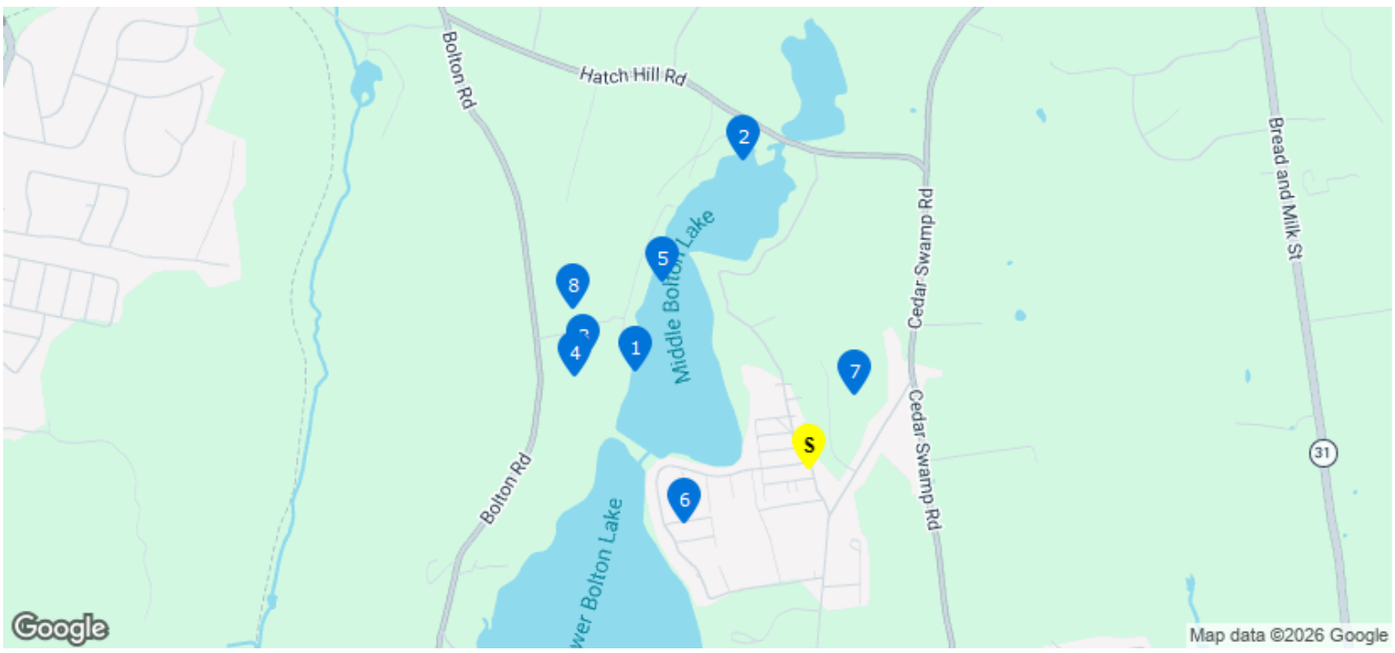
ICE SiteX Report

OrderID: 98751607

SiteX Property Information Report



Subject Property Location

22 SYCAMORE RD, VERNON, CT 06066-6119

County:	**TOLLAND CT**	Census Tract:	5306.00
Property Use:	Single Family Residential	Zoning:	R-27
Parcel Number:	VERN M:52 B:140F L:00010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$454,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$376,820 - $531,180	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$49,110	Market Land Value:	$34,377	Tax Year:	2024
Assd Improvement:	$183,150	Market Improvment Value:	$128,205	Total Taxable Value:	$8,382
Total Assessed Value:	$232,260	Total Assessor Market Value:	$162,582	Delinquent Year:	
				Tax Account ID:	52140F00010
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 140F

Abbreviated Description:	LOT:10 BLK:140F CITY:VERNON
City/Muni/Twp:	VERNON

Property Characteristics

Lot Size:	1.070 AC	Bedrooms:	4	Pool:	
Building Area:	1992 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Underground/Basement	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Full Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/16/2024	Loan Amount:	N/A
Document #:	2024-3441 BK-PG 2860-418	Loan Type:	Unknown Loan Type
Contract Date:	12/02/2024		
TD Due Date:		Type Finance:	

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

Prior Transfer

Recording Date:	02/20/2024	Sales Price:	$317,833
Document #:	446 BK-PG 2800-156	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/03/2022	Loan Amount:	N/A
Document #:	2492 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/23/2022		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
City/Muni/Twp: VERNON

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Prior Transfer

Recording Date:	08/03/2022	Sales Price:	N/A
Document #:	2491 BK-PG 2800-151	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/23/2022		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	2561 BK-PG 2728-308	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/14/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	$308,000
Document #:	2559 BK-PG 2728-295	Type of Sale:	Arms-Length Transfer
Contract Date:	06/11/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Mortgage Record

