ICE SiteX Report

OrderID: 97958474

SiteX Property Information Report



Subject Property Location

25 BUTLER RD, MANCHESTER, CT 06042-2810

County:	**HARTFORD CT**	Census Tract:	090035145.003021
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	MCHS M:45 B:840 L:25	Thomas Bros Pg-Grid:	

Valuation

Value:	**$383,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$348,530 - $417,470	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$39,100	Market Land Value:	$27,370	Tax Year:	2024
Assd Improvement:	$116,100	Market Improvment Value:	$81,270	Total Taxable Value:	$6,180
Total Assessed Value:	$155,200	Total Assessor Market Value:	$108,640	Delinquent Year:	
				Tax Account ID:	84000025
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: 840
City/Muni/Twp: MANCHESTER

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	3	Pool:	
Building Area:	1570 SF	Baths:	1	Fireplace:	1
Year Built:	1963	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2025	Sales Price:	N/A
Document #:	BK-PG 4693-716	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/22/2023	Sales Price:	N/A
Document #:	BK-PG 4693-716	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	N/A
Document #:	BK-PG 4625-1098	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2022	Sales Price:	$300,000
Document #:	BK-PG 4693 -714	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 25 Block: 840
City/Muni/Twp: MANCHESTER

Prior Transfer

Recording Date:	07/13/2022	Sales Price:	$300,000
Document #:	BK-PG 4693-714	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2022		
Document Type:			

Legal Description:
City/Muni/Twp: MANCHESTER

Mortgage Record

Recording Date:	09/24/2020	Loan Amount:	N/A
Document #:	BK-PG 4625-1098	Loan Type:	Stand Alone Refi
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: MANCHESTER

Mortgage Record

Recording Date:	01/14/2011	Loan Amount:	N/A
Document #:	BK-PG 3834-1	Loan Type:	
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
City/Muni/Twp: MANCHESTER

Prior Transfer

Recording Date:	12/31/2008	Sales Price:	$205,000
Document #:	BK-PG 3627-70	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: MANCHESTER

Area Sales Analysis

Total Area Sales	$4,825,400	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	1,325 SF	Median Year Built	1943
Price Range - 2 Yrs	$240,000 to $435,000	Age Range	46 years to 84 years
Median Value	$319,900	Median Age	83 years

Comparable Sales Data

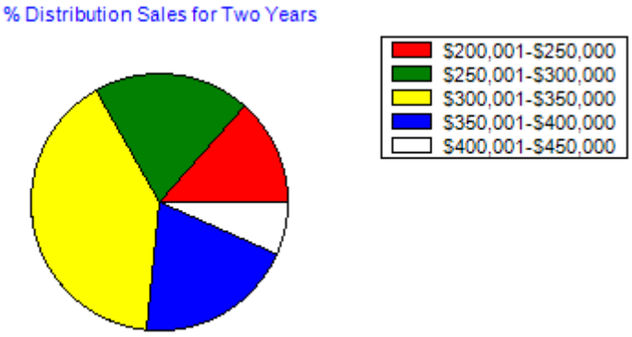
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**21 DEEPWOOD DR** **MANCHESTER, CT 06040-3807**	06/15/2026	$435,000	$350	1240	5/2/2	1942	6,534 SF	
		APN: MCHS M:46 B:1560 L:21 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
2	.26Mi.	**22 CARROLL RD** **MANCHESTER, CT 06042-2813**	05/27/2026	$375,000	$271	1380	7/3/1	1942	8,712 SF	
		APN: MCHS M:45 B:960 L:22 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
3	.21Mi.	**3 FRENCH RD** **MANCHESTER, CT 06042-2822**	05/18/2026	$270,000	$203	1325	6/3/1	1951	9,148 SF	
		APN: MCHS M:45 B:2300 L:3 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
4	.25Mi.	**83 DEERFIELD DR** **MANCHESTER, CT 06040-3830**	04/30/2026	$400,000	$252	1587	8/3/2	1942	6,534 SF	
		APN: MCHS M:46 B:1570 L:83 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
5	.26Mi.	**514 HILLIARD ST** **MANCHESTER, CT 06042-2841**	03/27/2026	$325,000	$238	1360	6/3/1	1958	16,553 SF	
		APN: MCHS M:45 B:2920 L:514 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
6	.05Mi.	**12 BUTLER RD** **MANCHESTER, CT 06042-2811**	03/27/2026	$280,000	$182	1532	6/3/2	1962	13,068 SF	
		APN: MCHS M:45 B:840 L:12 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
7	.33Mi.	**82 FOXCROFT DR** **MANCHESTER, CT 06040-3825**	03/10/2026	$255,000	$192	1326	7/3/1	1942	7,841 SF	
		APN: MCHS M:46 B:2260 L:82 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
8	.34Mi.	**60 DEERFIELD DR** **MANCHESTER, CT 06040-3819**	01/08/2026	$325,000	$261	1245	6/2/1	1942	8,712 SF	
		APN: MCHS M:46 B:1570 L:60 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								

