Q

Qlegahcy Data Co

REAL ESTATE INTELLIGENCE

BID VERDICT REPORT

# The Bid Verdict

An underwriter's read on a single property before you commit capital at auction. Surviving liens, redemption risk, real value, and a defensible maximum bid.

SAMPLE • PREPARED FOR DEMONSTRATION

Sample. Prepared after the June 25, 2026 auction for demonstration. Max bid set without reference to the auction result.

SUBJECT PROPERTY

## 390 Elm Street

Enfield, CT 06082

| REPORT ID | PREPARED | ANALYST | DATA SOURCES |
|---|---|---|---|
| **QDC-SAMPLE-001** | **October 29, 2026** | **S. Owens, Qlegahcy Data Co** | **Town clerk land records • Town assessor • Town tax collector** |

Confidential • For authorized recipient only

Copyright 2026 Qlegahcy LLC

# I. The Decision

VERDICT

**WATCH**

MAXIMUM BID

**$121,993** ceiling

**As a redemption play:** reasonable at or below the ceiling; return depends on when the owner pays. **As an acquisition:** not supported without interior access, and the owner is likely to redeem.

### Bottom line: a real margin on paper, but an owner-occupied parcel where redemption is the base case.

The owner's mailing address is the subject property, so this is almost certainly owner-occupied. In Connecticut's six-month redeemable window, an owner-occupant has strong incentive to pay off. The base case is that you recover your bid plus 18% annualized and never take title. The worksheet in Section II, built for a flip, supports a ceiling of $121,993 against $58,310.09 due at the notice date. Never bid above the ceiling, and treat any bid as a yield play first.

**Redemption risk: HIGH.** Owner-occupied; likeliest outcome is a payoff at 18% and no deed.

**Condition risk: MEDIUM-HIGH.** 1910 Colonial, 63% good, dated kitchen and bath; interior unseen.

**Title risk: MEDIUM.** A tax deed does not convey marketable title; plan on a quiet-title action.

**Exit:** Cash or hard money only; conventional financing after quiet title.

## Two ways this bid pays. Price them separately.

A Connecticut tax sale bid ends one of two ways. If the owner redeems, you get your bid back plus 18% per year from the date of sale (CGS 12-157(f)), and you never take title. If the owner does not redeem, you take the deed and the flip worksheet in Section II applies. On this owner-occupied parcel, redemption is the base case.

### Redemption return at our $121,993 ceiling (simple interest, 18% per year from sale date)

| Redeemed after | Interest earned | Total returned |
|---|---|---|
| 60 days | $3,609.67 | $125,603.07 |
| 3 months | $5,489.70 | $127,483.10 |
| 6 months (full window) | $10,979.41 | $132,972.81 |

The return depends on when the owner pays, not on the property's value. An early payoff earns little. A bidder pricing for redemption only is buying a short-term yield, and may rationally bid above the flip ceiling. A bidder who needs the deed should never bid above it.

## What you need to know

- No federal tax lien or State of Connecticut lien was found in the Enfield index through 10/27/2026.
- Three junior interests (a bail bond mortgage, a Portfolio Recovery judgment and an MV Realty memorandum) are named in the notice and are extinguished if the owner does not redeem (CGS 12-157).
- No bank mortgage of record, so no lender is positioned to redeem; redemption depends on the owner.
- A prior tax sale was noticed in 2014 and did not proceed, consistent with the owner paying before sale.
- Cash needed: $5,000 deposit at registration, full bid in certified funds or wire within five days. No financing.

**What would change this verdict:** An interior inspection showing less rehab than the $55,000 assumed raises the ceiling; worse condition lowers it.

### How It Played Out

| | |
|---|---|
| Our locked maximum bid (set before the result) | **$121,993** |
| Actual result, June 25, 2026 | **$235,000, sold to a third-party bidder** |

Our worksheet ceiling was $121,993, built for a flip. The parcel sold for $235,000, about 98% of the town appraisal, so a bidder held to our ceiling would have been outbid. At that price the buyer is likely playing redemption, where an owner who pays off returns the full bid plus 18% annualized. That was also our base case for this owner-occupied parcel, and the report should have priced that path separately. At $235,000, a full six-month redemption would return about $21,150 in interest to that bidder; a 60-day payoff would return about $6,953. The redemption window runs through December 24, 2026; the sale does not mean title has passed.