Recording Date:	04/13/2017	Loan Amount:	N/A
Document #:	BK-PG 2498-194	Loan Type:	Unknown Loan Type
TD Due Date:	04/01/2047	Type Finance:	

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

Prior Transfer

Recording Date:	05/12/2015	Sales Price:	$95,082
Document #:	BK-PG 2398-307	Type of Sale:	Lender Sold
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Prior Transfer

Recording Date:	12/19/2014	Sales Price:	N/A
Document #:	BK-PG 2380-19	Type of Sale:	Lender Owned
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Prior Transfer

Recording Date:	01/04/2007	Sales Price:	$280,000
Document #:	BK-PG 1890-17	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: VERNON

Mortgage Record

Recording Date:	01/04/2007	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	01/04/2037	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: VERNON

Mortgage Record

Recording Date:	01/30/2003	Loan Amount:	N/A
Document #:	BK-PG 1469-100	Loan Type:	
TD Due Date:	01/01/2018	Type Finance:	

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

Mortgage Record

Recording Date:	11/10/1997	Loan Amount:	N/A
Document #:	BK-PG 1122-97	Loan Type:	
TD Due Date:	11/10/2027	Type Finance:	

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

Mortgage Record

Recording Date:	12/30/1992	Loan Amount:	N/A
Document #:	BK-PG 911-144	Loan Type:	
TD Due Date:	12/30/2012	Type Finance:	

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

Mortgage Record

Recording Date:	04/07/1992	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

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

Mortgage Record

Recording Date:	02/20/1992	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	02/20/2007	Type Finance:	Fixed Rate

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

Area Sales Analysis

Total Area Sales	$4,485,975	Median # of Bedrooms	3
Median Lot Size	2 SF	Median # of Baths	2
Median Living Area	1,740 SF	Median Year Built	2001
Price Range - 2 Yrs	$210,000 to $900,000	Age Range	2 years to 86 years
Median Value	$523,200	Median Age	25.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2 LAURELWOOD LN** **VERNON, CT 06066-6018**	12/23/2024	$669,645			7/3/	2024	189,486 SF	
		APN: VERN M:52 B:0140 L:00056 Document #: 2024-3517 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
2	.21Mi.	**111 TOLLAND RD** **BOLTON, CT 06043-7322**	12/04/2024	$351,500	$92	3840	11/5/3		39,204 SF	
		APN: BLTN M:00003 B:00031 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON								
3	.23Mi.	**8 LAURELWOOD LN** **VERNON, CT 06066-6018**	04/01/2025	$899,675	$268	3354	7/3/	2024	66,647 SF	
		APN: VERN M:52 B:0140 L:00062 Document #: 2025-719 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
4	.26Mi.	**85 BOLTON BRANCH RD** **COVENTRY, CT 06238-1002**	11/14/2024	$359,900	$281	1280	5/2/1	1956	37,026 SF	
		APN: COVE M:14 L:78 Document #: 2024-01465 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COVENTRY City/Muni/Twp: COVENTRY								
5	.28Mi.	**1 MILLER RD** **VERNON, CT 06066-6116**	07/14/2025	$6,000			//		20,473 SF	
		APN: VERN M:53 B:140A L:00001 Document #: 2025-1892 Document Type: Warranty Deed Price Code: Land Use: Unusable Land (Remnant, Steep, etc.) Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
6	.32Mi.	**14 LAURELWOOD LN** **VERNON, CT 06066-6018**	07/17/2025	$705,335			8/3/	2025	181,645 SF	
		APN: VERN M:52 B:0140 L:00068 Document #: 2025-1960 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
7	.34Mi.	**10 SUNSET LN** **BOLTON, CT 06043-7359**	05/16/2025	$325,000	$260	1248	6/3/1	1956	17,424 SF	
		APN: BLTN M:00003 B:00023 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON								
8	.36Mi.	**82 LLYNWOOD DR** **VERNON, CT 06066-6120**	10/07/2025	$299,900	$362	829	5/2/1	1940	8,712 SF	
		APN: VERN M:53 B:140V L:00018 Document #: 2025-2815 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
9	.36Mi.	**11 SUNSET LN** **BOLTON, CT 06043-7318**	06/25/2025	$375,000	$256	1462	5/3/2	1955	16,988 SF	
		APN: BLTN M:00003 B:00020 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON								
10	.41Mi.	**24 LLYNWOOD DR** **BOLTON, CT 06043-7308**	11/18/2024	$636,000	$602	1056	5/2/1	1957	13,504 SF	
		APN: BLTN M:00002 B:00032 L:00000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON								
11	.62Mi.	**78 WILDWOOD RD** **VERNON, CT 06066-6014**	06/02/2025	$375,000	$270	1388	5/2/1	1950	13,068 SF	
		APN: VERN M:52 B:0139 L:0040A Document #: 2025-1482 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								
12	.66Mi.	**12 WILDWOOD RD** **VERNON, CT 06066-6000**	07/30/2025	$671,400	$253	2655	6/4/2	2021	76,230 SF	
		APN: VERN M:54 B:0141 L:0001B Document #: 2025-2079 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON								

