ICE SiteX Report

OrderID: 98130790

SiteX Property Information Report



Subject Property Location

28 EDGEWOOD AVE, SHELTON, CT 06484-5616

County:	**FAIRFIELD CT**	Census Tract:	090011102.011008
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	SHLT M:107 L:17	Thomas Bros Pg-Grid:	

Valuation

Value:	**$640,000**	FSD:	19	Common Confidence Score:	42
Value Range:	$518,400 - $761,600	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$94,080	Market Land Value:	$65,856	Tax Year:	2024
Assd Improvement:	$251,650	Market Improvment Value:	$176,155	Total Taxable Value:	$6,507
Total Assessed Value:	$345,730	Total Assessor Market Value:	$242,011	Delinquent Year:	
				Tax Account ID:	107 17
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17
City/Muni/Twp: SHELTON

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:	4	Pool:	
Building Area:	2230 SF	Baths:	2	Fireplace:	1
Year Built:	2003	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Gas
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	$399,900
Document #:	BK-PG 2421 -345	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17
City/Muni/Twp: SHELTON

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	$399,900
Document #:	BK-PG 2421-345	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: SHELTON

Prior Transfer

Recording Date:	12/03/2003	Sales Price:	$87,500
Document #:	BK-PG 2306-243	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: SHELTON

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Area Sales Analysis

Total Area Sales	$6,978,900	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	1967
Price Range - 2 Yrs	$180,000 to $654,900	Age Range	19 years to 126 years
Median Value	$450,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**21 GROVE ST** **SHELTON, CT 06484-4131**	07/01/2026	$420,000	$350	1200	6/2/2	1941	7,841 SF	
		APN: SHLT M:106 L:24 Document #: 2026-2762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
2	.12Mi.	**22 JENYFER CT** **SHELTON, CT 06484-5631**	05/01/2026	$595,000	$289	2052	9/3/3	1987	12,197 SF	
		APN: SHLT M:94 L:4 Document #: 2026-1566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
3	.32Mi.	**112 RIVER RD** **SHELTON, CT 06484-4444**	04/14/2026	$650,000	$308	2104	8/4/2	2007	13,068 SF	
		APN: SHLT M:94 L:132 Document #: 2026-1374 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
4	.09Mi.	**11 EDGEWOOD AVE** **SHELTON, CT 06484-5616**	03/17/2026	$180,000	$401	448	3/1/1	1920	13,068 SF	
		APN: SHLT M:106D L:51 Document #: 2026-964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
5	.39Mi.	**93 MYRTLE ST** **SHELTON, CT 06484-4147**	01/15/2026	$654,900	$169	3858	10/5/3	1915	12,197 SF	
		APN: SHLT M:118 L:14 Document #: 2026-196 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
6	.14Mi.	**11 MOUNT PLEASANT ST** **SHELTON, CT 06484-5617**	01/06/2026	$430,000	$261	1642	8/4/2	1900	4,792 SF	
		APN: SHLT M:107 L:26 Document #: 2026-59 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
7	.28Mi.	**222 GROVE ST** **SHELTON, CT 06484-5634**	10/24/2025	$370,000	$158	2336	9/5/2	1979	51,401 SF	
		APN: SHLT M:94 L:13 Document #: 2025-4304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
8	.19Mi.	**160 GROVE ST** **SHELTON, CT 06484-5642**	09/09/2025	$585,000	$439	1332	8/4/3	1967	22,651 SF	
		APN: SHLT M:93 L:6 Document #: 2025-3605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
9	.26Mi.	**78 HARVARD AVE** **SHELTON, CT 06484-5604**	09/02/2025	$519,000	$319	1624	6/3/2	2006	8,712 SF	
		APN: SHLT M:93B L:87 Document #: 2025-3514 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
10	.35Mi.	**131 RIVER RD** **SHELTON, CT 06484-4443**	08/13/2025	$300,000	$490	611	3/1/1	1922	6,098 SF	
		APN: SHLT M:94 L:85 Document #: 2025-3238 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
11	.15Mi.	**141 GROVE ST** **SHELTON, CT 06484-5609**	08/06/2025	$460,000	$315	1456	6/3/1	2002	55,757 SF	
		APN: SHLT M:93B L:40 Document #: 2025-3117 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
12	.17Mi.	**75 RIVER RD** **SHELTON, CT 06484-5635**	07/30/2025	$520,000	$584	890	5/2/2	1989	12,197 SF	
		APN: SHLT M:94 L:94 Document #: 2025-3003 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
13	.33Mi.	**125 HOWE AVE** **SHELTON, CT 06484-4112**	07/25/2025	$400,000	$133	3003	9/6/2	1917	9,148 SF	
		APN: SHLT M:106 L:9 Document #: 2025-2956 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
14	.31Mi.	**186 GROVE ST** **SHELTON, CT 06484-5642**	06/16/2025	$450,000	$297	1512	6/4/2	1959	14,810 SF	
		APN: SHLT M:93 L:11 Document #: 2025-2395 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON								
15	.28Mi.	**25 TUXEDO AVE**	06/11/2025	$445,000	$527	844	5/2/2	1992	7,841 SF	