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9	.04Mi.	**14 EVERGREEN RD** **MANCHESTER, CT 06042-2819**	12/22/2025	$394,500	$309	1274	6/3/2	1964	10,890 SF
		APN: MCHS M:45 B:2060 L:14 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
10	.27Mi.	**47 CRESTWOOD DR** **MANCHESTER, CT 06040-3801**	12/08/2025	$240,000	$174	1372	6/3/1	1980	10,019 SF
		APN: MCHS M:46 B:1440 L:47 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
11	.16Mi.	**30 DUVAL ST** **MANCHESTER, CT 06042-2817**	12/01/2025	$340,000	$292	1163	7/3/2	1957	31,363 SF
		APN: MCHS M:45 B:1770 L:30 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
12	.36Mi.	**474 ADAMS ST** **MANCHESTER, CT 06040-2713**	12/01/2025	$310,000	$238	1300	7/3/2	1943	7,405 SF
		APN: MCHS M:46 B:20 L:474 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
13	.36Mi.	**65 DEEPWOOD DR** **MANCHESTER, CT 06040-3839**	11/19/2025	$250,000	$336	744	5/2/1	1942	8,276 SF
		APN: MCHS M:46 B:1560 L:65 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
14	.17Mi.	**11 PENN RD** **MANCHESTER, CT 06042-2826**	11/12/2025	$319,900	$233	1370	7/3/1	1960	10,890 SF
		APN: MCHS M:45 B:4450 L:11 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							
15	.33Mi.	**30 FOXCROFT DR** **MANCHESTER, CT 06040-3823**	10/08/2025	$306,000	$239	1277	6/3/1	1942	6,970 SF
		APN: MCHS M:46 B:2260 L:30 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER							

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.	**25 BUTLER RD**	**07/13/2022**	$108,640	$155,200	1,570	7/3/1	1963	10,890 SF	
.02Mi.	**19 BUTLER RD**	**05/23/2014**	$91,910	$131,300	1,092	5/3/1	1964	10,890 SF	
.02Mi.	**33 BUTLER RD**	**09/27/2023**	$108,640	$155,200	1,225	5/3/1	1956	12,197 SF	
.02Mi.	**28 EVERGREEN RD**	**05/31/2017**	$91,980	$131,400	1,152	5/3/1	1963	10,890 SF	
.03Mi.	**20 EVERGREEN RD**	**02/04/2011**	$102,690	$146,700	1,350	6/3/1	1963	10,890 SF	
.03Mi.	**26 BUTLER RD**	**10/04/2021**	$107,100	$153,000	1,358	6/2/2	1961	11,326 SF	
.03Mi.	**11 BUTLER RD**	**04/01/2011**	$97,790	$139,700	1,152	5/3/1	1964	10,890 SF	
.04Mi.	**34 BUTLER RD**	**07/29/1996**	$98,980	$141,400	1,144	6/2/1	1956	12,197 SF	
.04Mi.	**20 BUTLER RD**	**05/10/2022**	$108,360	$154,800	1,528	7/3/1	1963	12,197 SF	
.04Mi.	**14 EVERGREEN RD**	**12/22/2025**	$112,210	$160,300	1,274	6/3/2	1964	10,890 SF	
.05Mi.	**80 DUVAL ST**	**10/04/2016**	$96,670	$138,100	1,334	6/3/1	1957	11,326 SF	
.05Mi.	**12 BUTLER RD**	**03/27/2026**	$117,460	$167,800	1,532	6/3/2	1962	13,068 SF	
.05Mi.	**3 BUTLER RD**	**08/02/1999**	$103,250	$147,500	1,350	6/3/1	1963	12,197 SF	
.05Mi.	**143 BRENT RD**	**09/21/2023**	$108,920	$155,600	1,334	7/4/1	1957	11,326 SF	
.05Mi.	**25 EVERGREEN RD**	**10/29/2014**	$97,720	$139,600	1,424	6/3/1	1963	10,890 SF	
.05Mi.	**176 BRENT RD**	**10/03/1967**	$103,390	$147,700	1,442	7/3/1	1957	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.1 years old	Households:	10,572
Median Household Income:	$91,437	Households w/Family:	59%
Household Income Per Capita:	$47,358	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Manchester School District	Students:	6,122
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Manchester High School** Number of Students: 1,703 Student-Teacher Ratio: 11.13 Advanced Placement: Yes	C-	Public	9 - 12
1.29Mi.	**Manchester Preschool Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
0.56Mi.	**Waddell Elementary School** Number of Students: 476 Student-Teacher Ratio: 11.84	C-	Public	KG - 5
1.70Mi.	**Illing Middle School** Number of Students: 763 Student-Teacher Ratio: 9.78	C-	Public	6 - 8

Flood Report

The Subject Property of **25 BUTLER RD, MANCHESTER, CT 06042-2810** 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	72%	NOTABLY LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	80%	LOWER
OVERALL	70%	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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