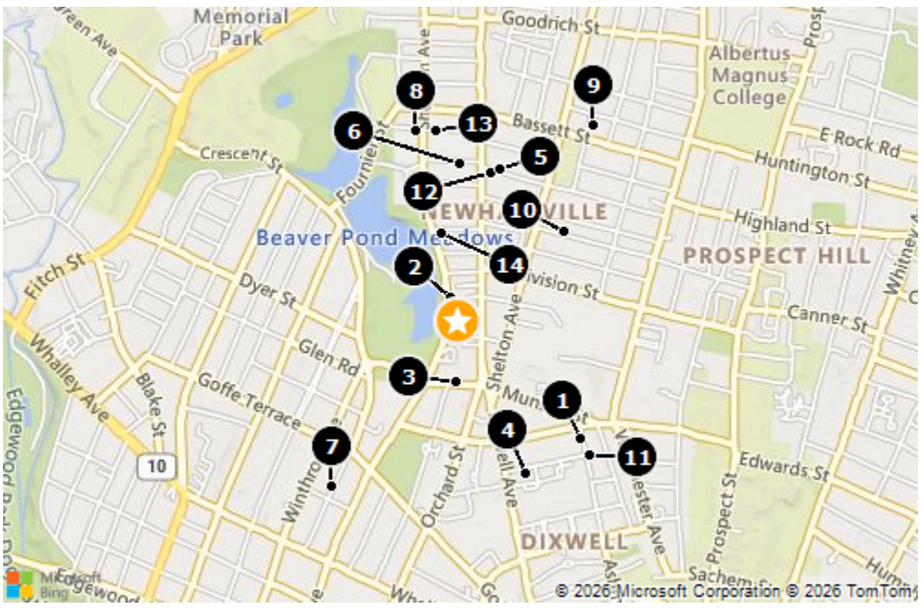
ICE SiteX Report

OrderID: 98409539

SiteX Property Information Report



Subject Property Location

583 SHERMAN PKWY, NEW HAVEN, CT 06511-1714

County:	**NEW HAVEN CT**	Census Tract:	090091415.007007
Property Use:	Single Family Residential	Zoning:	RM2
Parcel Number:	NHVN M:292 B:0390 L:01400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	23	Common Confidence Score:	29
Value Range:	$202,510 - $323,490	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$35,560	Market Land Value:	$50,800	Tax Year:	2024
Assd Improvement:	$102,060	Market Improvment Value:	$145,800	Total Taxable Value:	$5,422
Total Assessed Value:	$137,620	Total Assessor Market Value:	$196,600	Delinquent Year:	
				Tax Account ID:	292 0390 01400
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1400 Block: 390
City/Muni/Twp: NEW HAVEN

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	4	Pool:	
Building Area:	1339 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Partial	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/30/2025	Sales Price:	$370,000
Document #:	2025-04359 BK-PG 10851-117	Type of Sale:	Full Amount on Deed
Contract Date:	05/27/2025		
Document Type:			

Legal Description:
City/Muni/Twp: NEW HAVEN

Prior Transfer

Recording Date:	05/30/2025	Sales Price:	$370,000
Document #:	BK-PG 10851 -117	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1400 Block: 390
City/Muni/Twp: NEW HAVEN

Prior Transfer

Recording Date:	04/07/2022	Sales Price:	N/A
Document #:	2022-03604 BK-PG 10361-175	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/05/2022		
Document Type:			

Legal Description:
City/Muni/Twp: NEW HAVEN

ICE SiteX Report

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Prior Transfer

Recording Date:	04/07/2022	Sales Price:	$140,770
Document #:	2022-03603 BK-PG 10361-172	Type of Sale:	Full Amount on Deed
Contract Date:	04/01/2022		
Document Type:			

Legal Description:
City/Muni/Twp: NEW HAVEN

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	N/A
Document #:	2021-07574 BK-PG 10215-38	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/03/2021		
Document Type:			

Legal Description:
City/Muni/Twp: NEW HAVEN

Prior Transfer

Recording Date:	11/25/2019	Sales Price:	N/A
Document #:	2019-10839 BK-PG 9938-62	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/20/2019		
Document Type:			

Legal Description:
City/Muni/Twp: NEW HAVEN

Mortgage Record

Recording Date:	04/12/2013	Loan Amount:	N/A
Document #:	BK-PG 8974-252	Loan Type:	
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
City/Muni/Twp: NEW HAVEN

