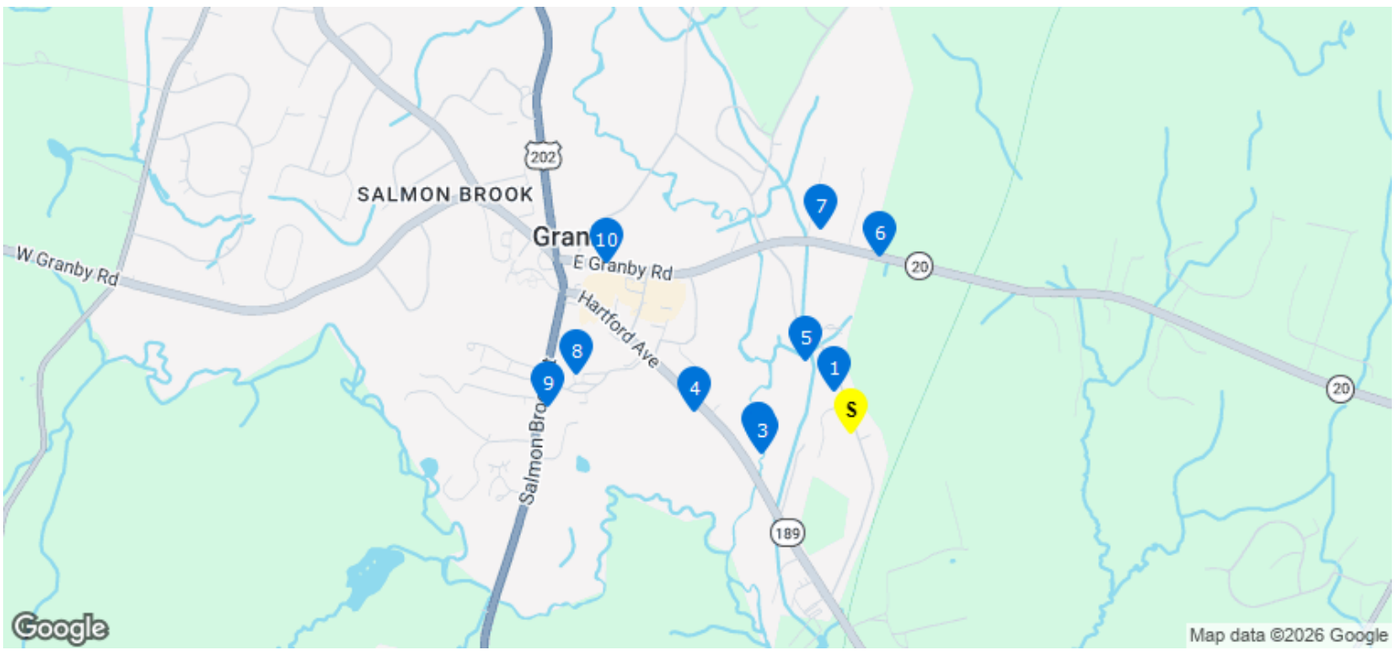
ICE SiteX Report

OrderID: 98745664

SiteX Property Information Report



Subject Property Location

5 TROUT DR, GRANBY, CT 06035-2224

County:	**HARTFORD CT**	Census Tract:	4681.02
Property Use:	Single Family Residential	Zoning:	R30
Parcel Number:	GRNB M:G-53 B:0072 L:0059	Thomas Bros Pg-Grid:	

Valuation

Value:	**$403,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$314,340 - $491,660	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$56,070	Market Land Value:	$39,249	Tax Year:	2024
Assd Improvement:	$146,090	Market Improvment Value:	$102,263	Total Taxable Value:	$6,916
Total Assessed Value:	$202,160	Total Assessor Market Value:	$141,512	Delinquent Year:	
				Tax Account ID:	1-4-5
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 59 Block: 72

Abbreviated Description:	LOT:59 BLK:72 CITY:GRANBY
City/Muni/Twp:	GRANBY

Property Characteristics

Lot Size:	27,443 SF	Bedrooms:	3	Pool:	
Building Area:	1236 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Underground/Basement	Heating:	Hot Water
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Raised Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/05/2022	Sales Price:	$50,000
Document #:	BK-PG 402-825	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/03/2022	Loan Amount:	N/A
Document #:	1329350012 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	09/16/2022		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: GRANBY			

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	$325,300
Document #:	BK-PG 457-271	Type of Sale:	Arms-Length Transfer
Contract Date:	09/16/2022		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: GRANBY			

ICE SiteX Report

OrderID: 98745664

Prior Transfer

Recording Date:	08/03/2020	Sales Price:	$71,000
Document #:	BK-PG 373-972	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/04/2014	Loan Amount:	N/A
Document #:	BK-PG 402-825	Loan Type:	
TD Due Date:	09/01/2044	Type Finance:	

