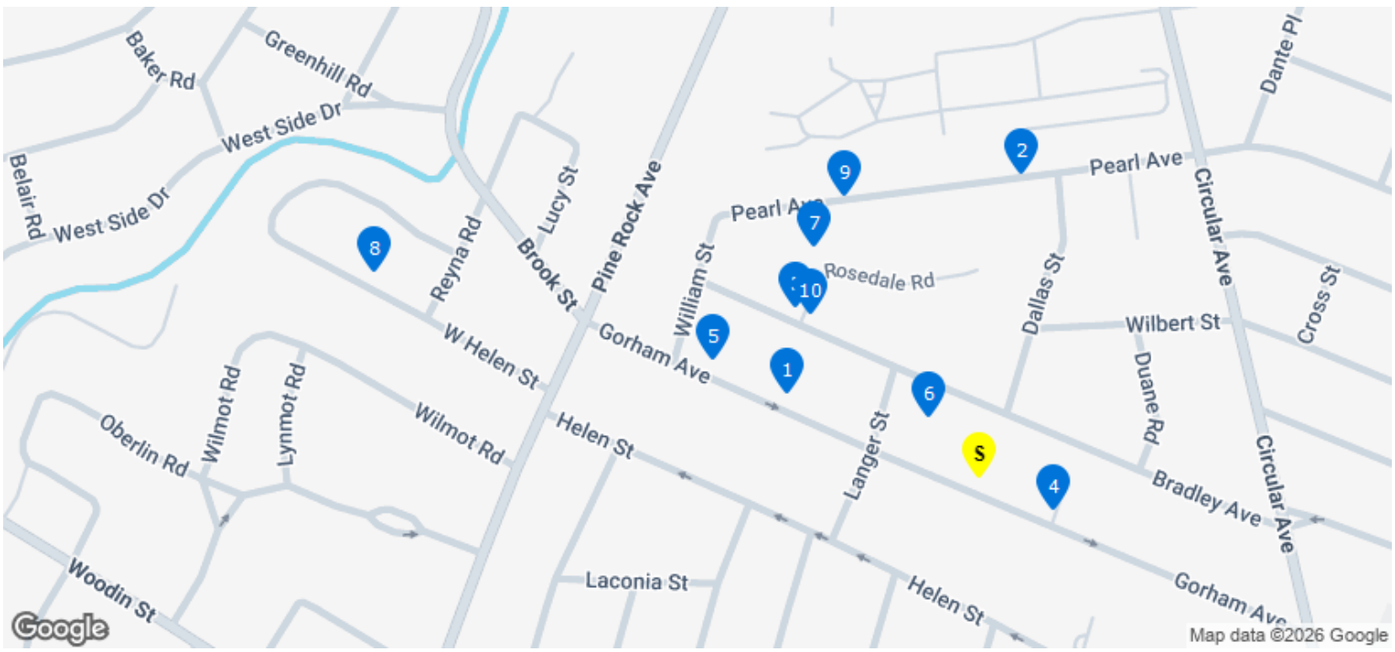
ICE SiteX Report

OrderID: 98788890

SiteX Property Information Report



Subject Property Location

133 GORHAM AVE, HAMDEN, CT 06514-3940

County:	**NEW HAVEN CT**	Census Tract:	1656.00
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	HAMD M:2225 B:482 L:00-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$238,210 - $335,790	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$39,550	Market Land Value:	$56,500	Tax Year:	2024
Assd Improvement:	$108,290	Market Improvment Value:	$154,700	Total Taxable Value:	$7,670
Total Assessed Value:	$147,840	Total Assessor Market Value:	$211,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 482

Abbreviated Description:	BLK:482 CITY:HAMDEN
City/Muni/Twp:	HAMDEN

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	2	Pool:	
Building Area:	1145 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:	Bungalow	Basement:	Partial Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/17/2024	Loan Amount:	N/A
Document #:	3672 BK-PG 5193-66	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/24/2024		
TD Due Date:	08/01/2064	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAMDEN

Mortgage Record

Recording Date:	12/01/2021	Loan Amount:	N/A
Document #:	9661 BK-PG 4922-107	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/12/2021		
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAMDEN

Prior Transfer

Recording Date:	10/04/2012	Sales Price:	$113,680
Document #:	BK-PG 2969-172	Type of Sale:	
Document Type:	Assignment		

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Legal Description:

Mortgage Record

Recording Date:	07/07/2005	Loan Amount:	N/A
Document #:	BK-PG 2969-172	Loan Type:	
TD Due Date:	07/01/2035	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0
City/Muni/Twp: HAMDEN