Prior Transfer

Recording Date:	07/13/2010	Sales Price:	$95,750
Document #:	7782 BK-PG 7388-292	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2005	Loan Amount:	N/A
Document #:	BK-PG 7402-125	Loan Type:	
TD Due Date:	11/01/2035	Type Finance:	VAR

Legal Description:
City/Muni/Twp: NEW HAVEN

Mortgage Record

Recording Date:	11/03/2005	Loan Amount:	N/A
Document #:	BK-PG 7388-292	Loan Type:	
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
City/Muni/Twp: NEW HAVEN

Mortgage Record

Recording Date:	07/25/2001	Loan Amount:	N/A
Document #:	BK-PG 5903-269	Loan Type:	
TD Due Date:	07/01/2031	Type Finance:	

Legal Description:
City/Muni/Twp: NEW HAVEN

Area Sales Analysis

Total Area Sales	$3,584,500	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,406 SF	Median Year Built	1900
Price Range - 2 Yrs	$30,000 to $375,000	Age Range	24 years to 126 years
Median Value	$272,500	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**302 ASHMUN ST** **NEW HAVEN, CT 06511-3529**	09/02/2026	$365,000	$256	1422	6/3/2	1999	6,970 SF	
		APN: NHVN M:282 B:0347 L:00104 Document #: 2026-07389 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
2	.06Mi.	**601 SHERMAN PKWY** **NEW HAVEN, CT 06511-1714**	08/26/2026	$30,000	$12	2337	7/5/3	1920	6,534 SF	
		APN: NHVN M:292 B:0390 L:01800 Document #: 2026-07173 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
3	.14Mi.	**331 MUNSON ST** **NEW HAVEN, CT 06511-3345**	06/26/2026	$185,000	$168	1100	5/2/1	1920	3,920 SF	
		APN: NHVN M:292 B:0390 L:06400 Document #: 2026-05232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
4	.41Mi.	**80 ADMIRAL ST** **NEW HAVEN, CT 06511-3525**	05/27/2026	$366,500	$181	2022	6/3/1	1918	5,227 SF	

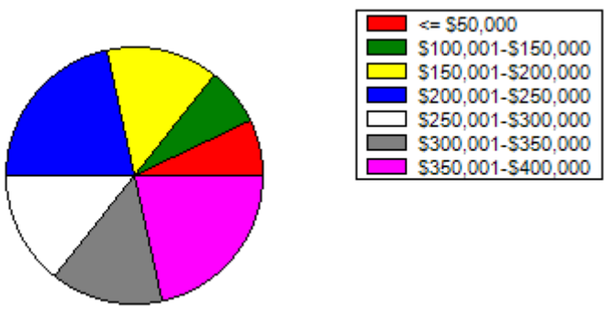
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	APN: NHVN M:282 B:0348 L:01000 Document #: 2026-04219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
5	.39Mi.	**201 IVY ST** **NEW HAVEN, CT 06511-1809**	04/28/2026	$295,000	$190	1552	5/3/1	1900	3,920 SF
	APN: NHVN M:290 B:0478 L:03000 Document #: 2026-03361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
6	.37Mi.	**248 W IVY ST** **NEW HAVEN, CT 06511-1739**	03/26/2026	$215,000	$144	1486	6/3/1	1900	6,098 SF
	APN: NHVN M:324 B:0468 L:01400 Document #: 2026-02468 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
7	.51Mi.	**80 CARMEL ST** **NEW HAVEN, CT 06511-3104**	02/11/2026	$375,000	$269	1390	7/3/1	1920	5,227 SF
	APN: NHVN M:332 B:0304 L:03300 Document #: 2026-01129 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
8	.47Mi.	**84 WILLIS ST** **NEW HAVEN, CT 06511-1743**	01/23/2026	$225,000	$191	1173	6/3/1	1900	10,454 SF
	APN: NHVN M:324 B:0389 L:00400 Document #: 2026-00547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
9	.58Mi.	**81 BUTLER ST** **NEW HAVEN, CT 06511-1102**	01/15/2026	$250,000	$184	1353	6/3/1	1900	6,098 SF
	APN: NHVN M:288 B:0501 L:00200 Document #: 2026-00298 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
10	.34Mi.	**255 STARR ST** **NEW HAVEN, CT 06511-1828**	01/14/2026	$160,000	$165	968	7/3/1	1900	4,792 SF
	APN: NHVN M:286 B:0451 L:04200 Document #: 2026-00289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
11	.46Mi.	**295 ASHMUN ST** **NEW HAVEN, CT 06511-3526**	01/12/2026	$326,000	$268	1212	6/3/1	2002	3,415 SF
	APN: NHVN M:257 B:0351 L:00309 Document #: 2026-00198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
12	.37Mi.	**633 DIXWELL AVE** **NEW HAVEN, CT 06511-1748**	01/08/2026	$143,000	$113	1260	10/4/2	1900	5,227 SF
	APN: NHVN M:290 B:0469 L:00700 Document #: 2026-00110 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
13	.46Mi.	**48 WILLIS ST** **NEW HAVEN, CT 06511-1741**	12/08/2025	$349,000	$211	1654	7/4/2	1900	3,049 SF
	APN: NHVN M:324 B:0477 L:00700 Document #: 2025-10020 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								
14	.21Mi.	**38 FORD ST** **NEW HAVEN, CT 06511-1710**	11/12/2025	$300,000	$201	1488	7/4/3	1900	3,920 SF
	APN: NHVN M:291 B:0446 L:00200 Document #: 2025-09262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW HAVEN City/Muni/Twp: NEW HAVEN								