Source: Town of Enfield auction results notice, cttaxsales.com, retrieved October 29, 2026, 5:32 PM ET

## II. How the Maximum Bid Is Built

Flip thesis, standard 70% rule, condition unseen. In a Connecticut tax sale the winning bid pays the delinquency, so back taxes are not deducted again. Only costs that survive the sale are.

| | |
|---|---|
| Conservative after-repair value (town-record comps, rounded down) | **$310,000** |
| Target all-in at 70% of ARV | **$217,000** |
| Less estimated rehab: 1910 build, grade C2, 63% good, old kitchen and bath, oil heat, no AC, interior unseen | **– $55,000** |
| Less taxes that survive the sale: 2025 bill, installments due July 1, 2026 and January 1, 2027 (not due at levy) | **– $5,656.60** |
| Less quiet-title action and legal (CT tax deed) | **– $8,000** |
| Less carrying, closing and resale costs (8.5% of ARV, 6-month redemption window) | **– $26,350.00** |
| **Maximum defensible auction bid** | **$121,993.40** |

Inputs: ARV from Section V comps; rehab is an analyst assumption (about $27 per square foot); surviving taxes per the auction notice, cttaxsales.com, retrieved October 29, 2026, 5:11 PM ET and mytaxbill.org, retrieved October 29, 2026, 5:10 PM ET

> **Underwriter note.** Rehab is the largest unknown on a tax-deed buy because there is no interior access before sale. The $55,000 figure (about $27 per square foot) is an assumption based on the field card's age, grade and condition entries. If you can inspect and condition is better, the ceiling rises. If worse, walk.

### If rehab runs higher or lower

| Rehab assumption | Maximum bid |
|---|---|
| $25,000 | $151,993 |
| $40,000 | $136,993 |
| **$55,000 (used in this report)** | **$121,993** |
| $70,000 | $106,993 |
| $85,000 | $91,993 |

All other worksheet lines held constant. Every $15,000 of rehab moves the ceiling $15,000.

# III. Recorded Liens and Encumbrances

| Item | Vol/Pg | Recorded | Status and effect of the CT tax sale | Verified as |
|---|---|---|---|---|
| **Federal tax lien** | n/a | n/a | **None found** in the Enfield index for this owner, through 10/27/2026. | Index searched, no entry |
| **State of Connecticut / DRS lien** | n/a | n/a | **None found** in the Enfield index for this owner, through 10/27/2026. | Index searched, no entry |
| Certificate releasing Connecticut estate tax liens (Probate Court, District of Enfield), prior owner's estate | 2280/105 | 03/28/2007 | Released of record before the 2007 sale. No effect. | Document viewed, Oct 29, 2026, 7:03 PM ET |
| Warranty deed (WAR), vesting deed from the prior owner's heirs | 2280/106 | 03/28/2007 | Conveyance, not a lien. Single parcel; corner lot bounded by Elm Street and Martin Terrace. | Document viewed, Oct 29, 2026, 7:03 PM ET |
| Judgment (JDG), Portfolio Recovery Associates | 2590/931 | 10/10/2013 | Released 09/08/2014 (Vol 2608 Pg 397). No effect. | Index entry |
| Notice of sale (NOS), prior | 2598/426 | 03/14/2014 | That sale did not proceed; tax liens of that period were released in 2014. | Index entry |
| Mortgage (MTG), Afford-A-Bail Bonds LLC | 2622/1076 | 06/22/2015 | Open. Named in the notice; extinguished at the end of the redemption period if not redeemed. | Index entry |
| Judgment (JDG), Portfolio Recovery Associates (against the owner) | 2745/853 | 01/21/2020 | Open. Named in the notice; extinguished at the end of the redemption period if not redeemed. | Index entry |
| Memorandum (MMR), MV Realty of Connecticut | 2810/919 | 08/27/2021 | Recorded memorandum. Open. Named in the notice; extinguished at the end of the redemption period if not redeemed. | Index entry |
| Town of Enfield tax liens (TAXLIEN), multiple entries | multiple | 2010 to 2026 | Municipal liens, satisfied from the sale proceeds. | Index entry |
| Sewer use liens (SWRUSELN), multiple entries | multiple | 2017 to 2026 | Municipal liens, satisfied from the sale proceeds. | Index entry |
| Notice of sale (NOS), this sale, Town of Enfield | 2971/612 | 04/09/2026 | The town's recorded notice of this tax sale. | Index entry |
| 2025 grand list installments due July 1, 2026 and January 1, 2027 | n/a (tax) | n/a | Survives: taxes not yet due at the time of levy (notice, Surviving Encumbrances item 1). Included in the max bid worksheet. | Official notice or tax bill |

Source: Enfield Town Clerk land records, Vol. / Pg. as listed, retrieved October 29, 2026, 6:51 PM ET; deeds 2280/105 and 2280/106 viewed October 29, 2026, 7:03 PM ET; auction notice, cttaxsales.com, retrieved October 29, 2026, 5:11 PM ET

> **Search scope.** Searched by Simone Owens, Qlegahcy analyst: Enfield Town Clerk land records (app17.enfield.org, index verified as of 10/27/2026), owner's last name (redacted for sample), all parties, all document types, all dates, on October 29, 2026 at 6:51 PM ET. Only entries for the owner tied to 390 Elm are shown. No purchase-money or institutional mortgage of record.

