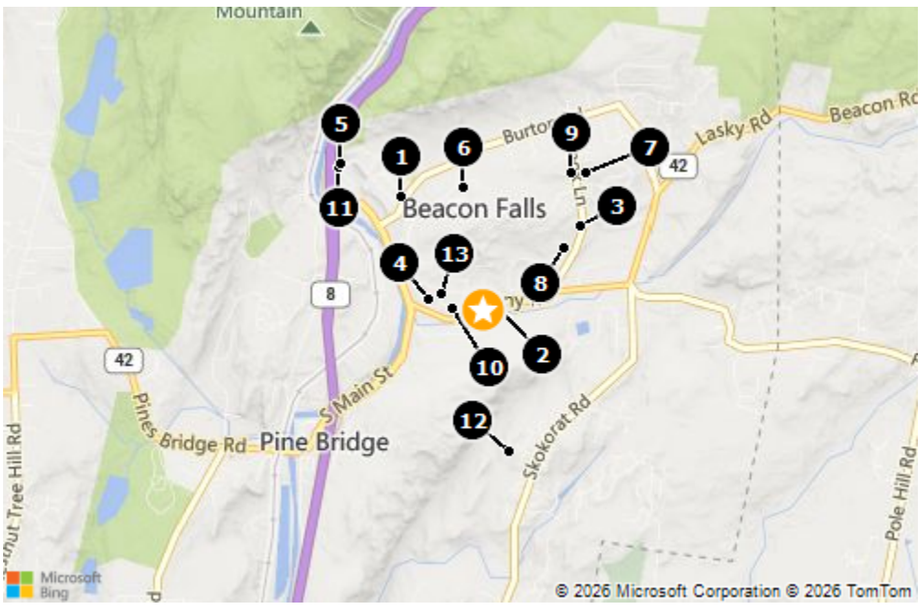
ICE SiteX Report

OrderID: 98366456

SiteX Property Information Report



Subject Property Location

159 BETHANY RD, BEACON FALLS, CT 06403-1433

County:	**NEW HAVEN CT**	Census Tract:	090093411.001011
Property Use:	Single Family Residential	Zoning:	R-3C
Parcel Number:	BEAC M:C00 B:005 L:0007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$386,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$331,960 - $440,040	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$46,590	Market Land Value:	$32,613	Tax Year:	2024
Assd Improvement:	$141,680	Market Improvment Value:	$99,176	Total Taxable Value:	$5,735
Total Assessed Value:	$188,270	Total Assessor Market Value:	$131,789	Delinquent Year:	
				Tax Account ID:	26300
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 5
City/Muni/Twp: BEACON FALLS

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	2	Pool:	
Building Area:	1615 SF	Baths:	1	Fireplace:	1
Year Built:	1930	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	1	A/C:	Yes
Style:	Cape Cod	Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2025	Sales Price:	$343,660
Document #:	2025-364 BK-PG 246-568	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/11/2024	Loan Amount:	N/A
Document #:	2024-500 BK-PG 255-604	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			
City/Muni/Twp: BEACON FALLS			

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$204,000
Document #:	2022-686 BK-PG 226-78	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$350,000
Document #:	2022-488 BK-PG 246-565	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/2022		
Document Type:			

ICE SiteX Report

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Legal Description:
City/Muni/Twp: BEACON FALLS

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$350,000
Document #:	BK-PG 246 -565	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 5
City/Muni/Twp: BEACON FALLS

Prior Transfer

Recording Date:	11/05/2018	Sales Price:	$265,000
Document #:	BK-PG 226-75	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: BEACON FALLS

Prior Transfer

Recording Date:	03/31/2009	Sales Price:	$283,750
Document #:	BK-PG 181-458	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: BEACON FALLS

Prior Transfer

Recording Date:	08/10/2005	Sales Price:	$190,000
Document #:	BK-PG 160-154	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: BEACON FALLS