ICE SiteX Report

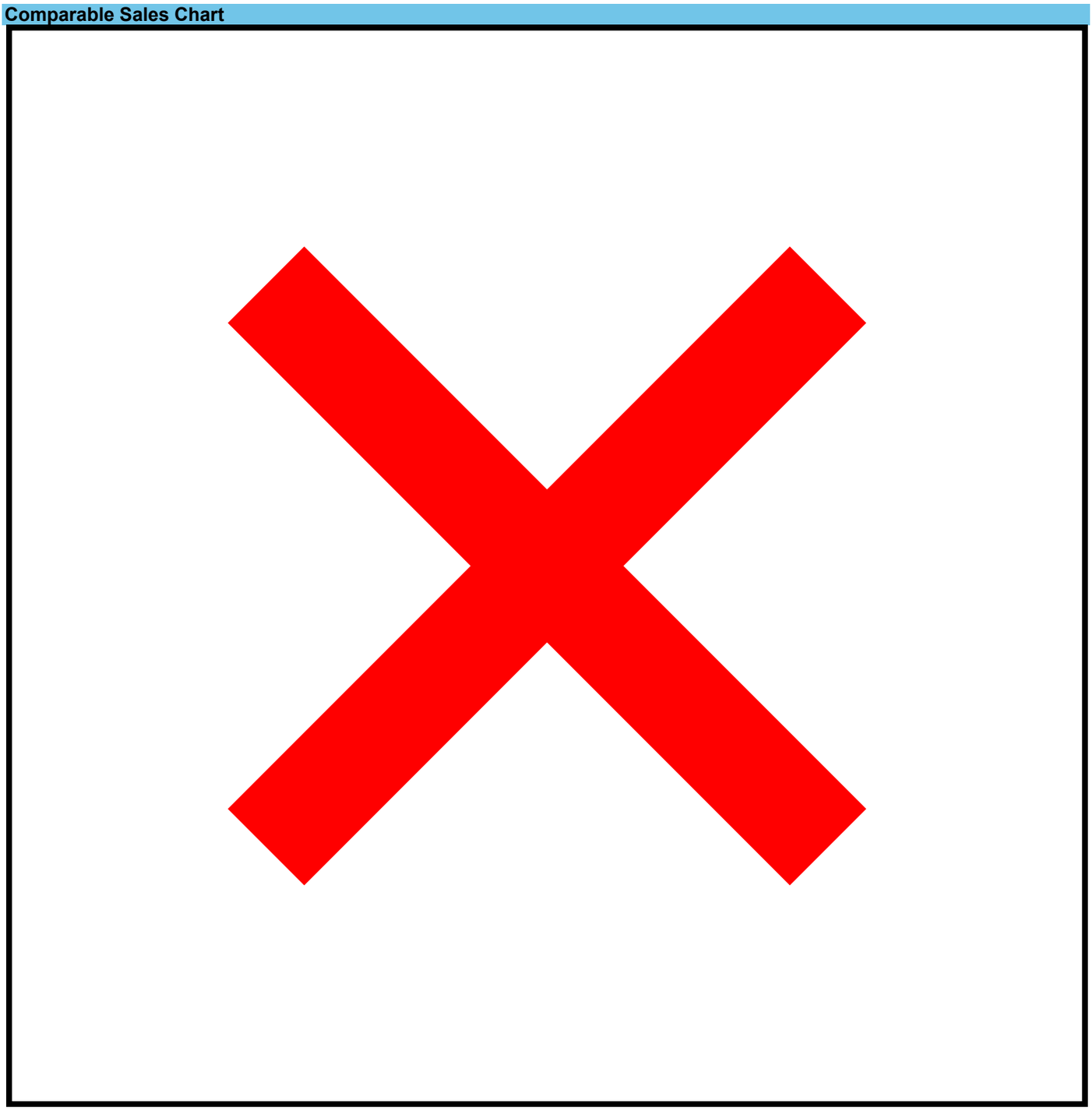
OrderID: 98751607

13	.79Mi.	**22 KEENEY DR** **BOLTON, CT 06043-7328**	08/04/2025	$360,000	$234	1536	7/4/1	1956	9,583 SF
		APN: BLTN M:00005 B:00064 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON							
14	.8Mi.	**1084 BOSTON TPKE** **BOLTON, CT 06043-7439**	06/02/2025	$318,500	$284	1123	6/4/2	1996	10,454 SF
		APN: BLTN M:00005 B:00080 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON							
15	.83Mi.	**20 LAKEVIEW DR** **VERNON, CT 06066-6115**	05/01/2025	$210,000	$122	1728	4/2/2	2001	27,878 SF
		APN: VERN M:51 B:0139 L:00012 Document #: 2025-1155 Document Type: Executor's Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON							
16	.85Mi.	**1030 BOSTON TPKE** **BOLTON, CT 06043-7406**	08/22/2025	$345,000	$316	1092	6/3/1	1955	27,443 SF
		APN: BLTN M:00005 B:00034 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON							
17	.91Mi.	**622 BOLTON RD** **VERNON, CT 06066-6002**	06/05/2025	$15,000			//		43,560 SF
		APN: VERN M:54 B:0139 L:00081 Document #: 2025-1532 Document Type: Warranty Deed Price Code: A Land Use: Unusable Land (Remnant, Steep, etc.) Legal: Abbreviated Description: City/Muni/Twp:VERNON City/Muni/Twp: VERNON							
18	.95Mi.	**21 FERNWOOD DR** **BOLTON, CT 06043-7409**	07/17/2025	$470,000	$202	2323	6/4/1	1954	30,056 SF
		APN: BLTN M:00006 B:00035 L:00000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOLTON City/Muni/Twp: BOLTON							

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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.	**22 SYCAMORE RD**	**06/16/2021**	$162,582	$232,260	1,992	9/4/2	1980	1 SF	
.02Mi.	**21 BEECHWOOD RD**	**08/29/2003**	$88,697	$126,710	948	4/1/1	1957	26,136 SF	
.03Mi.	**12 SYCAMORE RD**	**07/27/2009**	$128,079	$182,970	2,334	7/4/1	1956	30,056 SF	
.04Mi.	**33 CUBLES DR**	**05/01/2001**	$157,668	$225,240	2,031	6/3/2	1953	31,799 SF	P
.04Mi.	**14 BEECHWOOD RD**	**01/21/2021**	$94,220	$134,600	1,472	5/3/2	1952	30,056 SF	