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

Prior Transfer

Recording Date:	01/07/2011	Sales Price:	N/A
Document #:	BK-PG 281-279	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/27/2010	Loan Amount:	N/A
Document #:	BK-PG 373-972	Loan Type:	
TD Due Date:	12/01/2024	Type Finance:	

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

Mortgage Record

Recording Date:	03/11/2003	Loan Amount:	N/A
Document #:	BK-PG 281-279	Loan Type:	
TD Due Date:	03/01/2018	Type Finance:	

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

Prior Transfer

Recording Date:	03/14/2000	Sales Price:	$176,000
Document #:	BK-PG 238-972	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: GRANBY

Mortgage Record

Recording Date:	03/14/2000	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	03/14/2015	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: GRANBY

Prior Transfer

Recording Date:	01/18/1994	Sales Price:	$158,200
Document #:	BK-PG 194-197	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: GRANBY

Mortgage Record

Recording Date:	01/18/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	01/18/2024	Type Finance:	

Legal Description:
City/Muni/Twp: GRANBY

Mortgage Record

Recording Date:	08/09/1991	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	08/09/1998	Type Finance:	VAR

Legal Description:
City/Muni/Twp: GRANBY

Prior Transfer

Recording Date:	08/09/1991	Sales Price:	$165,000
Document #:	BK-PG -	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: GRANBY

Area Sales Analysis

Total Area Sales	$4,354,000	Median # of Bedrooms	3
Median Lot Size	10,238 SF	Median # of Baths	2
Median Living Area	1,526 SF	Median Year Built	1958
Price Range - 2 Yrs	$310,000 to $575,000	Age Range	36 years to 166 years
Median Value	$420,000	Median Age	68.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 98745664

