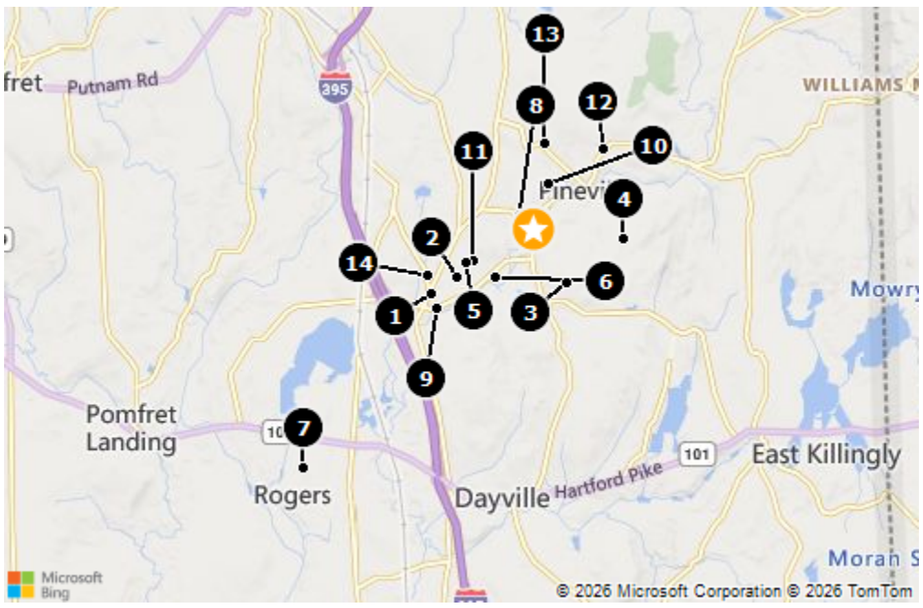
ICE SiteX Report

OrderID: 98372618

SiteX Property Information Report



Subject Property Location

8 WARE RD, KILLINGLY, CT 06241-1224

County:	**WINDHAM CT**	Census Tract:	090159041.011009
Property Use:	Single Family Residential	Zoning:	MD
Parcel Number:	KLGY M:40 B:29	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	13	Common Confidence Score:	59
Value Range:	$259,260 - $336,740	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$28,790	Market Land Value:	$20,153	Tax Year:	2024
Assd Improvement:	$111,370	Market Improvment Value:	$77,959	Total Taxable Value:	$3,313
Total Assessed Value:	$140,160	Total Assessor Market Value:	$98,112	Delinquent Year:	
				Tax Account ID:	5538
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 29
City/Muni/Twp: KILLINGLY

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	3	Pool:	
Building Area:	820 SF	Baths:	1	Fireplace:	1
Year Built:	1820	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	Y

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/13/2024	Loan Amount:	N/A
Document #:	2024-00551 BK-PG 1420-792	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: KILLINGLY

Prior Transfer

Recording Date:	06/24/2021	Sales Price:	N/A
Document #:	2021-01964 BK-PG 1333-743	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$216,000
Document #:	2021-01726 BK-PG 1385-112	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2021		
Document Type:			

Legal Description:
City/Muni/Twp: KILLINGLY

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$216,000
Document #:	BK-PG 1385 -112	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98372618

Document Type:
Legal Description:
Block: 29
City/Muni/Twp: KILLINGLY

Prior Transfer

Recording Date:	04/16/2018	Sales Price:	$155,000
Document #:	BK-PG 1333-741	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: KILLINGLY			

Prior Transfer

Recording Date:	07/14/2016	Sales Price:	$134,900
Document #:	BK-PG 1305-34	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	09/22/2015	Loan Amount:	N/A
Document #:	BK-PG 1292-498	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: KILLINGLY			

Prior Transfer

Recording Date:	09/10/2015	Sales Price:	$1
Document #:	BK-PG 1151-485	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/19/2008	Loan Amount:	N/A
Document #:	BK-PG 1151-485	Loan Type:	
TD Due Date:	11/01/2033	Type Finance:	
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	12/05/2007	Loan Amount:	N/A
Document #:	BK-PG 1122-310	Loan Type:	
TD Due Date:	12/01/2021	Type Finance:	FIX
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	08/20/2004	Loan Amount:	N/A
Document #:	BK-PG 955-260	Loan Type:	
TD Due Date:	08/01/2024	Type Finance:	VAR
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	09/26/2001	Loan Amount:	N/A
Document #:	BK-PG 818-34	Loan Type:	
TD Due Date:	09/01/2011	Type Finance:	VAR
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	12/08/1993	Loan Amount:	N/A
Document #:	BK-PG 589-248	Loan Type:	
TD Due Date:	10/19/2003	Type Finance:	VAR
Legal Description:			
City/Muni/Twp: KILLINGLY			