.05Mi.	**9 BEECHWOOD RD**	**01/04/2023**	$220,094	$314,420	2,232	5/3/2	2022	10,019 SF	
.05Mi.	**16 CUBLES DR**	**09/25/2020**	$79,156	$113,080	1,008	4/2/1	1955	33,977 SF	
.05Mi.	**28 FOXCROFT RD**	**01/26/2001**	$86,247	$123,210	1,341	6/3/2	1955	6,970 SF	P
.05Mi.	**9 CUBLES DR**	**10/12/2016**	$102,837	$146,910	1,182	6/3/1	1973	16,553 SF	
.05Mi.	**32 CUBLES DR**	**12/19/2017**	$68,194	$97,420	968	5/3/1	1950	12,197 SF	
.06Mi.	**12 FOXCROFT RD**	**09/29/2015**	$138,558	$197,940	1,338	6/3/2	2015	14,810 SF	
.06Mi.	**16 MILLER RD**	**08/06/2009**	$56,133	$80,190	1,242	7/4/1	1984	34,848 SF	
.07Mi.	**11 BEVERLY RD**	**10/09/2019**	$111,167	$158,810	1,150	4/2/1	1962	10,019 SF	
.07Mi.	**8 BEECHWOOD RD**	**09/07/2017**	$91,462	$130,660	858	4/2/1	1952	14,810 SF	
.07Mi.	**7 CUBLES DR**	**10/11/1996**	$76,545	$109,350	1,008	6/3/1	1950	8,276 SF	
.08Mi.	**20 BEVERLY RD**	**12/18/2023**	$174,979	$249,970	3,112	10/5/3	1986	12,632 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	39.5 years old	Households:	14,297
Median Household Income:	$81,555	Households w/Family:	58%
Household Income Per Capita:	$47,093	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Vernon School District	Students:	3,236
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.14Mi.	**Vernon Center Middle School** Number of Students: 651 Student-Teacher Ratio: 10.17	B-	Public	6 - 8
3.21Mi.	**Center Road School** Number of Students: 443 Student-Teacher Ratio: 10.88	C+	Public	PK - 5
4.50Mi.	**Rockville High School** Number of Students: 995 Student-Teacher Ratio: 12.13 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **22 SYCAMORE RD, VERNON, CT 06066-6119** 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	43%	SIGNIFICANTLY LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	101%	SIMILAR
OVERALL	76%	NOTABLY 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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ICE SiteX Report

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