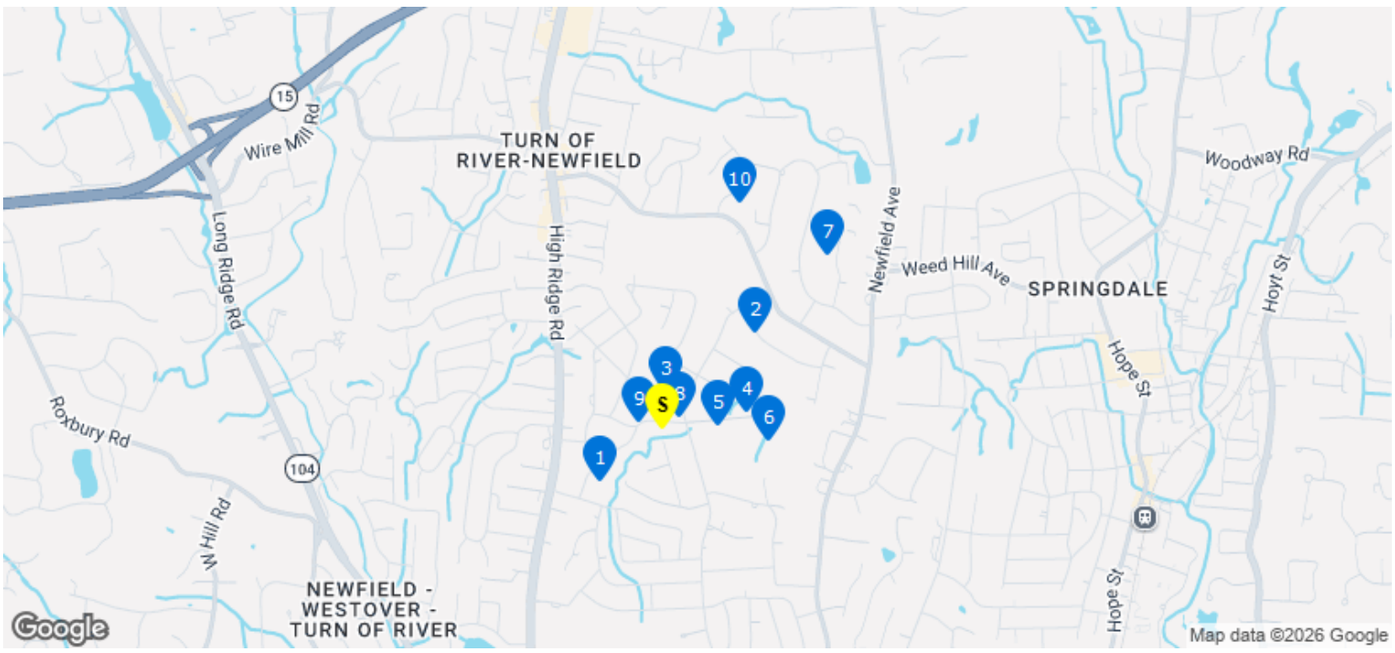
ICE SiteX Report

OrderID: 98788822

SiteX Property Information Report



Subject Property Location

66 BERRIAN RD, STAMFORD, CT 06905-2411

County:	**FAIRFIELD CT**	Census Tract:	0208.00
Property Use:	Single Family Residential	Zoning:	R20
Parcel Number:	STAM M:000 B:8350	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,098,000**	FSD:	14	Common Confidence Score:	57
Value Range:	$944,280 - $1,251,720	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$288,510	Market Land Value:	$201,957	Tax Year:	2024
Assd Improvement:	$259,430	Market Improvment Value:	$181,601	Total Taxable Value:	$12,964
Total Assessed Value:	$547,940	Total Assessor Market Value:	$383,558	Delinquent Year:	
				Tax Account ID:	8350
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 8350

Abbreviated Description:	BLK:8350 CITY:STAMFORD
City/Muni/Twp:	STAMFORD

Property Characteristics

Lot Size:	21,364 SF	Bedrooms:	4	Pool:	
Building Area:	2905 SF	Baths:	4	Fireplace:	1
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Cape Cod	Basement:	Partial Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/10/2009	Sales Price:	N/A
Document #:	20921 BK-PG 8740-53	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/22/2008	Sales Price:	$637,600
Document #:	17988 BK-PG 8740-37	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/15/2006	Sales Price:	$135,000
Document #:	26361 BK-PG 8186-316	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/12/2006	Loan Amount:	N/A
Document #:	BK-PG 8740-53	Loan Type:	

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TD Due Date:	10/01/2021	Type Finance:	