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.

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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.	**583 SHERMAN PKWY**	**05/30/2025**	$196,600	$137,620	1,339	6/4/1	1940	10,019 SF	
.01Mi.	**585 SHERMAN PKWY**	**12/19/2016**	$220,000	$154,000	1,440	5/3/1	2016	10,553 SF	
.04Mi.	**428 DIXWELL AVE**	**05/16/1980**	$255,700	$178,990	2,376	8/5/1	1920	11,761 SF	
.04Mi.	**591 SHERMAN PKWY**	**08/10/2018**	$162,300	$113,610	1,152	6/3/1	1940	6,534 SF	
.05Mi.	**468 DIXWELL AVE**	**08/23/2018**	$198,300	$138,810	1,658	7/3/1	1930	18,500 SF	
.05Mi.	**595 SHERMAN PKWY**	**11/05/2024**	$175,500	$122,850	1,295	5/3/1	1940	6,534 SF	
.06Mi.	**601 SHERMAN PKWY**	**08/09/2021**	$310,700	$217,490	2,337	7/5/3	1920	6,534 SF	
.06Mi.	**551 SHERMAN PKWY**	**05/19/2017**	$195,600	$136,920	1,265	6/4/1	1940	4,356 SF	
.06Mi.	**464 DIXWELL AVE**	**06/12/2018**	$269,900	$188,930	3,142	10/4/2	1918	6,534 SF	
.07Mi.	**605 SHERMAN PKWY**	**06/01/2020**	$140,400	$98,280	1,931	7/3/1	1930	6,534 SF	
.07Mi.	**406 DIXWELL AVE**	**04/29/1970**	$240,300	$168,210	2,326	8/4/2	1920	10,019 SF	
.08Mi.	**603 SHERMAN PKWY**	**08/14/2015**	$223,200	$156,240	1,440	5/3/1	2013	6,554 SF	
.08Mi.	**480 DIXWELL AVE**	**11/18/2010**	$185,400	$129,780	2,234	6/3/1	1920	6,534 SF	
.1Mi.	**324 W DIVISION ST**	**03/04/2021**	$169,200	$118,440	1,265	6/3/1	2021	3,920 SF	
.11Mi.	**320 W DIVISION ST**	**04/18/2000**	$160,200	$112,140	1,195	6/3/1	1906	3,485 SF	
.11Mi.	**488 DIXWELL AVE**	**09/14/1999**	$221,300	$154,910	2,251	7/5/2	1920	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	72%	Households Occupied by Owners:	18%

Demographics & Income

Median Age:	29.9 years old	Households:	22,812
Median Household Income:	$57,755	Households w/Family:	43%
Household Income Per Capita:	$45,477	Households w/Family Married:	20%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	24%

School District

School District Zone:	New Haven School District	Students:	18,817
Number of Schools:	37	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.25Mi.	**James Hillhouse High School**	F	Public	9 - 12
Number of Students: 1,124 Student-Teacher Ratio: 13.38 Advanced Placement: Yes				
0.63Mi.	**King / Robinson Interdistrict Magnet School**	D	Public	PK - 8
Number of Students: 412 Student-Teacher Ratio: 12.12				

Flood Report

The Subject Property of **583 SHERMAN PKWY, NEW HAVEN, CT 06511-1714** 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	116%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	123%	HIGHER
OVERALL	113%	HIGHER

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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ICE SiteX Report

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