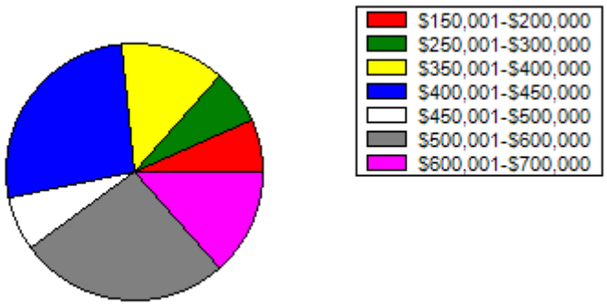
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SHELTON, CT 06484-5621
APN: SHLT M:93B L:25 Document #: 2025-2162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SHELTON City/Muni/Twp: SHELTON

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.	**28 EDGEWOOD AVE**	**08/20/2004**	$242,011	$345,730	2,230	8/4/2	2003	14,810 SF	
.02Mi.	**19 TROLLEY BRIDGE RD**	**11/04/2024**	$154,301	$220,430	945	5/2/2	1990	12,197 SF	
.02Mi.	**15 TROLLEY BRIDGE RD**	**10/25/1996**	$144,109	$205,870	945	6/2/1	1990	12,197 SF	
.03Mi.	**23 TROLLEY BRIDGE RD**	**03/14/1995**	$133,378	$190,540	900	5/2/1	1990	12,197 SF	
.03Mi.	**9 TROLLEY BRIDGE RD**	**07/22/2024**	$156,310	$223,300	945	5/2/1	1990	12,197 SF	
.03Mi.	**41 EDGEWOOD AVE**	**07/10/2012**	$214,620	$306,600	1,904	6/3/2	2007	13,504 SF	
.03Mi.	**26 EDGEWOOD AVE**	**03/27/2023**	$166,306	$237,580	2,784	6/4/2	1920	40,075 SF	
.04Mi.	**27 EDGEWOOD AVE**	**11/22/2021**	$156,653	$223,790	1,578	7/3/2	1920	14,810 SF	
.04Mi.	**5 TROLLEY BRIDGE RD**	**07/22/2024**	$152,537	$217,910	928	5/2/1	1990	22,651 SF	
.05Mi.	**25 EDGEWOOD AVE**	**02/13/2001**	$173,019	$247,170	1,456	6/4/2	2000	7,405 SF	
.05Mi.	**23 EDGEWOOD AVE**	**02/09/2005**	$138,621	$198,030	1,260	5/2/1	1950	7,405 SF	
.05Mi.	**37 EDGEWOOD AVE**	**03/22/2024**	$165,816	$236,880	2,050	8/3/2	1920	16,553 SF	
.05Mi.	**20 EDGEWOOD AVE**		$136,612	$195,160	1,065	5/3/1	1955	15,682 SF	
.05Mi.	**18 TROLLEY BRIDGE RD**	**12/04/2001**	$135,632	$193,760	972	6/3/2	1990	12,197 SF	
.05Mi.	**22 TROLLEY BRIDGE RD**	**12/21/1998**	$149,009	$212,870	974	5/2/2	1991	12,197 SF	
.06Mi.	**1 TROLLEY BRIDGE RD**	**08/02/2016**	$141,267	$201,810	986	5/2/1	1991	28,314 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	46.3 years old	Households:	16,908
Median Household Income:	$115,338	Households w/Family:	71%
Household Income Per Capita:	$53,885	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Shelton School District	Students:	4,518
Number of Schools:	8	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.11Mi.	**Intermediate School** Number of Students: 714 Student-Teacher Ratio: 12.61	C-	Public	7 - 8
2.18Mi.	**Shelton High School** Number of Students: 1,308 Student-Teacher Ratio: 14.34 Advanced Placement: Yes	B	Public	9 - 12
1.10Mi.	**Sunnyside School** Number of Students: 229 Student-Teacher Ratio: 16.36	B+	Public	PK - 4
1.07Mi.	**Perry Hill Elementary School** Number of Students: 711	B-	Public	5 - 6

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Student-Teacher Ratio: 14.19

Flood Report

The Subject Property of **28 EDGEWOOD AVE, SHELTON, CT 06484-5616** 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	83%	LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	47%	SIGNIFICANTLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

Disaster Alerts

8/18/2024 - Severe Storm,Floods,Mudslides

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