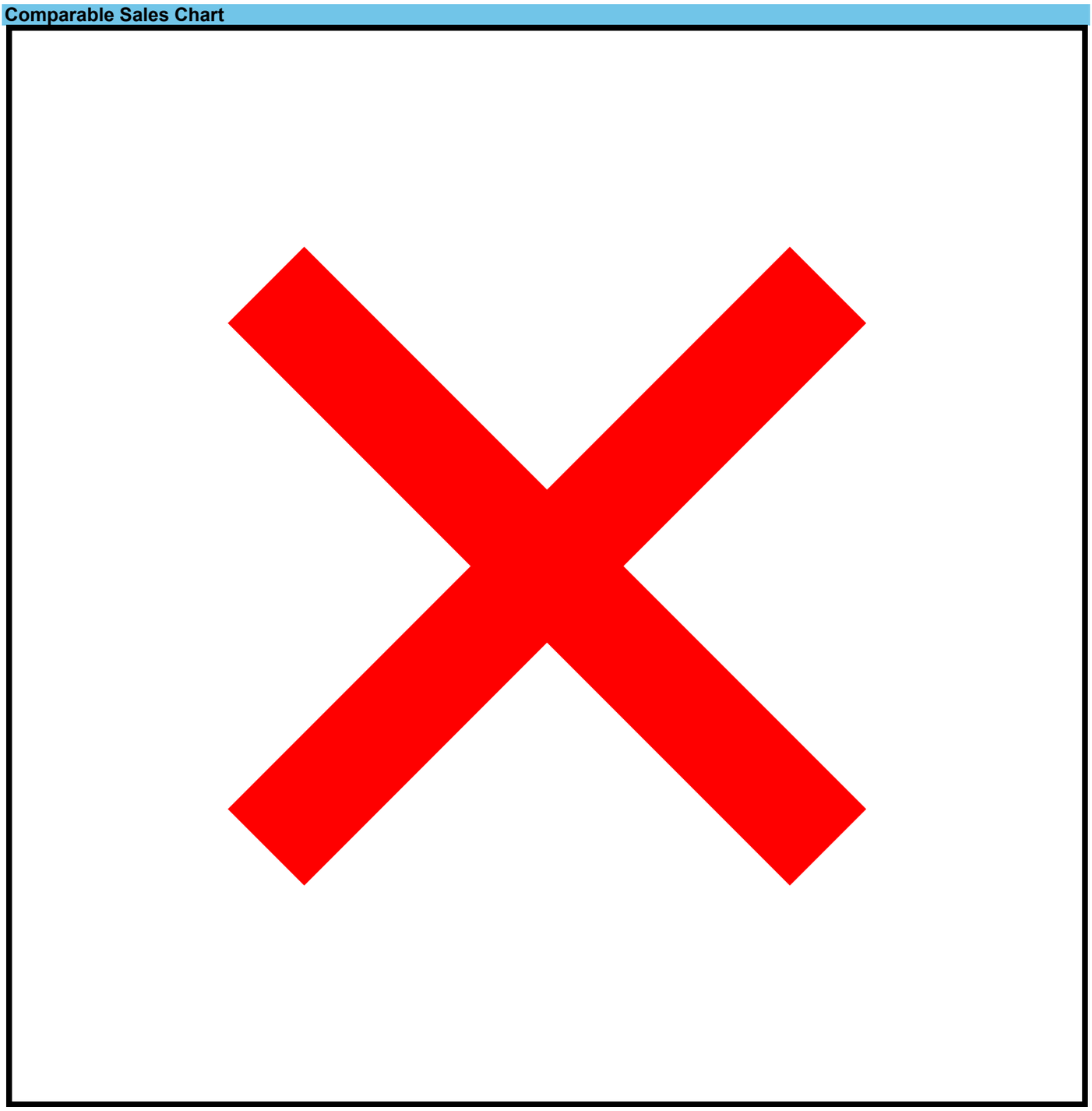
1	.09Mi.	**37 NORTH RD** **EAST GRANBY, CT 06026-9588**	06/10/2025	$379,000	$226	1680	6/4/2	1964	20,053 SF	
		APN: EGRA M:10 B:22 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST GRANBY City/Muni/Twp: EAST GRANBY								
2	.12Mi.	**95 CANAL RD** **GRANBY, CT 06035-2217**	09/05/2025	$377,000	$349	1080	6/3/2	1969	62,291 SF	
		APN: GRNB M:G-53 B:0072 L:0015 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
3	.13Mi.	**44 NORTH RD** **EAST GRANBY, CT 06026-9588**	08/26/2025	$435,000	$244	1786	8/4/2	1913	165,528 SF	
		APN: EGRA M:10 B:36 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST GRANBY City/Muni/Twp: EAST GRANBY								
4	.24Mi.	**68 HARTFORD AVE** **GRANBY, CT 06035-2307**	10/02/2025	$372,000	$352	1056	5/3/1	1990	22,216 SF	
		APN: GRNB M:G-53 B:0072 L:0037 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
5	.25Mi.	**66 HARTFORD AVE** **GRANBY, CT 06035-2307**	05/14/2025	$310,000	$246	1260	6/3/2	1949	22,216 SF	
		APN: GRNB M:G-53 B:0072 L:0036 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
6	.35Mi.	**1 RUSHFORD MEADE** **GRANBY, CT 06035-2322**	10/31/2025	$240,000	$279	861	4/1/1	1985	SF	
		APN: GRNB M:G-53 B:0072 L:0055-1 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
7	.37Mi.	**1 GATEHOUSE RD** **GRANBY, CT 06035-1922**	04/23/2025	$630,000	$241	2611	9/4/2	2014	57,935 SF	
		APN: GRNB M:H-51 B:0078 L:0024 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
8	.4Mi.	**108 HARTFORD AVE** **EAST GRANBY, CT 06026-9518**	08/14/2025	$240,000	$158	1516	8/3/1	1936	43,560 SF	
		APN: EGRA M:10 B:9 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST GRANBY City/Muni/Twp: EAST GRANBY								
9	.42Mi.	**38 RUSHFORD MEADE** **GRANBY, CT 06035-2325**	09/05/2025	$240,000	$197	1220	4/2/1	1985	SF	
		APN: GRNB M:G-53 B:0072 L:0055-38 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
10	.42Mi.	**34 RUSHFORD MEADE** **GRANBY, CT 06035-2325**	07/22/2025	$260,000	$245	1060	4/2/1	1985	SF	
		APN: GRNB M:G-53 B:0072 L:0055-34 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
11	.47Mi.	**2 EVERGREEN DR** **GRANBY, CT 06035-2215**	10/03/2025	$495,000	$320	1546	7/3/2	1986	56,628 SF	S
		APN: GRNB M:G-52 B:0048 L:0010 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
12	.48Mi.	**35 HARTFORD AVE** **GRANBY, CT 06035-2309**	09/15/2025	$550,000	$224	2452	11//	1971	27,007 SF	
		APN: GRNB M:G-53 B:0078 L:012A Document #: Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
13	.49Mi.	**246 TURKEY HILLS RD** **EAST GRANBY, CT 06026-9403**	10/10/2025	$250,000	$248	1008	6/3/1	1959	40,000 SF	
		APN: EGRA M:7 B:22 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST GRANBY City/Muni/Twp: EAST GRANBY								
14	.54Mi.	**7 LAUREL DR** **GRANBY, CT 06035-2214**	10/20/2025	$550,000	$363	1515	6/3/1	1963	54,450 SF	
		APN: GRNB M:G-51 B:0048 L:0023 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
15	.65Mi.	**38 WINDMILL SPGS** **GRANBY, CT 06035-2315**	06/12/2025	$282,500	$168	1682	4/2/2	1985	SF	
		APN: GRNB M:G-53 B:0078 L:0062-38 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
16	.66Mi.	**30 WINDMILL SPGS** **GRANBY, CT 06035-2315**	05/06/2025	$404,000	$278	1453	5/2/2	1985	SF	
		APN: GRNB M:G-53 B:0078 L:0062-30 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
17	.66Mi.	**27 WINDMILL SPGS**	04/16/2025	$320,000	$227	1410	4/2/2	1983	SF	