Mortgage Record

Recording Date:	10/13/1992	Loan Amount:	N/A
Document #:	BK-PG 554-188	Loan Type:	
TD Due Date:	10/13/2007	Type Finance:	FIX
Legal Description:			
City/Muni/Twp: KILLINGLY			

Area Sales Analysis

Total Area Sales	$4,929,700	Median # of Bedrooms	3
Median Lot Size	45,085 SF	Median # of Baths	1
Median Living Area	1,140 SF	Median Year Built	1980
Price Range - 2 Yrs	$20,000 to $520,000	Age Range	17 years to 136 years
Median Value	$383,500	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**412 PUTNAM PIKE KILLINGLY, CT 06241-1110**	06/26/2026	$200,000	$234	854	6/3/1	1940	47,916 SF	

ICE SiteX Report

OrderID: 98372618

APN: KLGY M:55 B:30 Document #: 2026-01346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

2	.88Mi.	**108 PLEASANT VIEW DR** **KILLINGLY, CT 06241-1214**	05/26/2026	$359,900	$357	1008	5/3/1	1990	20,473 SF	

APN: KLGY M:54 B:10 Document #: 2026-01076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

3	.61Mi.	**523 DANIELLE WAY** **KILLINGLY, CT 06241-1334**	05/11/2026	$411,000	$395	1040	4/2/1	2009	168,142 SF	

APN: KLGY M:53 B:8 L:1 Document #: 2026-00976
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

4	.87Mi.	**244 MASON HILL RD** **KILLINGLY, CT 06241-1324**	05/04/2026	$360,000	$330	1089	7/4/1	1987	98,446 SF	G

APN: KLGY M:41 B:6 Document #: 2026-00926
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

5	.72Mi.	**70 PLEASANT VIEW DR** **KILLINGLY, CT 06241-1213**	01/05/2026	$336,800	$294	1144	5/3/1	1989	20,038 SF	

APN: KLGY M:54 B:19 Document #: 2026-00020
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

6	.59Mi.	**163 BALLOUVILLE RD** **KILLINGLY, CT 06241-1239**	01/02/2026	$285,000	$204	1395	6/3/1	1960	17,860 SF	

APN: KLGY M:54 B:95 Document #: 2026-00001
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

7	.51Mi.	**30 MAYHEW DR** **KILLINGLY, CT 06241-1139**	12/22/2025	$434,000	$382	1136	5/3/1	2003	30,056 SF	

APN: KLGY M:39 B:19 Document #: 2025-02915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

8	.19Mi.	**50 WARE RD** **KILLINGLY, CT 06241-1224**	10/16/2025	$410,000	$243	1683	6/3/1	1978	91,476 SF	

APN: KLGY M:31 B:5 Document #: 2025-02477
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

9	1.22Mi.	**28 BALLOUVILLE RD** **KILLINGLY, CT 06241-1200**	09/26/2025	$20,000	$6	3208	5/3/2	1900	17,860 SF	

APN: KLGY M:63 B:56 Document #: 2025-02309
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

10	.47Mi.	**111 PINEVILLE RD** **KILLINGLY, CT 06241-1267**	09/02/2025	$411,000	$329	1248	6/3/2	1914	91,476 SF	

APN: KLGY M:18 B:2 Document #: 2025-02071
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

11	.66Mi.	**58 PLEASANT VIEW DR** **KILLINGLY, CT 06241-1213**	06/10/2025	$500,000	$444	1126	5/3/1	1983	27,878 SF	

APN: KLGY M:54 B:22 Document #: 2025-01268
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

12	1.03Mi.	**94 STONE RD** **KILLINGLY, CT 06241-1314**	05/20/2025	$520,000	$220	2362	5/1/2	2003	84,942 SF	Spa Only

APN: KLGY M:19 B:9 Document #: 2025-01064
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

13	.85Mi.	**144 PUTNAM RD** **KILLINGLY, CT 06241-1217**	05/19/2025	$407,000	$374	1086	8/4/2	1970	47,916 SF	

APN: KLGY M:15 B:2 Document #: 2025-01051
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