Mortgage Record

Recording Date:	05/05/2004	Loan Amount:	N/A
Document #:	BK-PG 2719-1	Loan Type:	
TD Due Date:	05/01/2019	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAMDEN

Prior Transfer

Recording Date:	11/07/2001	Sales Price:	$114,000
Document #:	BK-PG 2139-37	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAMDEN

Mortgage Record

Recording Date:	11/07/2001	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	11/07/2031	Type Finance:	VAR

Legal Description:
City/Muni/Twp: HAMDEN

Prior Transfer

Recording Date:	07/06/2001	Sales Price:	$58,000
Document #:	BK-PG 2083-121	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAMDEN

Mortgage Record

Recording Date:	07/06/2001	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	07/06/2031	Type Finance:	VAR

Legal Description:
City/Muni/Twp: HAMDEN

Area Sales Analysis

Total Area Sales	$2,994,000	Median # of Bedrooms	3
Median Lot Size	5,881 SF	Median # of Baths	1
Median Living Area	1,100 SF	Median Year Built	1942
Price Range - 2 Yrs	$200,000 to $350,000	Age Range	76 years to 96 years
Median Value	$312,500	Median Age	84.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**161 BRADLEY AVE** **HAMDEN, CT 06514-3910**	09/09/2025	$367,000	$202	1817	8/4/2	1942	4,792 SF	
		APN: HAMD M:2325 B:526 L:00-0000 Document #: 4535 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN								
2	.22Mi.	**43 HELEN ST** **HAMDEN, CT 06514-4400**	09/29/2025	$385,000	$185	2085	10/4/2	1930	6,011 SF	
		APN: HAMD M:2225 B:136 L:00-0000 Document #: 4980 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN								
3	.23Mi.	**70 GLENBROOK AVE** **HAMDEN, CT 06514-4324**	10/21/2025	$326,625	$302	1080	7/3/2	1940	5,663 SF	
		APN: HAMD M:2224 B:505 L:00-0000 Document #: 5415 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN								
4	.25Mi.	**33 HELEN ST** **HAMDEN, CT 06514-4400**	09/11/2025	$95,000			//		6,098 SF	
		APN: HAMD M:2225 B:599 L:00-0000 Document #: 4608 Document Type: Warranty Deed Price Code: A Land Use: Vacant Land - Unspecified Improvement Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN								
5	.26Mi.	**78 LONG MEADOW AVE** **HAMDEN, CT 06514-4330**	09/05/2025	$325,000	$219	1487	7/2/2	1952	5,663 SF	G
		APN: HAMD M:2224 B:162 L:00-0000 Document #: 4510 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN								
6	.27Mi.	**30 HELEN ST** **HAMDEN, CT 06514-4417**	09/29/2025	$325,000	$221	1468	8/5/2	1927	3,920 SF	
		APN: HAMD M:2225 B:144 L:00-0000 Document #: 4961 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

7	.32Mi.	**23 NOTKINS ST** **HAMDEN, CT 06514-4424**	09/15/2025	$239,000	$131	1822	7/3/1	1933	10,890 SF

APN: HAMD M:2225 B:169 L:00-0000 Document #: 4668
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

8	.33Mi.	**519 PINE ROCK AVE** **HAMDEN, CT 06514-4317**	09/08/2025	$50,000			//		5,663 SF

APN: HAMD M:2224 B:120 L:00-0000 Document #: 4530
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

9	.34Mi.	**134 4TH ST** **HAMDEN, CT 06514-4708**	10/28/2025	$248,000	$175	1416	6/3/1	1920	5,227 SF

APN: HAMD M:2225 B:216 L:00-0000 Document #: 5597
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

10	.34Mi.	**25 LEXINGTON ST** **HAMDEN, CT 06514-4023**	10/09/2025	$465,000	$213	2185	10/4/3	1925	5,227 SF

APN: HAMD M:2326 B:389 L:00-0000 Document #: 5203
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

11	.34Mi.	**8 OBERLIN RD** **HAMDEN, CT 06514-4306**	09/22/2025	$80,000	$63	1272	7/3/1	1940	6,534 SF

APN: HAMD M:2224 B:189 L:00-0000 Document #: 4824
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

12	.34Mi.	**509 PINE ROCK AVE** **HAMDEN, CT 06514-4317**	09/08/2025	$90,000			//		12,632 SF

APN: HAMD M:2224 B:119 L:00-0000 Document #: 4531
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

13	.35Mi.	**38 DANTE PL** **HAMDEN, CT 06514-4022**	11/03/2025	$299,000	$222	1344	6/3/1	1931	5,227 SF

APN: HAMD M:2325 B:044 L:00-0000 Document #: 5690
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