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

Mortgage Record

Recording Date:	10/12/2006	Loan Amount:	N/A
Document #:	BK-PG 8740-37	Loan Type:	
TD Due Date:		Type Finance:	

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

Mortgage Record

Recording Date:	08/02/2005	Loan Amount:	N/A
Document #:	BK-PG 8186-316	Loan Type:	
TD Due Date:	08/01/2035	Type Finance:	

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

Prior Transfer

Recording Date:	08/02/2005	Sales Price:	$675,000
Document #:	BK-PG 8186-296	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: STAMFORD

Mortgage Record

Recording Date:	08/02/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	08/02/2035	Type Finance:	

Legal Description:
City/Muni/Twp: STAMFORD

Area Sales Analysis

Total Area Sales	$10,417,000	Median # of Bedrooms	4
Median Lot Size	20,844 SF	Median # of Baths	2
Median Living Area	2,476 SF	Median Year Built	1957
Price Range - 2 Yrs	$740,000 to $1,245,000	Age Range	60 years to 73 years
Median Value	$1,125,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**19 IDLEWOOD DR** **STAMFORD, CT 06905-2403**	06/06/2025	$775,000	$353	2196	5/2/2	1960	20,688 SF	
		APN: STAM M:002 B:0034 Document #: 2025006484 Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
2	.13Mi.	**63 ROLLING WOOD DR** **STAMFORD, CT 06905-2331**	05/09/2025	$905,000	$480	1884	6/3/2	1957	10,200 SF	
		APN: STAM M:001 B:2662 Document #: 2025005400 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
3	.14Mi.	**46 JANICE RD** **STAMFORD, CT 06905-2315**	06/24/2025	$895,000	$457	1960	7/3/2	1953	15,601 SF	S
		APN: STAM M:000 B:3266 Document #: 2025007674 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
4	.15Mi.	**442 PEPPER RIDGE RD** **STAMFORD, CT 06905-2416**	10/30/2025	$1,200,000	$640	1875	6/3/2	1955	20,885 SF	S
		APN: STAM M:001 B:2721 Document #: 2025013616 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
5	.16Mi.	**439 PEPPER RIDGE RD** **STAMFORD, CT 06905-2417**	07/02/2025	$890,000	$441	2016	8/4/2	1956	21,100 SF	
		APN: STAM M:002 B:0664 Document #: 2025008059 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
6	.21Mi.	**1 STRAWBERRY HILL CT** **STAMFORD, CT 06902-2526**	04/02/2025	$315,000	$366	861	3/1/1	1969	SF	
		APN: STAM M:003 B:2336 U:4E Document #: 2025003984 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
7	.26Mi.	**104 DANNELL DR** **STAMFORD, CT 06905-2715**	06/02/2025	$585,505	$634	924	4/2/1	1950	10,416 SF	
		APN: STAM M:001 B:6278 Document #: 2025006216 Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD								
8	.26Mi.	**48 FAWN DR** **STAMFORD, CT 06905-2723**	02/13/2025	$790,000	$396	1993	7/3/2	1956	10,000 SF	
		APN: STAM M:002 B:5598 Document #: 2025001368 Document Type: Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

9	.27Mi.	**11 BEL AIRE DR** **STAMFORD, CT 06905-2302**	10/30/2025	$890,000	$482	1848	7/3/2	1957	13,065 SF	

APN: STAM M:000 B:9291 Document #: 2025013621
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

10	.31Mi.	**30 NICHOLS AVE** **STAMFORD, CT 06905-2226**	07/25/2025	$729,000	$439	1660	9/3/3	1995	6,150 SF	

APN: STAM M:001 B:9268 Document #: 2025008834
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

11	.31Mi.	**128 CRESTWOOD DR** **STAMFORD, CT 06905-2707**	02/24/2025	$875,000	$428	2045	7/2/3	1960	10,140 SF	

APN: STAM M:000 B:0959 Document #: 2025001649
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

12	.35Mi.	**34 HAZELWOOD LN** **STAMFORD, CT 06905-2725**	08/19/2025	$961,000	$450	2136	7/3/2	1953	11,472 SF	

APN: STAM M:000 B:7739 Document #: 2025009774
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

13	.36Mi.	**215 IDLEWOOD DR** **STAMFORD, CT 06905-2408**	10/24/2025	$740,000	$336	2204	7/3/1	1958	10,125 SF	

APN: STAM M:002 B:3112 Document #: 2025013409
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

