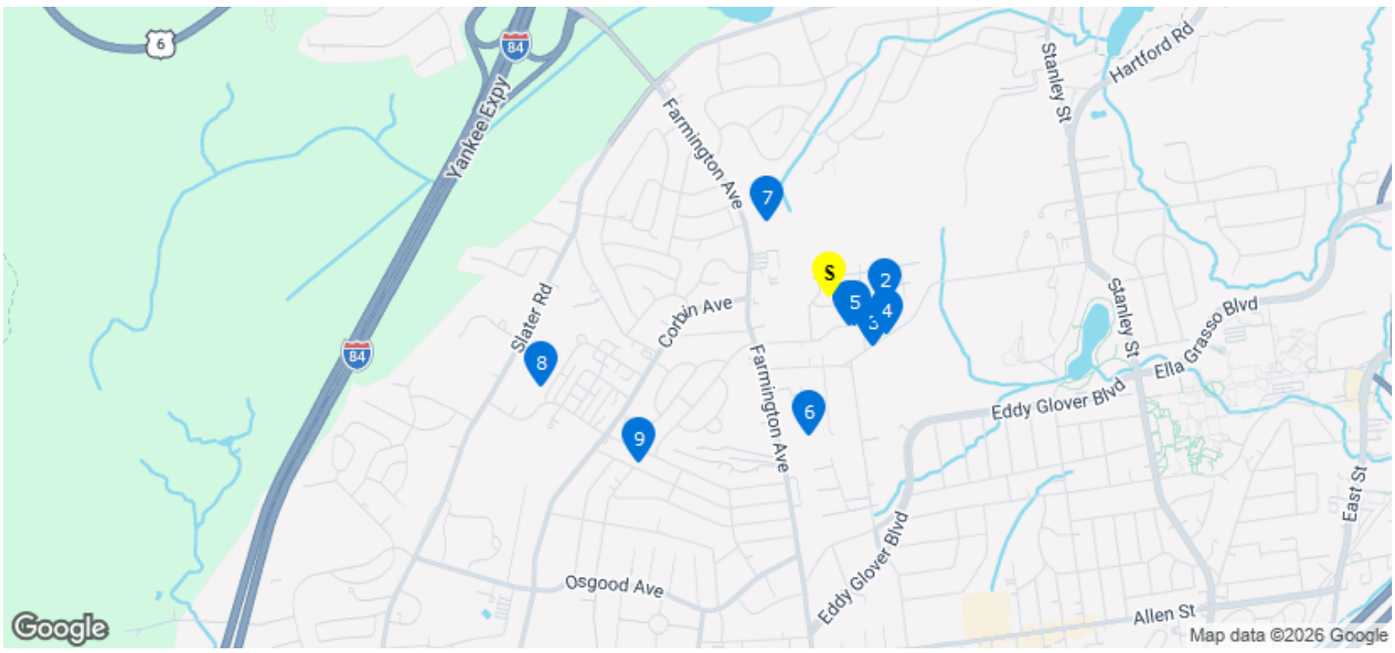
ICE SiteX Report

OrderID: 98788881

SiteX Property Information Report



Subject Property Location

84 SYMCO DR, NEW BRITAIN, CT 06053-1726

County:	**HARTFORD CT**	Census Tract:	4175.00
Property Use:	Duplex (2 units, any combination)	Zoning:	T
Parcel Number:	NBRI M:C3D B:93	Thomas Bros Pg-Grid:	

Valuation

Value:	**$395,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$363,400 - $426,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$59,850	Market Land Value:	$41,895	Tax Year:	2024
Assd Improvement:	$132,930	Market Improvment Value:	$93,051	Total Taxable Value:	$7,553
Total Assessed Value:	$192,780	Total Assessor Market Value:	$134,946	Delinquent Year:	
				Tax Account ID:	83100084
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 93

Abbreviated Description:	BLK:93 CITY:NEW BRITAIN
City/Muni/Twp:	NEW BRITAIN

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	6	Pool:	
Building Area:	2418 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	2	Garage Type:		Heating:	None
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Partial Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/06/2021	Loan Amount:	N/A
Document #:	2091/542 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/30/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: NEW BRITAIN

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	$300,000
Document #:	BK-PG 2091-539	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: NEW BRITAIN

Mortgage Record

Recording Date:	06/20/2013	Loan Amount:	N/A
Document #:	BK-PG 1867-765	Loan Type:	
TD Due Date:	06/01/2043	Type Finance:	