14	.35Mi.	**763 PINE ROCK AVE** **HAMDEN, CT 06514-3814**	09/02/2025	$370,000	$299	1238	6/4/2	1952	5,227 SF

APN: HAMD M:2324 B:282 L:00-0000 Document #: 4432
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

15	.37Mi.	**35 OBERLIN RD** **HAMDEN, CT 06514-4305**	10/02/2025	$333,000	$312	1068	6/4/1	1941	11,761 SF

APN: HAMD M:2224 B:070 L:00-0000 Document #: 5074
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

16	.39Mi.	**484 PINE ROCK AVE** **HAMDEN, CT 06514-4318**	10/02/2025	$225,000	$210	1069	5/2/1	1947	7,405 SF

APN: HAMD M:2224 B:220 L:00-0000 Document #: 5070
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

17	.4Mi.	**48 ROCKWOOD RD** **HAMDEN, CT 06514-4608**	09/03/2025	$280,600	$180	1555	5/2/1	1948	6,970 SF

APN: HAMD M:2224 B:294 L:00-0000 Document #: 4475
Document Type: Commissioner's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

18	.43Mi.	**9 BANK ST** **HAMDEN, CT 06514-3407**	02/10/2026	$231,400	$237	976	5/2/1	1947	8,276 SF

APN: HAMD M:2325 B:058 L:00-0000 Document #: 678
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

19	.44Mi.	**19 BANK ST** **HAMDEN, CT 06514-3407**	10/31/2025	$340,000	$295	1152	6/3/1	1947	8,276 SF

APN: HAMD M:2325 B:056 L:00-0000 Document #: 5658
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

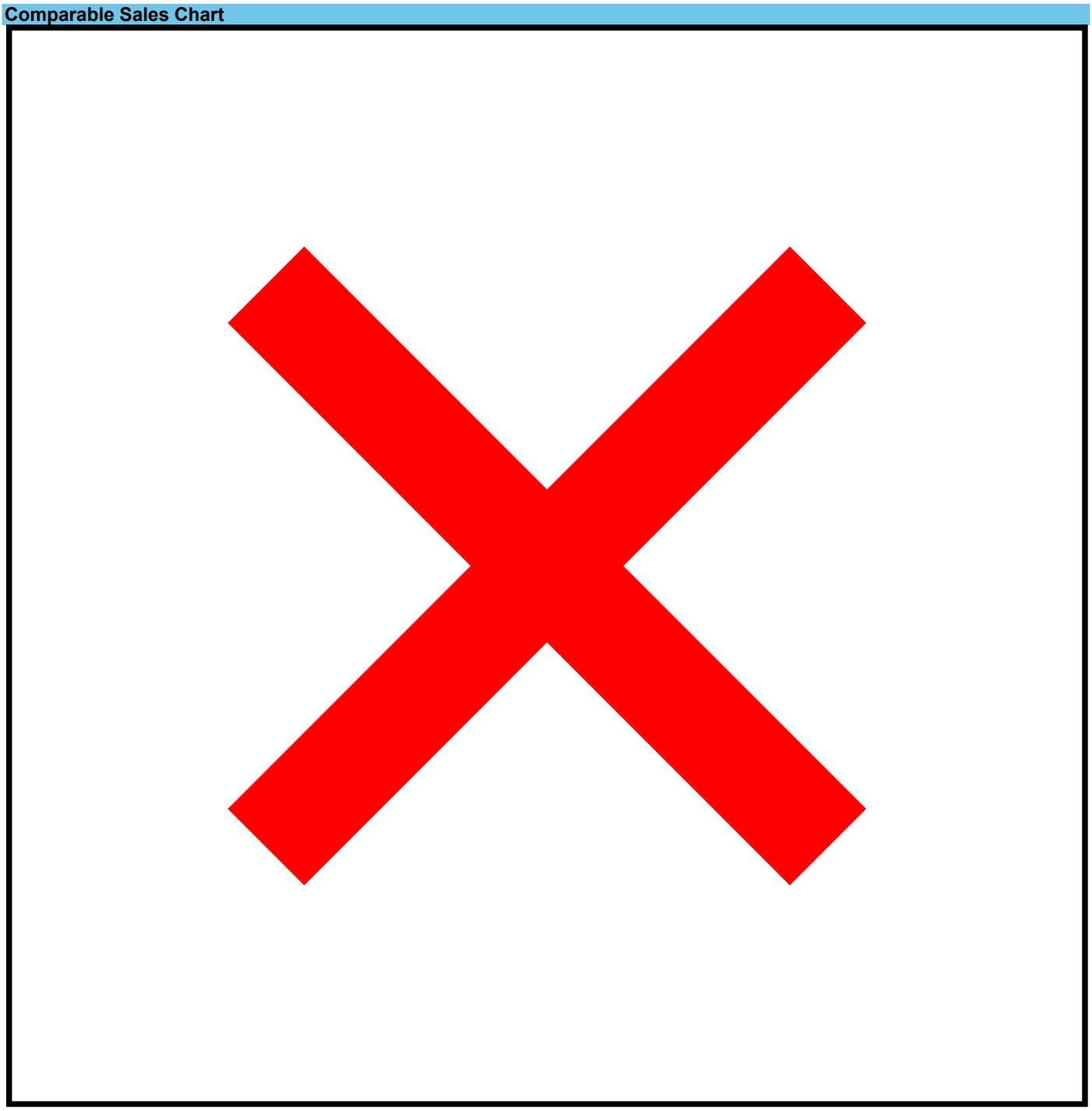
20	.45Mi.	**8 THAYER RD** **HAMDEN, CT 06514-4612**	11/05/2025	$326,000	$291	1120	6/3/2	1948	5,663 SF