Footnote: town tax and sewer liens were released in July 2026, after the auction. This is post-sale information and was not used in any figure.

## IV. Property and Ownership

| | |
|---|---|
| Property address | **390 Elm Street, Enfield, CT 06082** |
| Property type | **Single family, Colonial** |
| Year built | **1910** |
| Living area | **2,048 sqft** |
| Lot size | **0.31 acres** |
| Bedrooms / bathrooms | **4 bd / 2 ba** |

Source: Enfield Assessor field card (Vision, gis.vgsi.com), retrieved October 29, 2026, 5:10 PM ET

| | |
|---|---|
| Owner of record | **(Redacted for sample)** |
| Ownership entity | **Individual** |
| Owner mailing address | **Matches subject property (owner-occupied)** |
| Owner since | **March 28, 2007** |
| Last sale | **March 28, 2007: $225,000 (Enfield Assessor field card)** |
| Chain of title | **Prior owner's estate; Connecticut estate tax lien released of record before the 2007 sale (Vol 2280 Pg 105).** |

Source: Enfield Town Clerk land records, Vol. 2280 Pg. 105-106, retrieved October 29, 2026, 7:03 PM ET

## V. Value and Comparable Sales

| | |
|---|---|
| Town assessed value (Enfield Assessor, 2025) | **$167,800** |
| Town appraised value (2025) | **$239,700** |
| Comp-based value (8 town-record sales) | **$314,613** |
| Conservative ARV used in this report | **$310,000** |
| Land / improvement split (appraised) | **$67,400 / $172,300** |

Source: Enfield Assessor field card (Vision, gis.vgsi.com), retrieved October 29, 2026, 5:10 PM ET

> **Reconciling the numbers.** Connecticut assesses at 70% of market value by statute, so the assessed $167,800 matches a town appraisal near $239,700, not a hidden discount. Recent Enfield sales of comparable older homes average about $314,613. The report anchors to a conservative $310,000 because an unseen 1910 home should not be valued off the top of its range.

### Comparable Sales

| Address | Sale price | $/sqft | Size | Sale date | Vol/Pg |
|---|---|---|---|---|---|
| 179 Elm St | $329,900 | $191 | 1,726 sf | Feb 20, 2026 | 2965/1105 |
| 1070 Enfield St | $380,000 | $162 | 2,348 sf | Jun 22, 2026 | 2979/1145 |
| 46 Windsor St | $325,000 | $158 | 2,054 sf | Dec 23, 2025 | 2961/0498 |
| 3 Martin Terr | $315,000 | $189 | 1,671 sf | Nov 3, 2025 | 2955/0965 |
| 56 Maple St | $335,000 | $201 | 1,665 sf | Feb 17, 2026 | 2965/0686 |
| 8 Frew Terr | $287,000 | $186 | 1,547 sf | Mar 3, 2026 | 2967/0489 |
| 5 Spier Ave | $270,000 | $168 | 1,609 sf | Jan 29, 2026 | 2964/0219 |
| 17 Windsor St | $275,000 | $155 | 1,772 sf | Feb 13, 2026 | 2965/0471 |
| **Average (8 comps)** | **$314,613** | **$176** | n/a | n/a | n/a |

Source: Enfield Assessor field cards (Vision, gis.vgsi.com), Town Clerk volume and page as shown, retrieved October 29, 2026, 5:23 PM ET

**How comps were chosen.** Arm's-length Enfield sales from June 25, 2025 to June 22, 2026 of similar older homes. Nominal transfers, deep-discount investor sales, multi-family buildings and any sale after the auction date were excluded. Sales verified against the Enfield Town Clerk land records.