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Legal Description:
Map Ref: 0
City/Muni/Twp: NEW BRITAIN

Mortgage Record

Recording Date:	09/14/2006	Loan Amount:	N/A
Document #:	BK-PG 1669-533	Loan Type:	
TD Due Date:	09/01/2036	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0
City/Muni/Twp: NEW BRITAIN

Mortgage Record

Recording Date:	12/09/2004	Loan Amount:	N/A
Document #:	BK-PG 1567-867	Loan Type:	
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0
City/Muni/Twp: NEW BRITAIN

Prior Transfer

Recording Date:	12/09/2004	Sales Price:	$235,000
Document #:	BK-PG 1567-848	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: NEW BRITAIN

Mortgage Record

Recording Date:	12/09/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:	12/09/2034	Type Finance:	Fixed Rate

Legal Description:
City/Muni/Twp: NEW BRITAIN

Area Sales Analysis

Total Area Sales	$3,716,400	Median # of Bedrooms	6
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	2,418 SF	Median Year Built	1968
Price Range - 2 Yrs	$259,900 to $800,000	Age Range	54 years to 126 years
Median Value	$420,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**28 SYMCO DR** **NEW BRITAIN, CT 06053-1718**	10/28/2025	$360,000	$241	1492	7/3/1	1974	7,405 SF	
		APN: NBRI M:C3C B:139 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN								
2	.16Mi.	**214 NEWBERRY RD** **SOUTH WINDSOR, CT 06074-3321**	03/03/2025	$526,000	$155	3386	9/4/2	1953	102,802 SF	
		APN: SWIN M:59 B:7 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOUTH WINDSOR City/Muni/Twp: SOUTH WINDSOR								
3	.26Mi.	**771 FARMINGTON AVE** **NEW BRITAIN, CT 06053-1344**	02/11/2025	$259,900	$108	2416	10/5/2	1900	34,848 SF	
		APN: NBRI M:C2C B:106 Document #: Document Type: Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN								
4	.29Mi.	**250 FOSTER RD** **SOUTH WINDSOR, CT 06074-2503**	10/17/2025	$485,000	$263	1841	10/2/3	1964	121,968 SF	
		APN: SWIN M:62 B:1 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOUTH WINDSOR City/Muni/Twp: SOUTH WINDSOR								
5	.3Mi.	**24 CARVER ST** **NEW BRITAIN, CT 06053-1302**	07/16/2025	$275,000	$211	1306	6/4/2	1964	6,534 SF	
		APN: NBRI M:C2C B:46 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN								
6	.3Mi.	**64 HUTCHINSON ST** **NEW BRITAIN, CT 06053-1304**	02/18/2025	$251,000	$178	1414	6/3/2	1962	19,166 SF	
		APN: NBRI M:C3B B:92 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN								
7	.31Mi.	**83 RUTH RD** **NEW BRITAIN, CT 06053-1629**	04/15/2025	$330,000	$298	1108	6/3/1	1951	8,712 SF	
		APN: NBRI M:C3B B:76 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN								
8	.33Mi.	**2453 CORBIN AVE** **NEW BRITAIN, CT 06053-1664**	09/09/2025	$203,111	$186	1092	5/3/1	1954	7,405 SF	
		APN: NBRI M:C3C B:5 Document #: Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