Area Sales Analysis

Total Area Sales	$6,957,650	Median # of Bedrooms	3
Median Lot Size	27,007 SF	Median # of Baths	2
Median Living Area	1,618 SF	Median Year Built	1969
Price Range - 2 Yrs	$325,250 to $1,000,000	Age Range	21 years to 106 years
Median Value	$480,000	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**9 MAPLE AVE** **BEACON FALLS, CT 06403-1113**	09/04/2026	$370,000	$267	1384	6/2/1	1939	6,970 SF	
		APN: BEAC M:A00 B:007 L:0001 Document #: 2026684 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
2	.06Mi.	**183 FELDSPAR AVE** **BEACON FALLS, CT 06403-1453**	08/27/2026	$430,000	$311	1382	5/2/2	1920	8,712 SF	
		APN: BEAC M:C00 B:006 L:0001 Document #: 2026655 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
3	.62Mi.	**134 COOK LN** **BEACON FALLS, CT 06403-1219**	08/21/2026	$325,250	$196	1656	5/3/2	1969	23,958 SF	
		APN: BEAC M:018 B:001 L:0051 Document #: 2026635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
4	.27Mi.	**1 BRONSON DR** **BEACON FALLS, CT 06403-1460**	08/12/2026	$335,000	$258	1294	6/3/2	1995	13,068 SF	
		APN: BEAC M:C00 B:001 L:0001-F Document #: 2026598 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
5	.39Mi.	**38 BONNA ST** **BEACON FALLS, CT 06403-1400**	08/06/2026	$1,000,000	$342	2923	9/4/4	2005	33,106 SF	G
		APN: BEAC M:018 B:002 L:0042 Document #: 2026582 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
6	.59Mi.	**11 HALEY RIDGE RD** **BEACON FALLS, CT 06403-1179**	07/28/2026	$620,000	$278	2224	6/3/2	2000	47,481 SF	
		APN: BEAC M:018 B:003 L:0015 Document #: 2026551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
7	.83Mi.	**55 COOK LN** **BEACON FALLS, CT 06403-1216**	07/20/2026	$549,900	$339	1618	6/3/1	1959	79,280 SF	
		APN: BEAC M:019 B:001 L:0001 Document #: 2026528 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
8	.48Mi.	**206 COOK LN** **BEACON FALLS, CT 06403-1264**	06/19/2026	$550,000	$305	1800	9/5/2	1928	59,242 SF	
		APN: BEAC M:018 B:001 L:0058 Document #: 2026452 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS								
9	.79Mi.	**52 COOK LN**	06/17/2026	$465,000	$430	1080	6/3/1	1976	30,928 SF	

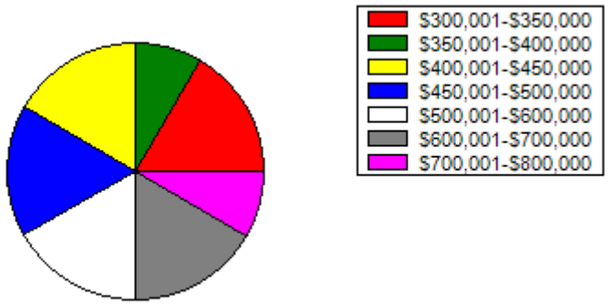
ICE SiteX Report

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		BEACON FALLS, CT 06403-1217								
	APN: BEAC M:018 B:001 L:0038 Document #: 2026445									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS									
10	.15Mi.	**22 AVENUE B**	05/18/2026	$405,000	$262	1540	6/3/1	1941	9,583 SF	
		BEACON FALLS, CT 06403-1417								
	APN: BEAC M:C00 B:002 L:0003 Document #: 2026298									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS									
11	.29Mi.	**3 BONNA ST**	05/13/2026	$770,000	$285	2696	8/4/2	1995	27,007 SF	G
		BEACON FALLS, CT 06403-1409								
	APN: BEAC M:018 B:002 L:0013 Document #: 2026288									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS									
12	.7Mi.	**11 LANTERN RIDGE RD**	04/16/2026	$657,500	$308	2134	7/3/2	2000	47,916 SF	
		BEACON FALLS, CT 06403-1473								
	APN: BEAC M:011 B:004 L:0017 Document #: 2026230									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS									
13	.22Mi.	**92 FELDSPAR AVE**	03/23/2026	$480,000	$347	1382	4/2/1	1955	14,375 SF	
		BEACON FALLS, CT 06403-1439								
	APN: BEAC M:C00 B:001 L:0008 Document #: 2026162									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEACON FALLS City/Muni/Twp: BEACON FALLS									