14	.36Mi.	**166 DANNELL DR** **STAMFORD, CT 06905-2715**	08/18/2025	$860,000	$391	2202	7/3/1	1950	10,186 SF	

APN: STAM M:001 B:0924 Document #: 2025009716
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

15	.37Mi.	**534 PEPPER RIDGE RD** **STAMFORD, CT 06905-2420**	10/10/2025	$977,000	$519	1884	7/3/2	1955	20,000 SF	

APN: STAM M:000 B:7275 Document #: 2025012924
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

16	.38Mi.	**74 RIDGE PARK AVE** **STAMFORD, CT 06905-2612**	06/25/2025	$705,000	$544	1296	6/3/1	1941	10,761 SF	

APN: STAM M:001 B:2075 Document #: 2025007792
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

17	.4Mi.	**39 MERCEDES LN** **STAMFORD, CT 06905-2605**	10/02/2025	$675,000	$388	1738	7/3/2	1947	9,791 SF	

APN: STAM M:001 B:5409 Document #: 2025012620
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

18	.42Mi.	**81 NICHOLS AVE** **STAMFORD, CT 06905-2227**	07/23/2025	$900,000	$439	2051	7/3/2	1956	13,252 SF	

APN: STAM M:002 B:1343 Document #: 2025008774
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

19	.44Mi.	**41 SIMSBURY RD** **STAMFORD, CT 06905-2432**	11/03/2025	$937,500	$361	2596	6/3/2	1955	20,000 SF	P

APN: STAM M:000 B:9189 Document #: 2025013742
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

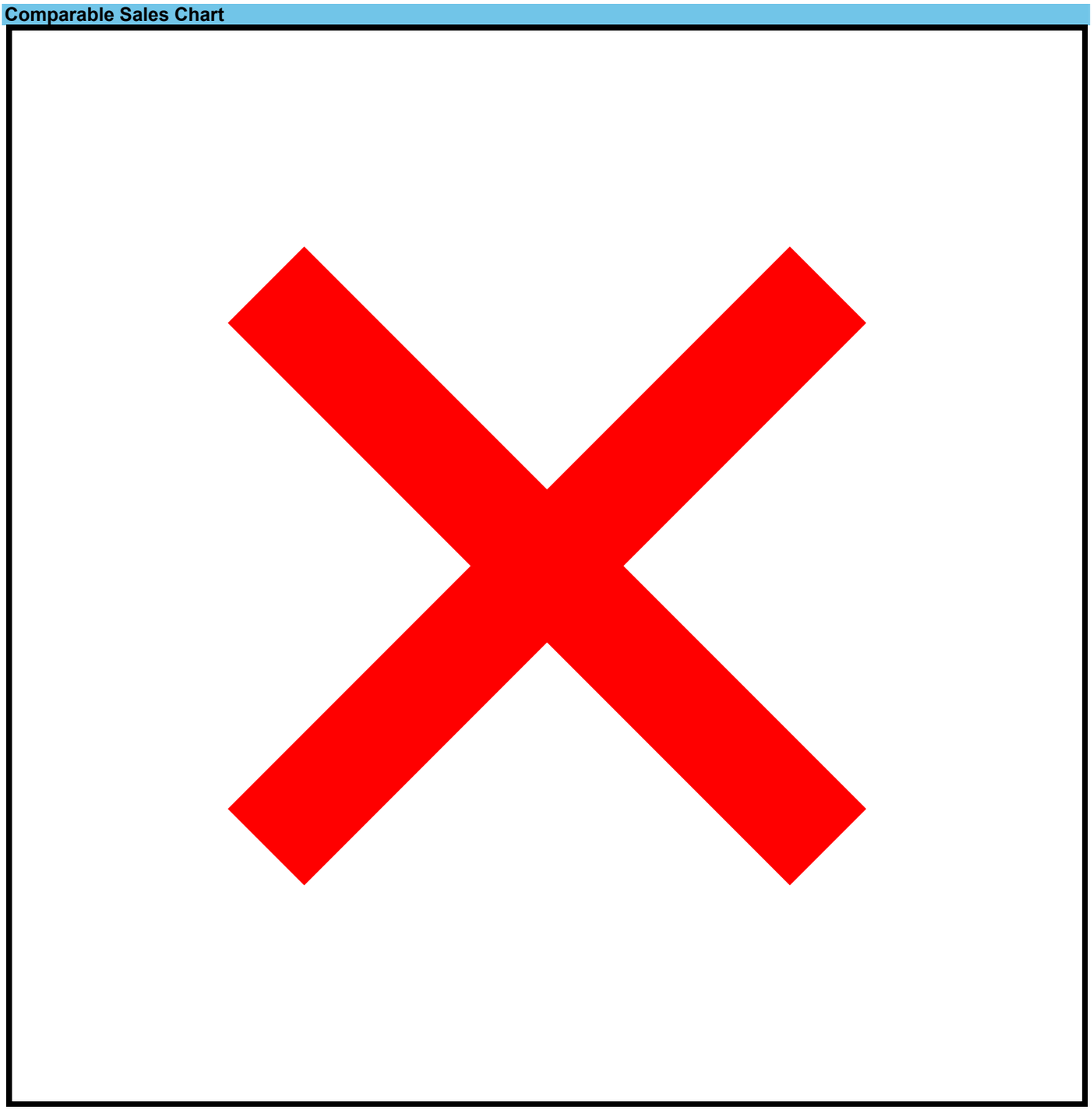
20	.45Mi.	**15 LONGVIEW AVE** **STAMFORD, CT 06905-2609**	03/10/2025	$715,000	$393	1819	6/3/2	1950	8,400 SF	