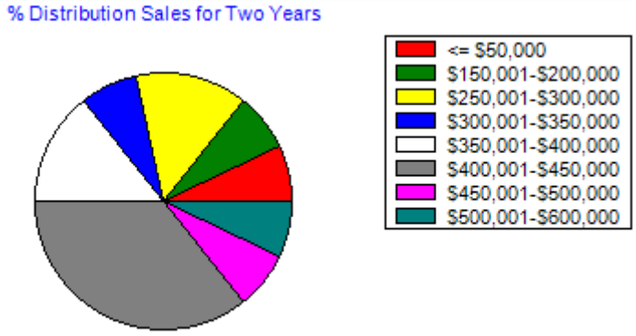
14	1.1Mi.	**34 COUNTRY CLUB RD** **KILLINGLY, CT 06241-1100**	04/30/2025	$275,000	$209	1312	6/3/1	1890	42,253 SF	

APN: KLGY M:55 B:12 Document #: 2025-00889
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:KILLINGLY City/Muni/Twp: KILLINGLY

ICE SiteX Report

OrderID: 98372618

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.

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.	**8 WARE RD**	**06/07/2021**	$98,112	$140,160	820	7/3/1	1820	11,761 SF	
.02Mi.	**14 WARE RD**	**03/29/2021**	$95,375	$136,250	1,019	6/2/1	1890	21,344 SF	
.03Mi.	**7 WARE RD**	**01/30/2017**	$139,937	$199,910	1,900	7/3/1	1860	38,768 SF	G
.05Mi.	**4 PINEVILLE RD**	**07/01/2016**	$98,595	$140,850	832	7/3/1	1874	6,098 SF	
.06Mi.	**729 CHESTNUT HILL RD**	**03/02/2023**	$39,865	$56,950	1,163	6/3/2	1850	22,216 SF	
.06Mi.	**17 WARE RD**	**08/26/1991**	$109,459	$156,370	1,008	5/3/1	1978	1 SF	
.06Mi.	**10 PINEVILLE RD**	**08/09/2001**	$121,772	$173,960	1,400	5/3/1	1986	18,295 SF	
.06Mi.	**22 WARE RD**	**03/30/1998**	$108,493	$154,990	1,351	6/3/1	1900	22,651 SF	G
.07Mi.	**14 PINEVILLE RD**	**08/04/1965**	$92,603	$132,290	836	5/2/1	1963	16,553 SF	
.08Mi.	**26 WARE RD**	**11/30/2020**	$71,603	$102,290	460	5/2/1	1900	10,019 SF	
.09Mi.	**13 WARE RD**	**12/01/1992**	$125,643	$179,490	1,128	7/5/1	1987	32,670 SF	Pool/ Spa
.09Mi.	**20 PINEVILLE RD**	**04/29/2021**	$114,765	$163,950	1,985	6/3/2	1900	13,939 SF	G
.1Mi.	**30 WARE RD**	**10/14/2014**	$88,424	$126,320	1,072	4/2/1	1939	34,412 SF	
.1Mi.	**27 WARE RD**	**12/01/2003**	$131,999	$188,570	1,547	6/2/2	1960	17,860 SF	
.1Mi.	**510 WARE ROAD EXT**	**03/02/2011**	$101,969	$145,670	1,071	5/3/1	1954	1 SF	
.11Mi.	**11 WARE RD**	**07/01/2016**	$173,320	$247,600	1,398	6/3/2	1990	3 SF	G

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.6 years old	Households:	2,699
Median Household Income:	$88,726	Households w/Family:	68%
Household Income Per Capita:	$41,052	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Killingly School District	Students:	2,392
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Killingly High School** Number of Students: 744 Student-Teacher Ratio: 11.13 Advanced Placement: Yes	C-	Public	9 - 12
2.26Mi.	**Killingly Central School** Number of Students: 317 Student-Teacher Ratio: 11.32	NA	Public	PK - 1
2.58Mi.	**Killingly Intermediate School** Number of Students: 692 Student-Teacher Ratio: 12.36	C-	Public	5 - 8
4.68Mi.	**Killingly Memorial School** Number of Students: 485 Student-Teacher Ratio: 12.23	B+	Public	2 - 4

ICE SiteX Report

OrderID: 98372618

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	87%	LOWER
OVERALL	108%	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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