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.

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.	**159 BETHANY RD**	**05/23/2022**	$131,789	$188,270	1,615	5/2/1	1930	21,780 SF	
.03Mi.	**168 FELDSPAR AVE**	**11/03/2015**	$102,991	$147,130	1,554	8/3/1	1945	14,375 SF	
.03Mi.	**145 BETHANY RD**	**07/01/2019**	$146,419	$209,170	2,152	6/3/2	1944	28,314 SF	G
.04Mi.	**160 FELDSPAR AVE**	**03/29/2006**	$126,847	$181,210	1,914	7/3/2	1940	13,504 SF	
.04Mi.	**154 FELDSPAR AVE**	**12/05/2022**	$137,683	$196,690	2,230	7/3/2	1945	33,977 SF	
.05Mi.	**25 STARWOOD LN**	**09/13/1999**	$174,657	$249,510	2,088	6/4/2	1999	33,977 SF	
.05Mi.	**135 BETHANY RD**	**07/06/1990**	$103,901	$148,430	1,248	6/3/2	1962	11,761 SF	
.06Mi.	**23 STARWOOD LN**	**07/13/2021**	$155,064	$221,520	1,737	6/3/2	1997	29,621 SF	
.06Mi.	**169 FELDSPAR AVE**	**03/31/2003**	$112,938	$161,340	1,516	5/3/2	1952	19,166 SF	
.06Mi.	**150 FELDSPAR AVE**	**09/22/2016**	$106,190	$151,700	1,479	6/3/1	1937	16,988 SF	G
.06Mi.	**183 FELDSPAR AVE**	**09/19/2024**	$100,968	$144,240	1,382	5/2/2	1920	8,712 SF	
.07Mi.	**125 BETHANY RD**	**05/27/1977**	$134,876	$192,680	1,800	6/3/1	1940	20,038 SF	
.07Mi.	**21 STARWOOD LN**	**06/01/2016**	$164,997	$235,710	1,706	6/3/2	1995	33,977 SF	
.07Mi.	**159 FELDSPAR AVE**	**12/04/2013**	$102,382	$146,260	1,386	6/4/1	1900	20,909 SF	
.08Mi.	**17 EDGEWOOD DR**	**05/31/1973**	$104,706	$149,580	1,200	5/3/1	1960	13,068 SF	
.08Mi.	**155 FELDSPAR AVE**	**05/07/2021**	$130,949	$187,070	2,062	8/5/1	1952	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	50.3 years old	Households:	2,459
Median Household Income:	$93,429	Households w/Family:	63%
Household Income Per Capita:	$53,343	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

ICE SiteX Report

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School District

School District Zone:	Regional School District 16	Students:	1,898
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.09Mi.	**Long River Middle School** Number of Students: 434 Student-Teacher Ratio: 11.13	B	Public	6 - 8
1.80Mi.	**Woodland Regional High School** Number of Students: 571 Student-Teacher Ratio: 11.15 Advanced Placement: Yes	B	Public	9 - 12
0.79Mi.	**Laural Ledge Elementary School** Number of Students: 313 Student-Teacher Ratio: 11.38	A-	Public	KG - 5

Flood Report

The Subject Property of **159 BETHANY RD, BEACON FALLS, CT 06403-1433** 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	110%	HIGHER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	76%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

10/21/2024 - Hawthorne Fire

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