## VI. Delinquency and Auction Status

| | |
|---|---|
| Current status | **TAX SALE HELD JUNE 25, 2026; REDEMPTION WINDOW OPEN** |
| Total amount due (confirmed) | **$58,310.09 through March 31, 2026 (not a payoff figure)** |
| Auction | **10:00 AM, June 25, 2026, Enfield Town Hall, 820 Enfield Street** |

Source: auction notice, cttaxsales.com, retrieved October 29, 2026, 5:11 PM ET

| | |
|---|---|
| 2025 bill (survives the sale) | **$5,656.60; installments due July 1, 2026 and January 1, 2027** |

Source: Enfield Tax Collector / mytaxbill.org, retrieved October 29, 2026, 5:10 PM ET

**Estimates only.** The notice states the total is not a payoff figure; interest at 18% per year (CGS 12-145, 12-146) and fees continue to accrue. Bidders pay only their bid. Payoff figures are issued to owners and lienholders, not bidders.

Footnote: mytaxbill.org displays a payment dated 06/25/2026 on the 2025 bill. That is post-sale information and was not used in any figure in this report.

# VII. Reference

## Connecticut Tax Deed Mechanics

- **Redeemable deed state.** Six-month redemption period, shortened to 60 days if the property is abandoned or meets conditions set by town ordinance (CGS 12-157(f)). If the owner redeems, you are repaid your bid plus 18% per year from the date of sale. You do not take title.
- **Federal tax liens.** Not wiped out automatically. For the sale to affect a federal lien, the IRS must receive at least 25 days notice beforehand, and even then it keeps a 120-day right of redemption after the sale (26 U.S.C. 7425).
- **Title.** A tax deed does not convey marketable title. Budget for a quiet-title action before you can finance or resell, and expect title insurance to be unavailable until at least a year after the deed is recorded, if at all.
- **Disclosure.** None. CT does not require seller disclosure on tax deed sales. Properties transfer strictly as-is.

## Auction Day: What to Bring

- Registration happens at the auction, in person. Bids are in person unless the notice says otherwise.
- Valid government-issued ID and a pen.
- Exact legal name of whoever takes title, plus SSN (individual) or federal EIN (LLC or corporation). The registered name goes on the deed and cannot be changed later.
- Written authorization, such as a signed power of attorney, if bidding for someone else.
- Deposit: $5,000.00 per property in certified funds (bank, cashier's, teller's or official check, or money order), payable to "Pullman & Comley, Trustee". NO cash, personal checks, home equity checks, post-dated checks, or checks more than three months old.
- Balance: due within five calendar days of the sale (next business day if day five is a weekend or holiday), in certified funds or wire. No extensions. Missing it forfeits the entire deposit.
- **Bottom line for the investor:** you need your full bid amount liquid within five days. No financing.

Source: auction notice, cttaxsales.com, retrieved October 29, 2026, 5:11 PM ET

## Important Notices & Disclaimer

This Bid Verdict Report is prepared for informational and educational purposes only. Data is sourced from town clerk land records, the town assessor, the town tax collector, and published auction notices. All information is believed accurate as of the report date but is not guaranteed. Property status, ownership and tax data can change daily.

This report does **not** constitute legal advice, a title search or title commitment, title insurance, a licensed appraisal under USPAP, investment advice, or real estate brokerage services. Qlegahcy Data Co is not a licensed real estate broker, attorney, appraiser or financial advisor. The verdict and maximum bid are an analytical opinion based on the assumptions stated in this report. You are responsible for your own bidding decisions.

**CT tax deed note.** Tax deed sales under CGS 12-157 transfer property as-is with no seller disclosure, subject to a six-month right of redemption, or 60 days for abandoned property or under qualifying town ordinance. A tax deed does not convey marketable title. Federal tax liens are not automatically extinguished, and the IRS retains a 120-day right of redemption after the sale under 26 U.S.C. 7425. Title insurance is typically unavailable until at least a year after the collector's deed is recorded, if it can be obtained at all. A quiet-title action may be required before financing or resale.

Always retain a licensed Connecticut real estate attorney before bidding on any tax deed property. Every finding in this report cites its source.

> **Sample notice.** Prepared after the June 25, 2026 auction for demonstration. Max bid set without reference to the auction result. This report is not a recommendation to bid on this or any property.

Copyright 2026 Qlegahcy LLC. All rights reserved. Report ID QDC-SAMPLE-001. For the personal use of the authorized recipient only. May not be resold, redistributed or reproduced without written permission.

Q

# Qlegahcy Data Co

Real Estate Intelligence for Serious Investors

Bid Verdict Reports • $97 per property

qlegahcy.com • reports@qlegahcy.com • 860-750-2301

Powered by Q Legacy AI • Qlegahcy LLC • 2026