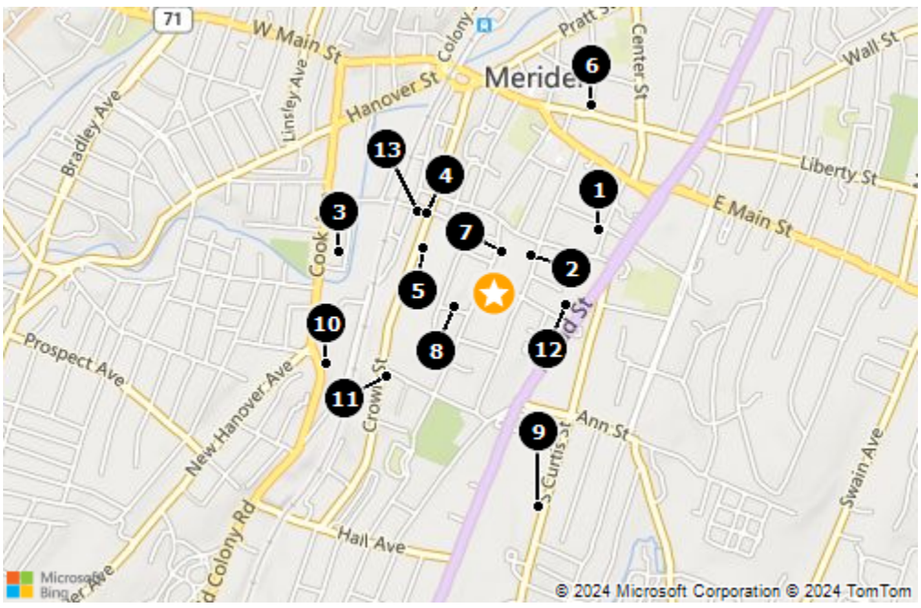
SiteX™ Report

OrderID: 91026456

SiteX Property Information Report



Subject Property Location

15 SILVER ST, MERIDEN, CT 06450-5824

County:	**NEW HAVEN CT**	Census Tract:	090091708.005007
Property Use:	Duplex (2 units, any combination)	Zoning:	R-2
Parcel Number:	MERI M:222 B:122 L:30	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	8
Value Range:	$253,000 - $297,000	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2023	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$31,430	Market Land Value:		Tax Year:	2023
Assd Improvement:	$90,790	Market Improvment Value:		Total Taxable Value:	$4,537
Total Assessed Value:	$122,220	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	143778
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 122
City/Muni/Twp: MERIDEN

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	6	Pool:	
Building Area:	2038 SF	Baths:	2	Fireplace:	1
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	2+AB	Number of Cars:		A/C:	
Style:	Colonial	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	$174,900
Document #:	BK-PG 5363-821	Type of Sale:	Full Amount on Deed
Contract Date:	09/24/2019		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MERIDEN

Mortgage Record

Recording Date:	06/27/2006	Loan Amount:	N/A
Document #:	BK-PG 3865-63	Loan Type:	
TD Due Date:	06/01/2036	Type Finance:	FIX

Legal Description:
City/Muni/Twp: MERIDEN

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	$185,000
Document #:	BK-PG 3865-48	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MERIDEN

Mortgage Record

Recording Date:	08/05/2004	Loan Amount:	N/A

Document #:	BK-PG 3372-89	Loan Type:	
TD Due Date:	08/01/2034	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: MERIDEN

Mortgage Record

Recording Date:	08/12/2003	Loan Amount:	N/A
Document #:	BK-PG 3129-76	Loan Type:	
TD Due Date:	08/01/2018	Type Finance:	FIX

Legal Description:
City/Muni/Twp: MERIDEN

Mortgage Record

Recording Date:	09/30/2002	Loan Amount:	N/A
Document #:	BK-PG 2926-169	Loan Type:	
TD Due Date:	09/01/2017	Type Finance:	FIX

Legal Description:
City/Muni/Twp: MERIDEN

Prior Transfer

Recording Date:	01/24/2002	Sales Price:	$88,924
Document #:	BK-PG 2803-277	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MERIDEN