APN: HAMD M:2224 B:022 L:00-0000 Document #: 5752
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAMDEN City/Muni/Twp: HAMDEN

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Comparable Sales Chart



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.

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.

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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.	**133 GORHAM AVE**	**11/07/2001**	$211,200	$147,840	1,145	5/2/1	1940	4,792 SF	
.01Mi.	**137 GORHAM AVE**	**07/27/2016**	$273,700	$191,590	1,344	6/3/2	1940	4,792 SF	
.01Mi.	**129 GORHAM AVE**	**10/25/2010**	$201,500	$141,050	831	5/1/1	1940	4,792 SF	
.02Mi.	**125 GORHAM AVE**	**06/27/1995**	$220,500	$154,350	1,112	5/2/1	1940	4,792 SF	
.02Mi.	**141 GORHAM AVE**	**05/09/2022**	$334,100	$233,870	1,246	6/3/2	1940	4,792 SF	
.02Mi.	**121 GORHAM AVE**	**08/05/2024**	$207,900	$145,530	900	5/2/1	1930	5,663 SF	
.03Mi.	**118 BRADLEY AVE**	**11/06/2020**	$260,700	$182,490	1,225	5/2/1	1945	6,534 SF	
.03Mi.	**124 BRADLEY AVE**	**12/26/2006**	$243,800	$170,660	1,075	6/3/1	1950	6,534 SF	
.03Mi.	**117 GORHAM AVE**	**01/30/2007**	$218,800	$153,160	840	5/2/1	1930	4,792 SF	
.04Mi.	**130 BRADLEY AVE**	**05/04/2022**	$241,600	$169,120	1,075	6/3/1	1949	6,098 SF	
.04Mi.	**144 GORHAM AVE**	**09/10/2001**	$261,800	$183,260	1,344	6/3/2	1930	6,098 SF	
.04Mi.	**111 GORHAM AVE**	**09/05/2000**	$216,000	$151,200	825	5/2/1	1930	4,792 SF	
.04Mi.	**122 GORHAM AVE**	**10/30/1986**	$267,400	$187,180	1,461	6/3/2	1903	6,098 SF	
.04Mi.	**136 BRADLEY AVE**	**10/25/1996**	$244,600	$171,220	1,075	6/4/1	1950	6,098 SF	
.05Mi.	**107 GORHAM AVE**	**05/17/2005**	$228,600	$160,020	1,029	6/3/2	1940	4,792 SF	
.05Mi.	**118 GORHAM AVE**	**04/19/1990**	$270,000	$189,000	1,474	7/3/1	1930	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.6 years old	Households:	10,837
Median Household Income:	$90,164	Households w/Family:	61%
Household Income Per Capita:	$42,754	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Hamden School District	Students:	5,464
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.52Mi.	**Hamden Middle School** Number of Students: 845 Student-Teacher Ratio: 11.42	C	Public	7 - 8
1.56Mi.	**Hamden High School** Number of Students: 1,609 Student-Teacher Ratio: 13.52 Advanced Placement: Yes	D+	Public	9 - 12
0.24Mi.	**Helen Street School** Number of Students: 280 Student-Teacher Ratio: 11.67	D	Public	PK - 6

Flood Report

The Subject Property of **133 GORHAM AVE, HAMDEN, CT 06514-3940** 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	105%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	93%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

No alerts noted

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