APN: STAM M:002 B:4264 Document #: 2025002968
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STAMFORD City/Muni/Twp: STAMFORD

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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.	**66 BERRIAN RD**	**08/02/2005**	$383,558	$547,940	2,905	9/4/4	1958	21,364 SF	
.02Mi.	**14 IDLEWOOD DR**	**08/10/1994**	$331,352	$473,360	1,958	6/3/1	1954	20,753 SF	
.04Mi.	**59 BERRIAN RD**		$323,022	$461,460	2,135	6/2/2	1966	21,560 SF	
.04Mi.	**44 BERRIAN RD**	**09/14/2016**	$365,771	$522,530	1,656	7/3/2	1957	21,809 SF	
.04Mi.	**7 IDLEWOOD DR**	**05/26/2009**	$365,820	$522,600	2,902	7/4/2	1956	21,104 SF	
.05Mi.	**24 IDLEWOOD DR**	**07/07/2010**	$353,437	$504,910	2,389	7/3/3	1955	20,261 SF	
.05Mi.	**73 BERRIAN RD**	**04/15/1970**	$324,240	$463,200	1,870	10/4/2	1960	22,300 SF	
.05Mi.	**19 IDLEWOOD DR**	**06/06/2025**	$326,620	$466,600	2,196	5/2/2	1960	20,688 SF	
.05Mi.	**99 WOODS END RD**	**02/22/2021**	$313,068	$447,240	2,200	6/3/2	1960	20,340 SF	
.05Mi.	**36 BERRIAN RD**	**09/20/1999**	$343,840	$491,200	1,649	6/3/2	1955	20,627 SF	
.05Mi.	**25 ROLLING WOOD DR**	**08/30/1974**	$297,262	$424,660	1,884	7/3/1	1958	19,950 SF	
.06Mi.	**31 ROLLING WOOD DR**	**08/01/2024**	$524,552	$749,360	2,979	8/5/4	1958	22,800 SF	
.06Mi.	**81 BERRIAN RD**	**09/20/2019**	$308,924	$441,320	1,942	5/3/1	1960	20,462 SF	
.06Mi.	**37 ROLLING WOOD DR**	**12/03/2007**	$366,786	$523,980	2,214	8/4/2	1958	21,075 SF	
.07Mi.	**21 ROLLING WOOD DR**	**11/19/2024**	$314,293	$448,990	2,361	8/3/1	1958	11,970 SF	
.07Mi.	**27 IDLEWOOD DR**	**06/15/1999**	$325,563	$465,090	2,498	6/3/1	1953	21,275 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	41.0 years old	Households:	8,613
Median Household Income:	$124,070	Households w/Family:	59%
Household Income Per Capita:	$50,148	Households w/Family Married:	45%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Stamford School District	Students:	16,185
Number of Schools:	21	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.14Mi.	**Westhill High School** Number of Students: 2,224 Student-Teacher Ratio: 14.41 Advanced Placement: Yes	D	Public	9 - 12
0.64Mi.	**Rippowam Middle School** Number of Students: 704 Student-Teacher Ratio: 11.54	D+	Public	6 - 8
2.20Mi.	**Stamford High School** Number of Students: 2,102 Student-Teacher Ratio: 14.1 Advanced Placement: Yes	D+	Public	9 - 12
0.22Mi.	**Newfield School** Number of Students: 575 Student-Teacher Ratio: 13.34	C-	Public	KG - 5

Flood Report

The Subject Property of **66 BERRIAN RD, STAMFORD, CT 06905-2411** 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	121%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	113%	HIGHER
OVERALL	99%	SIMILAR

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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