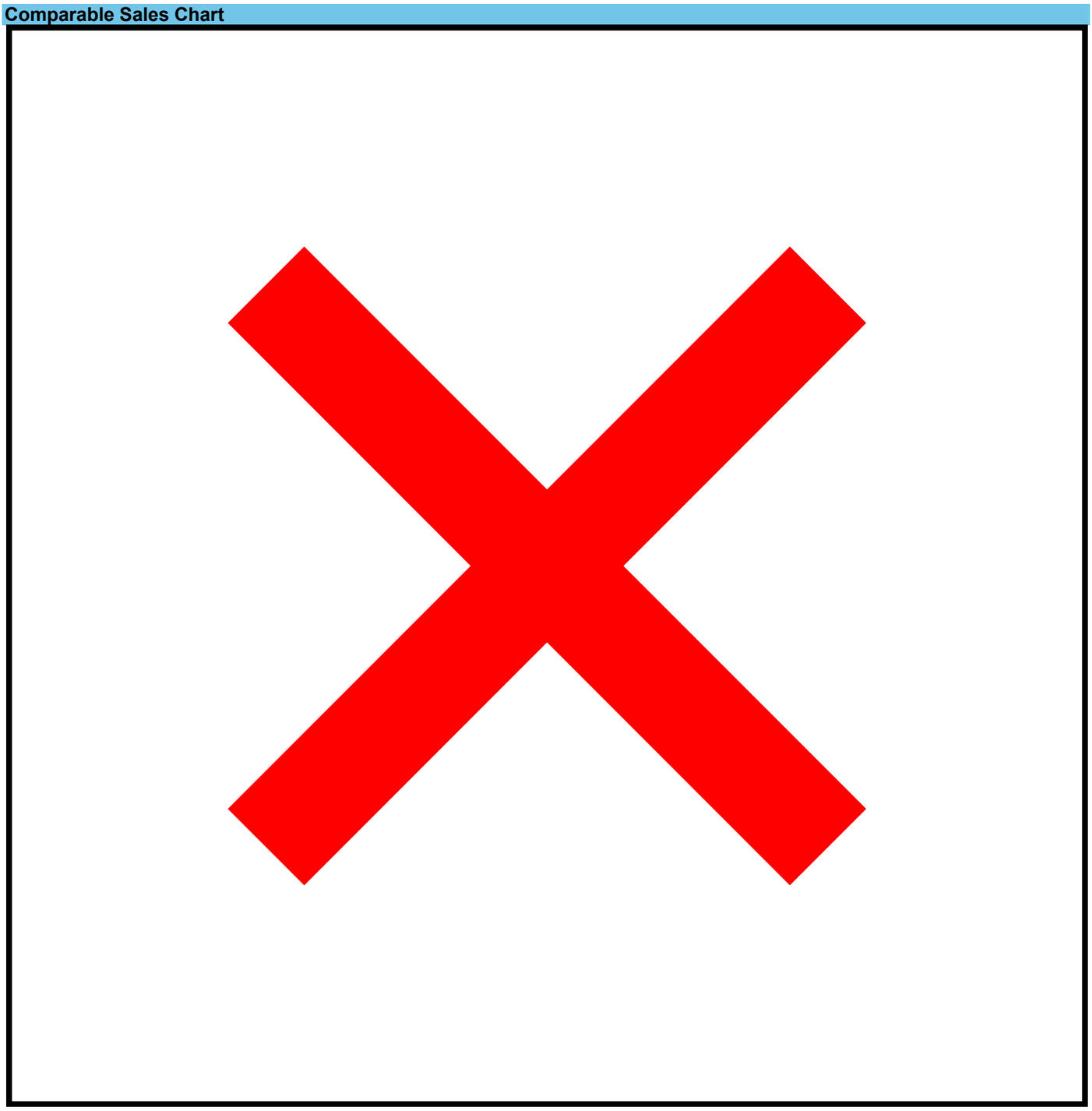
OrderID: 98788881

	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
9	.34Mi.	**2445 CORBIN AVE** **NEW BRITAIN, CT 06053-1662**	12/20/2024	$270,000	$237	1140	5/2/1	1941	10,890 SF	
	APN: NBRI M:C3C B:4 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
10	.37Mi.	**268 LAWLOR ST** **NEW BRITAIN, CT 06051-1157**	07/28/2025	$215,000	$224	960	4/2/1	1989	SF		
	APN: NBRI M:C5D B:97 L:6 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Condominium Unit (Residential)										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
11	.38Mi.	**835 FARMINGTON AVE** **NEW BRITAIN, CT 06053-1349**	06/16/2025	$330,000	$253	1306	6/4/2	1955	25,700 SF		
	APN: NBRI M:C2C B:102 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
12	.39Mi.	**43 RONALD RD** **NEW BRITAIN, CT 06053-1627**	07/10/2025	$300,000	$233	1289	6/3/1	1951	8,276 SF		
	APN: NBRI M:C3B B:23 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
13	.39Mi.	**455 FARMINGTON AVE** **NEW BRITAIN, CT 06053-1967**	06/06/2025	$300,000	$132	2265	7/4/3	2018	23,087 SF		
	APN: NBRI M:C4B B:88 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
14	.39Mi.	**2430 CORBIN AVE** **NEW BRITAIN, CT 06053-1661**	05/05/2025	$334,900	$257	1302	8/4/2	1943	15,682 SF		
	APN: NBRI M:C3B B:30 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
15	.41Mi.	**121 LURTON ST** **NEW BRITAIN, CT 06053-1307**	07/16/2025	$340,000	$253	1344	5/3/2	1980	6,970 SF		
	APN: NBRI M:C2C B:34 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
16	.41Mi.	**433 LEWIS RD** **NEW BRITAIN, CT 06053-1432**	01/15/2025	$269,000	$206	1306	6/3/2	1958	13,939 SF		
	APN: NBRI M:C2D B:50 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
17	.42Mi.	**433 FARMINGTON AVE** **NEW BRITAIN, CT 06053-1967**	08/12/2025	$310,000	$175	1773	7/3/1	1947	62,291 SF		
	APN: NBRI M:C4B B:13 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
18	.42Mi.	**43 EASTWICK CT** **NEW BRITAIN, CT 06053-1977**	05/01/2025	$320,000	$264	1210	5/3/1	1948	9,583 SF		
	APN: NBRI M:C4B B:47 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
19	.43Mi.	**97 MCKINLEY DR** **NEW BRITAIN, CT 06053-1921**	10/24/2025	$345,000	$310	1112	5/3/1	1948	6,970 SF		
	APN: NBRI M:C4B B:81 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										
20	.45Mi.	**870 FARMINGTON AVE** **NEW BRITAIN, CT 06053-1350**	07/07/2025	$265,000	$256	1036	5/3/1	1960	6,534 SF		P
	APN: NBRI M:C2C B:95 Document #:										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:NEW BRITAIN City/Muni/Twp: NEW BRITAIN										

