/1	1936	14,375 SF
		APN: EHAR M:37 L:300 Document #: 202602650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
6	.53Mi.	**300 GOODWIN ST** **EAST HARTFORD, CT 06108-1214**	04/28/2026	$285,000	$275	1034	5/2/1	1957	9,148 SF
		APN: EHAR M:38 L:76 Document #: 202602318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
7	.51Mi.	**110 GOODWIN ST** **EAST HARTFORD, CT 06108-1151**	02/10/2026	$299,900	$226	1324	6/3/2	1950	9,148 SF
		APN: EHAR M:27 L:114 Document #: 202600610 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
8	.42Mi.	**453 BURNSIDE AVE** **EAST HARTFORD, CT 06108-2449**	02/10/2026	$210,000	$120	1749	8/4/1	1909	7,405 SF
		APN: EHAR M:36 L:212 Document #: 202600640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
9	.47Mi.	**39 TIFFANY RD** **EAST HARTFORD, CT 06108-1143**	11/14/2025	$320,000	$208	1536	5/2/2	1952	10,454 SF
		APN: EHAR M:27 L:136 Document #: 202505995 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
10	.18Mi.	**89 HENDERSON DR** **EAST HARTFORD, CT 06108-1870**	11/12/2025	$315,000	$305	1030	5/3/1	1960	10,019 SF
		APN: EHAR M:37 L:179 Document #: 2025-05934 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
11	.57Mi.	**11 WESTBROOK ST** **EAST HARTFORD, CT 06108-3448**	10/16/2025	$357,500	$269	1327	6/3/1	1925	7,405 SF
		APN: EHAR M:25 L:137 Document #: 202505546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
12	.12Mi.	**32 COLUMBUS ST** **EAST HARTFORD, CT 06108-1709**	10/14/2025	$330,000	$176	1872	9/4/2	1918	10,890 SF
		APN: EHAR M:37 L:84/85 Document #: 202505469 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
13	.32Mi.	**24 DANIEL ST** **EAST HARTFORD, CT 06108-2411**	08/15/2025	$270,000	$169	1591	7/3/1	1910	6,098 SF
		APN: EHAR M:36 L:46 Document #: 202504389 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
14	.59Mi.	**375 GOODWIN ST** **EAST HARTFORD, CT 06108-1227**	08/05/2025	$489,000	$148	3286	11/6/3	1930	101,060 SF
		APN: EHAR M:38 L:114 Document #: 202504194 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							
15	.51Mi.	**210 GOODWIN ST** **EAST HARTFORD, CT 06108-1132**	06/24/2025	$445,000	$269	1652	6/3/2	2006	16,117 SF
		APN: EHAR M:38 L:15A Document #: 202503503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST HARTFORD City/Muni/Twp: EAST HARTFORD							

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**109 MICHAEL AVE**	**10/01/2010**	$88,704	$126,720	1,379	6/3/1	1960	9,148 SF	
.01Mi.	**103 MICHAEL AVE**	**05/02/2006**	$73,332	$104,760	1,080	5/2/1	1960	9,148 SF	
.01Mi.	**117 MICHAEL AVE**	**10/11/2006**	$85,302	$121,860	1,296	6/4/2	1959	12,197 SF	
.02Mi.	**99 MICHAEL AVE**	**05/12/1978**	$80,241	$114,630	1,296	6/3/1	1960	9,148 SF	
.03Mi.	**93 MICHAEL AVE**	**08/25/1988**	$90,797	$129,710	1,466	6/4/1	1960	9,148 SF	
.05Mi.	**15 DEERFIELD AVE**	**01/07/2000**	$81,543	$116,490	1,350	6/3/1	1961	10,019 SF	
.05Mi.	**89 MICHAEL AVE**	**02/27/1991**	$118,118	$168,740	2,106	7/4/2	1959	9,148 SF	
.05Mi.	**90 MICHAEL AVE**		$102,508	$146,440	1,629	6/3/2	1965	16,553 SF	
.06Mi.	**19 DEERFIELD AVE**	**11/15/2013**	$92,127	$131,610	1,350	6/3/2	1961	10,019 SF	
.07Mi.	**82 MICHAEL AVE**	**11/04/1997**	$91,994	$131,420	1,872	6/4/2	1900	11,761 SF	
.07Mi.	**79 MICHAEL AVE**	**04/20/2023**	$95,767	$136,810	1,296	6/3/1	1959	9,583 SF	
.07Mi.	**56 COLUMBUS ST**	**08/18/2022**	$75,110	$107,300	1,232	6/3/1	1920	15,246 SF	
.08Mi.	**18 DEERFIELD AVE**	**06/16/2014**	$86,471	$123,530	1,165	5/2/1	1961	8,712 SF	
.08Mi.	**29 DEERFIELD AVE**	**10/20/1988**	$90,251	$128,930	1,425	6/4/2	1961	8,712 SF	
.09Mi.	**24 DEERFIELD AVE**	**05/19/2000**	$86,471	$123,530	1,350	5/2/1	1961	8,712 SF	
.09Mi.	**52 COLUMBUS ST**	**06/19/2017**	$79,821	$114,030	1,143	6/3/3	1925	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	37.2 years old	Households:	9,968
Median Household Income:	$54,737	Households w/Family:	61%
Household Income Per Capita:	$28,368	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	East Hartford School District	Students:	6,504
Number of Schools:	12	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Anna E. Norris School** Number of Students: 279 Student-Teacher Ratio: 10.57	C+	Public	KG - 5
2.21Mi.	**East Hartford High School** Number of Students: 1,776 Student-Teacher Ratio: 13.34 Advanced Placement: Yes	D-	Public	9 - 12
0.98Mi.	**East Hartford Middle School** Number of Students: 971 Student-Teacher Ratio: 11.53	C	Public	6 - 8

Flood Report

The Subject Property of **109 MICHAEL AVE, EAST HARTFORD, CT 06108-1740** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

10/21/2024 - Hawthorne Fire

ICE SiteX Report

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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