Prior Transfer

Recording Date:	09/03/1996	Sales Price:	$97,000
Document #:	BK-PG 2206- 71	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MERIDEN

Mortgage Record

Recording Date:	11/29/1995	Loan Amount:	N/A
Document #:	BK-PG 2141-185	Loan Type:	
TD Due Date:	11/29/2025	Type Finance:	VAR

Legal Description:
City/Muni/Twp: MERIDEN

Prior Transfer

Recording Date:	10/01/1992	Sales Price:	$106,000
Document #:	BK-PG 1878-7	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MERIDEN

Area Sales Analysis

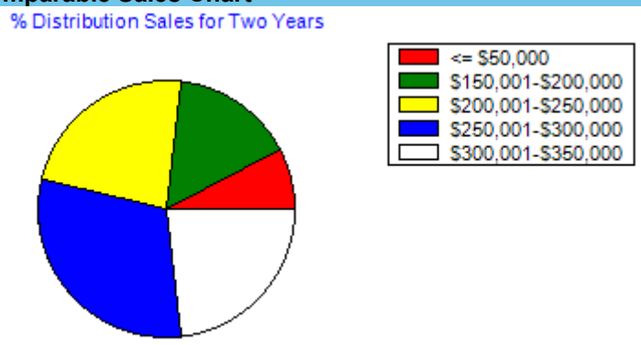
Total Area Sales	$3,234,500	Median # of Bedrooms	5
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	2,264 SF	Median Year Built	1900
Price Range - 2 Yrs	$50,000 to $350,000	Age Range	38 years to 124 years
Median Value	$259,500	Median Age	124 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**69 HIGH ST** **MERIDEN, CT 06450-5109**	02/14/2024	$330,000	$122	2693	11/7/2	1900	13,939 SF	
		APN: MERI M:218 B:112 L:19 Document #: 2024000861 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
2	.13Mi.	**149 ELM ST** **MERIDEN, CT 06450-5803**	01/24/2024	$340,000	$179	1899	10/6/3	1900	4,792 SF	
		APN: MERI M:220 B:116 L:22 Document #: 2024000429 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
3	.39Mi.	**65 MERIDIAN ST** **MERIDEN, CT 06451-5515**	01/12/2024	$270,000	$159	1691	8/6/2	1905	7,841 SF	
		APN: MERI M:113 B:58 L:21 Document #: 2024000213 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
4	.26Mi.	**183 CROWN ST** **MERIDEN, CT 06450-6400**	11/17/2023	$240,000	$80	2999	12/6/2	1924	3,920 SF	
		APN: MERI M:114 B:63 L:1B-85 Document #: 2023006671 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
5	.19Mi.	**224 CROWN ST** **MERIDEN, CT 06450-6469**	08/11/2023	$265,000	$128	2068	9/5/2	1900	13,504 SF	
		APN: MERI M:115 B:65 L:19 Document #: 2023004694 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
6	.51Mi.	**14 TWISS ST** **MERIDEN, CT 06450-4227**	08/09/2023	$50,000	$20	2448	8/4/2	1920	9,148 SF	
		APN: MERI M:107 B:34 L:15-15A Document #: 2023004643								

	Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
7	.1Mi.	**38 OAK ST** **MERIDEN, CT 06450-5818**	08/07/2023	$350,000	$151	2314	11/4/2	1900	4,356 SF
	APN: MERI M:220 B:116 L:2 Document #: 2023004558 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
8	.1Mi.	**16 JEFFERSON ST** **MERIDEN, CT 06450-5813**	07/12/2023	$230,000	$101	2264	10/4/2	1917	4,792 SF
	APN: MERI M:115 B:67 L:13 Document #: 2023004066 Document Type: Executor's Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
9	.52Mi.	**313 CURTIS ST** **MERIDEN, CT 06450-5950**	06/05/2023	$185,000	$88	2094	9/4/3	1900	10,890 SF
	APN: MERI M:224 B:121 L:53 Document #: 2023003273 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
10	.44Mi.	**382 COOK AVE** **MERIDEN, CT 06451-6283**	05/22/2023	$200,000	$52	3830	8/4/2	1900	11,326 SF
	APN: MERI M:117 B:59 L:35 Document #: 2023002999 Document Type: Executor's Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
11	.33Mi.	**396 CROWN ST** **MERIDEN, CT 06450-6417**	05/05/2023	$259,500	$117	2208	9/5/2	1930	8,712 SF
	APN: MERI M:116 B:63A L:1 Document #: 2023002664 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
12	.18Mi.	**53 NEW ST** **MERIDEN, CT 06450-5816**	04/24/2023	$245,000	$112	2176	8/4/2	1986	6,098 SF
	APN: MERI M:220 B:117 L:12 Document #: 2023002426 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								
13	.27Mi.	**196 S COLONY ST** **MERIDEN, CT 06450-5531**	04/21/2023	$270,000	$87	3080	10/6/2	1900	5,227 SF
	APN: MERI M:114 B:63 L:1A Document #: 2023002417 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MERIDEN City/Muni/Twp: MERIDEN								

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.

SiteX™ Report

OrderID: 91026456

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.	**15 SILVER ST**	**09/25/2019**		$122,220	2,038	10/6/2	1900	4,792 SF	
.03Mi.	**74 OAK ST**	**01/10/2022**		$141,680	2,773	13/4/2	1900	7,405 SF	
.03Mi.	**22 SILVER ST**	**12/08/1995**		$151,480	2,842	10/6/2	1900	7,405 SF	
.04Mi.	**33 SILVER ST**	**11/30/2007**		$124,810	2,140	6/2/2	1920	6,098 SF	
.04Mi.	**106 OAK ST**	**01/17/2012**		$157,570	3,222	10/4/2	1920	13,504 SF	
.04Mi.	**215 ELM ST**	**11/29/2022**		$155,610	3,200	8/4/2	1926	10,454 SF	
.04Mi.	**68 OAK ST**	**02/20/2020**		$125,300	2,054	10/6/2	1900	7,405 SF	
.05Mi.	**60 OAK ST**	**08/28/2017**		$143,850	2,385	11/6/4	1900	16,553 SF	
.05Mi.	**211 ELM ST**	**11/14/2018**		$122,150	1,861	10/6/2	1920	6,534 SF	
.05Mi.	**199 ELM ST**	**11/14/2022**		$111,720	1,557	8/3/2	1900	8,712 SF	
.06Mi.	**99 OAK ST**	**10/20/2021**		$120,680	1,956	10/4/2	1920	9,583 SF	
.06Mi.	**120 OAK ST**	**09/27/2019**		$120,260	1,246	7/3/2	1920	13,504 SF	
.06Mi.	**67 OAK ST**	**04/09/2009**		$138,320	2,160	8/4/2	1900	21,780 SF	
.07Mi.	**239 ELM ST**	**01/17/2003**		$144,270	2,178	10/4/2	1920	30,056 SF	
.07Mi.	**177 ELM ST**	**07/01/2005**		$147,210	2,484	8/3/2	1885	10,890 SF	
.08Mi.	**48 OAK ST**	**08/19/2014**		$125,370	2,237	10/6/2	1900	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.4 years old	Households:	14,365
Median Household Income:	$69,184	Households w/Family:	57%
Household Income Per Capita:	$38,443	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Meriden School District	Students:	8,072
Number of Schools:	12	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Washington Middle School** Number of Students: 851 Student-Teacher Ratio: 14.59	C-	Public	6 - 8
0.47Mi.	**Casimir Pulaski School** Number of Students: 600 Student-Teacher Ratio: 18.13	C+	Public	KG - 5
1.40Mi.	**Francis T. Maloney High School** Number of Students: 1,208 Student-Teacher Ratio: 14.57 Advanced Placement: Yes	D+	Public	9 - 12
1.83Mi.	**Hanover School** Number of Students: 440 Student-Teacher Ratio: 11.03	B+	Public	PK - 5

Flood Report

The Subject Property of **15 SILVER ST, MERIDEN, CT 06450-5824** 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	126%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	91%	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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SiteX™ Report

OrderID: 91026456

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