ICE SiteX Report

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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.

ICE SiteX Report

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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.	**84 SYMCO DR**	**07/06/2021**	$134,946	$192,780	2,418	10/6/2	1975	8,712 SF	
.01Mi.	**78 SYMCO DR**	**02/06/1996**	$128,723	$183,890	2,452	10/6/2	1975	7,841 SF	
.02Mi.	**70 SYMCO DR**	**02/20/2019**	$144,354	$206,220	2,438	10/6/3	1975	7,841 SF	
.03Mi.	**101 JOY LN**	**07/26/2019**	$138,278	$197,540	2,418	10/6/2	1973	6,970 SF	
.03Mi.	**94 JOY LN**	**10/28/1998**	$132,300	$189,000	2,638	10/6/2	1978	6,970 SF	
.03Mi.	**64 SYMCO DR**	**04/25/2022**	$131,810	$188,300	3,030	11/7/3	1975	6,970 SF	
.04Mi.	**77 SYMCO DR**	**10/29/2003**	$150,381	$214,830	2,358	10/6/2	1974	7,405 SF	
.04Mi.	**100 JOY LN**	**08/31/2000**	$131,957	$188,510	2,638	10/6/2	1978	6,970 SF	
.04Mi.	**107 JOY LN**	**03/19/2024**	$130,928	$187,040	2,430	10/6/2	1973	6,970 SF	
.04Mi.	**71 SYMCO DR**	**01/19/1988**	$132,790	$189,700	2,430	10/6/2	1974	8,276 SF	
.04Mi.	**58 SYMCO DR**	**02/05/2020**	$144,403	$206,290	2,309	10/6/3	1975	6,534 SF	
.05Mi.	**106 JOY LN**	**11/03/2022**	$141,316	$201,880	2,418	10/6/3	1978	6,970 SF	
.05Mi.	**8 JANET DR**	**10/09/1974**	$130,781	$186,830	2,438	11/6/2	1974	9,583 SF	
.05Mi.	**113 JOY LN**	**09/10/1996**	$138,425	$197,750	2,430	12/6/2	1973	6,970 SF	
.05Mi.	**16 JANET DR**	**02/06/1992**	$138,670	$198,100	2,418	10/6/2	1974	6,970 SF	
.06Mi.	**112 JOY LN**	**11/22/1978**	$146,069	$208,670	2,638	10/6/3	1978	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	34.0 years old	Households:	14,113
Median Household Income:	$66,782	Households w/Family:	58%
Household Income Per Capita:	$35,455	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	New Britain School District	Students:	10,038
Number of Schools:	14	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Pulaski Middle School** Number of Students: 839 Student-Teacher Ratio: 13.11	F	Public	6 - 8
0.61Mi.	**Jefferson Elementary School** Number of Students: 389 Student-Teacher Ratio: 12.8	F	Public	KG - 5
2.51Mi.	**House of Arts Letters and Science (Hals) Academy** Number of Students: 152 Student-Teacher Ratio: 17.47	A	Public	6 - 8
3.17Mi.	**New Britain High School** Number of Students: 2,521 Student-Teacher Ratio: 16.21 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **84 SYMCO DR, NEW BRITAIN, CT 06053-1726** 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	91%	LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	97%	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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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