

SALES SEARCH TUTORIAL

The information below is designed to assist you in using the VISION online database to develop a list of properties that have sold that may be comparable to the subject property. Results are not guaranteed, but if you follow the instructions closely you should be able find comparable sales of most residential properties. It may take a few tries before you get satisfactory results.

Go to the City of Milford's webpage....find "City Departments"

At "City Departments", click on "Assessor's Office"

Halfway down the page, click on "Additional Links:"

Next, click on "Search Property Records:"

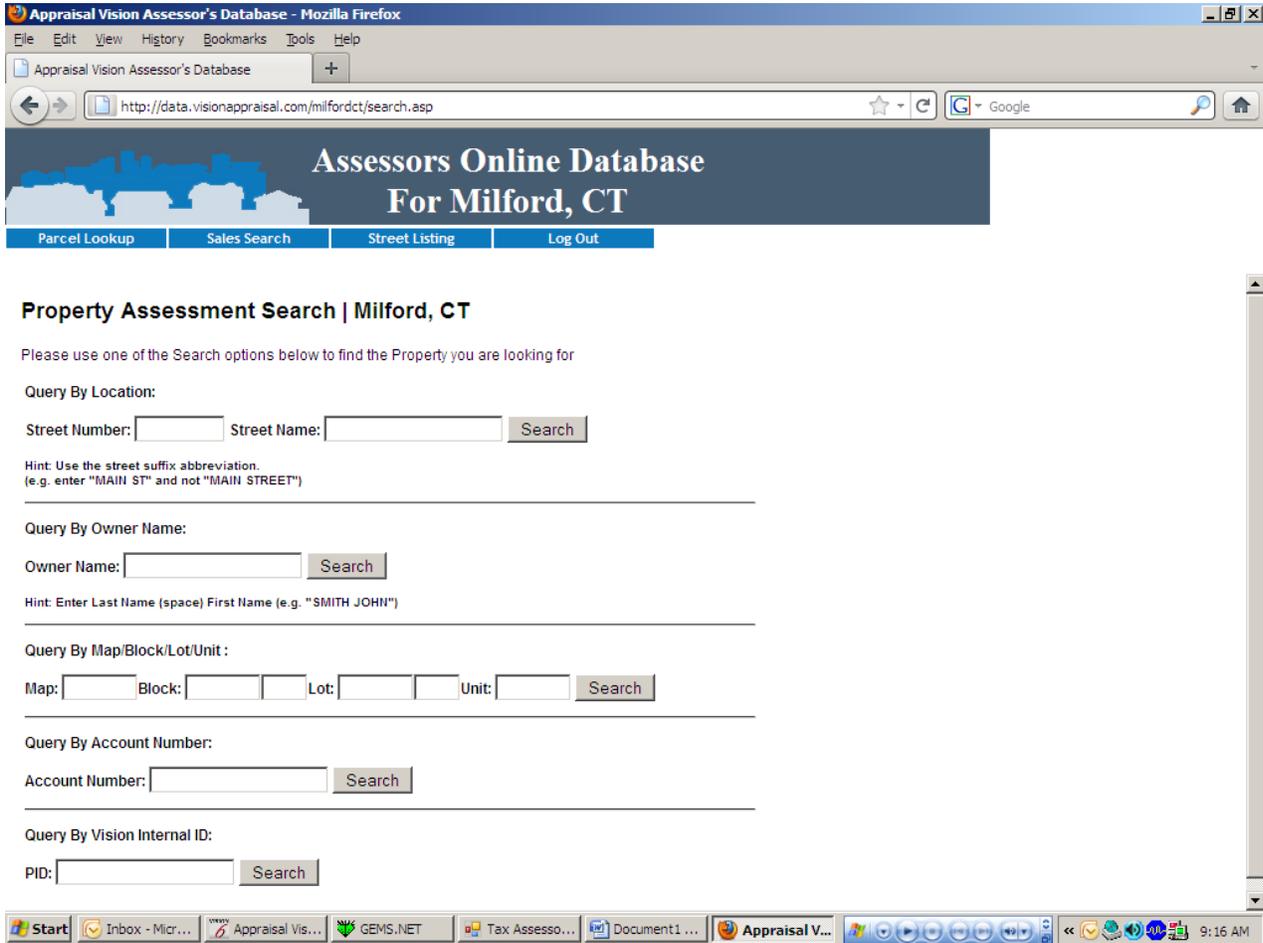
Find the "Enter ONLINE DATABASE" button as shown below and click.

Milford, CT does not require a username and password to access the Assessor's Database. Simply click the link below to enter the database.



[Click Here To enter the Assessor's Online Database](#)

The page should look like this:



Near the top of the page, on the blue bar, find the words 'Sales Search' and click.



Now your screen should look like this:

Appraisal Vision Assessor's Database - Mozilla Firefox

Appraisal Vision Assessor's Database

http://data.visionappraisal.com/milfordct/search.asp

Assessors Online Database For Milford, CT

Parcel Lookup | Sales Search | Street Listing | Log Out

Number of Sales to Return
First 50 Sales
All Sales

Choose a range for the Sale Dates:
* In < month > / < day > / < four digit year > format
Between: And:

Choose a range for the Sale Prices:
Between: And:

Choose a range for the Land Area in Acres:
Between: And:

Choose a range for the Building Living Area in Square Feet:
Between: And:

Choose Model Types (at least one Style must be selected)

Vacant	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>
Multi-Family	<input type="checkbox"/>	Res Condo	<input type="checkbox"/>	Com Condo	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Serv Station	<input type="checkbox"/>	Industrial	<input type="checkbox"/>

Choose Style Types (at least one Style must be selected)

Start | Inbox - ... | Appraisal... | GEMS.NET | Tax Asse... | Documen... | Apprais... | untitled -... | 9:22 AM

This is the page where you define your search criteria:

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- First, select the number of sales to return from the 2 options given.
- Next, define a range for sale dates. For best results we recommend:

***Between: 04/01/2011 And: 10/01/2011***

If you have limited results, try ***Between: 10/01/2010 And: 10/01/2011***

- Next, choose a range of Sales Prices.

**Example: Estimate value of Subject property \$ 350,000. Sales price range should be *Between: \$250,000 And: 450,000.***

**Example: Estimate of value \$ 1,100,000 ~ Sales price range should be  
Between: \$850,000 And: \$ 1,350,000**

- **Next, Choose a range for the Land area in Acres.**

**For parcels less than .50 acres ... choose**

***Between: .01 And: 1.0***

**For parcels greater than .50 acres ... but less than 2.0 acres, choose**

***Between: .25 And: 2.0***

**For parcels greater than 2.0 acres, choose**

***Between: 1.0 And: 20.0***

**Note: For Residential Condos, use 0.0 to 0.0 as the range for acres.**

- **Next, select a range for the Building Living Area square feet**

**For living area less than 2000 square feet, select a range of 400sf.**

**Example: Subject = 1,100 sf.....Range should be 900 to 1300.**

**Buildings with living area greater than 2000 sf, the range should be 800 sf.**

**Example: Subject = 2,400 sf.... Range should be 2000 to 2800.**

- **Next choose a model. For single family dwellings choose  
“Residential”. For Condominiums, select “Res Condo”.**

- **Finally, choose the style of your dwelling. The majority of homes in  
Milford are either Capes, Colonials, Conventional, Ranches, or Raised  
Ranches. Note: The 2 and 3 story homes common along the shoreline  
are generally known as Conventional. For Condominiums, select  
“Condominiums”.**