ICE SiteX Report

OrderID: 98745664

		GRANBY, CT 06035-2316							
	APN: GRNB M:G-53 B:0078 L:0062-27 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Condominium Unit (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
18	.76Mi.	**1 HAMPTON VILLAGE DR**	04/14/2025	$422,000	$357	1182	7/3/2	1978	34,412 SF
		GRANBY, CT 06035-1913							
	APN: GRNB M:G-51 B:0063 L:0001 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
19	.8Mi.	**227 SALMON BROOK ST**	10/17/2025	$575,000	$232	2481	10/3/2	1860	20,473 SF
		GRANBY, CT 06035-2332							
	APN: GRNB M:G-44 B:0068 L:0025 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								
20	.83Mi.	**5 COPPER BROOK CIR**	05/16/2025	$650,000	$282	2306	8/3/2	2018	SF
		GRANBY, CT 06035-2436							
	APN: GRNB M:G-44 B:0068 L:0005-CB Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Condominium Unit (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:GRANBY City/Muni/Twp: GRANBY								

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.

ICE SiteX Report

OrderID: 98745664

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.	**5 TROUT DR**	**10/03/2022**	$141,512	$202,160	1,236	7/3/2	1973	27,443 SF	
.02Mi.	**7 TROUT DR**	**08/28/1992**	$146,314	$209,020	1,766	7/4/1	1973	16,117 SF	
.02Mi.	**45 NORTH RD**	**11/24/2003**	$143,780	$205,400	1,792	7/3/2	1964	20,053 SF	
.03Mi.	**47 NORTH RD**	**12/13/2000**	$139,370	$199,100	1,080	6/2/2	1965	17,853 SF	
.04Mi.	**43 NORTH RD**	**02/03/1979**	$177,870	$254,100	1,400	9/3/2	1964	20,053 SF	
.05Mi.	**107 CANAL RD**	**01/25/2016**	$145,873	$208,390	1,188	5/3/2	1971	27,443 SF	
.05Mi.	**41 NORTH RD**	**03/14/2022**	$133,000	$190,000	1,080	6/2/2	1964	20,053 SF	
.06Mi.	**6 TROUT DR**	**05/25/1994**	$157,976	$225,680	1,468	7/3/2	1972	30,056 SF	
.06Mi.	**2 TROUT DR**	**04/16/2003**	$154,840	$221,200	1,568	7/4/1	1971	37,026 SF	
.06Mi.	**9 TROUT DR**	**03/29/1985**	$138,327	$197,610	1,132	6/3/2	1973	11,326 SF	
.06Mi.	**48 NORTH RD**	**12/16/2010**	$155,540	$222,200	1,662	6/3/2	1953	17,878 SF	P
.07Mi.	**8 TROUT DR**	**09/03/1996**	$161,994	$231,420	1,568	7/4/2	1972	33,106 SF	
.07Mi.	**103 CANAL RD**	**05/08/1985**	$148,715	$212,450	1,568	7/4/1	1971	41,382 SF	
.07Mi.	**39 NORTH RD**	**07/07/2023**	$147,980	$211,400	1,080	8/3/2	1964	20,053 SF	
.08Mi.	**52 NORTH RD**	**01/14/2026**	$105,070	$150,100	984	5/3/1	1963	36,690 SF	
.08Mi.	**54 NORTH RD**	**09/28/1993**	$117,600	$168,000	969	5/2/1	1955	24,862 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	46.8 years old	Households:	2,865
Median Household Income:	$116,955	Households w/Family:	67%
Household Income Per Capita:	$60,995	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Granby School District	Students:	1,709
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.40Mi.	**Wells Road Intermediate School** Number of Students: 384 Student-Teacher Ratio: 14.44	B+	Public	3 - 5
1.20Mi.	**Granby Memorial High School** Number of Students: 564 Student-Teacher Ratio: 11.87 Advanced Placement: Yes	A	Public	9 - 12
1.21Mi.	**Granby Memorial Middle School** Number of Students: 387 Student-Teacher Ratio: 11.83	A-	Public	6 - 8
2.25Mi.	**Kelly Lane Primary School** Number of Students: 353 Student-Teacher Ratio: 12.39	A	Public	PK - 2

Flood Report

The Subject Property of **5 TROUT DR, GRANBY, CT 06035-2224** 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	61%	NOTABLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	83%	LOWER
OVERALL	84%	LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98745664

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.