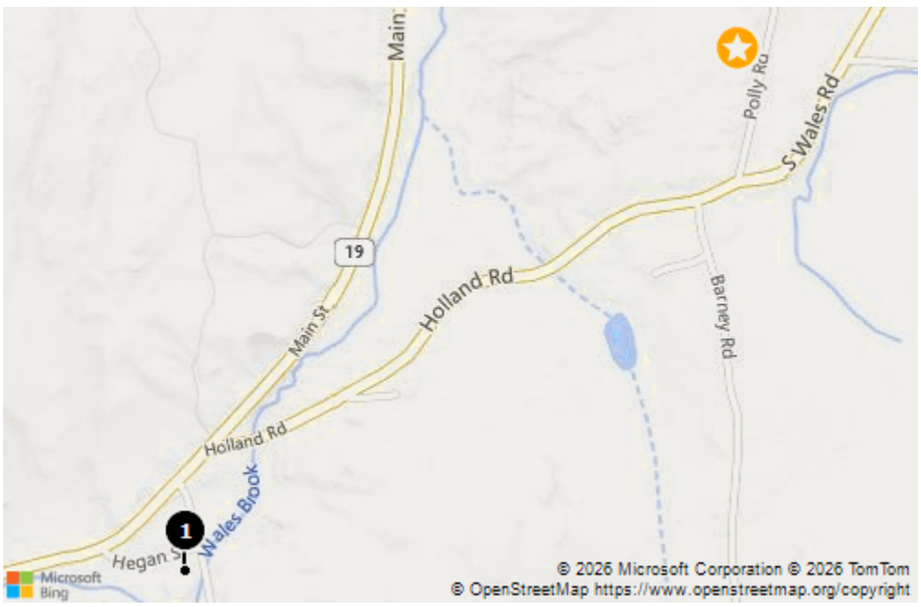
ICE SiteX Report

OrderID: 98722681

SiteX Property Information Report



Subject Property Location

10 POLLY RD, WALES, MA 01081-9761

County:	**HAMPDEN MA**	Census Tract:	250138138.011000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	WALE M:1000 B:2560 L:0010-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$398,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$354,220 - $441,780	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$54,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$243,400	Market Improvment Value:		Total Taxable Value:	$4,290
Total Assessed Value:	$297,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	14292
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10-0 Block: 2560 District: 306
City/Muni/Twp: WALES

Property Characteristics

Lot Size:	1.650 AC	Bedrooms:	3	Pool:	
Building Area:	1040 SF	Baths:	1	Fireplace:	
Year Built:	2000	Partial Baths:	1	Type Const:	Concrete
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	N/A
Document #:	13076 BK-PG 24444-392	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	N/A
Document #:	17237 BK-PG 24344-31	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$300,000
Document #:	15058 BK-PG 24444-390	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/2022		
Document Type:			
Legal Description:			
City/Muni/Twp: WALES			

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$300,000
Document #:	BK-PG 24444 -390	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 10-0 Block: 2560 District: 306
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	01/06/2022	Sales Price:	$280,000
Document #:	967 BK-PG 24344-29	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/2022		
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$80,000
Document #:	36679 BK-PG 23909-343	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/2021		
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	01/25/2021	Sales Price:	N/A
Document #:	5288 BK-PG 23668-400	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/05/2020		
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	03/30/2020	Sales Price:	$139,330
Document #:	16642 BK-PG 23149-160	Type of Sale:	Full Amount on Deed
Contract Date:	03/18/2020		
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Mortgage Record

Recording Date:	09/01/2016	Loan Amount:	N/A
Document #:	51980 BK-PG 21339-228	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$165,000
Document #:	00000005 BK-PG 18983-93	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	07/30/2010	Sales Price:	$184,523
Document #:	45195 BK-PG 18395-153	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: WALES

Prior Transfer

Recording Date:	06/30/2009	Sales Price:	$168,000
Document #:	42275 BK-PG 15485-105	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2005	Loan Amount:	N/A
Document #:	94537 BK-PG 15607-224	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WALES

Mortgage Record

Recording Date:	11/09/2005	Loan Amount:	N/A
Document #:	140231 BK-PG 15485-117	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WALES

Mortgage Record

Recording Date:	11/09/2005	Loan Amount:	N/A
Document #:	140231 BK-PG 15485-105	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WALES

Mortgage Record

Recording Date:	06/22/2004	Loan Amount:	N/A
Document #:	13510 BK-PG 14274-218	Loan Type:	

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TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WALES			

Mortgage Record

Recording Date:	06/22/2004	Loan Amount:	N/A
Document #:	13510 BK-PG 14274-202	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WALES			

Mortgage Record

Recording Date:	03/15/2003	Loan Amount:	N/A
Document #:	94636 BK-PG 13029-586	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WALES			

Mortgage Record

Recording Date:	07/26/2002	Loan Amount:	N/A
Document #:	BK-PG 12461-98	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WALES			

Mortgage Record

Recording Date:	09/27/2001	Loan Amount:	N/A
Document #:	BK-PG 11886-63	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WALES			

Prior Transfer

Recording Date:	09/15/2000	Sales Price:	$120,000
Document #:	BK-PG 11338-511	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: WALES			

Prior Transfer

Recording Date:	03/10/2000	Sales Price:	$16,500
Document #:	BK-PG 11122-224	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: WALES			

Area Sales Analysis

Total Area Sales	$534,900	Median # of Bedrooms	3
Median Lot Size	48,787 SF	Median # of Baths	3
Median Living Area	2,011 SF	Median Year Built	1998
Price Range - 2 Yrs	$534,900 to $534,900	Age Range	28 years to 28 years
Median Value	$534,900	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.92Mi.	**8 SIZER DR** **WALES, MA 01081-9759**	08/26/2025	$534,900	$265	2011	5/3/3	1998	48,787 SF	

APN: WALE M:1000 B:2830 L:0008-0 Document #: 39951
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WALES City/Muni/Twp: WALES

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.	**10 POLLY RD**	**03/11/2022**		$297,500	1,040	4/3/1	2000	2 SF	
.04Mi.	**8 POLLY RD**	**02/10/2023**		$313,700	1,008	5/3/1	1991	1 SF	
.04Mi.	**12 POLLY RD**	**01/20/1989**		$363,500	1,998	5/3/2	1988	1 SF	
.07Mi.	**15 POLLY RD**	**05/16/2003**		$396,300	1,851	6/3/2	1999	2 SF	
.07Mi.	**6 POLLY RD**	**10/20/1989**		$265,400	1,144	5/3/1	1988	1 SF	
.08Mi.	**21 POLLY RD**	**11/07/1997**		$408,900	1,416	4/3/2	1997	2 SF	
.08Mi.	**14 POLLY RD**	**12/15/1993**		$340,300	1,734	8/3/2	1991	1 SF	
.1Mi.	**4 POLLY RD**	**09/15/1999**		$318,800	2,016	5/3/1	1988	1 SF	
.11Mi.	**25 POLLY RD**	**06/28/2012**		$440,100	1,988	8/3/2	1996	2 SF	
.11Mi.	**23 N WALES RD**	**11/04/2003**		$382,600	1,605	6/3/2	1996	2 SF	
.13Mi.	**1 N WALES RD**	**05/25/2022**		$318,100	1,290	6/3/1	1977	2 SF	
.14Mi.	**2 POLLY RD**	**07/22/1994**		$385,700	1,529	8/3/3	1988	2 SF	
.15Mi.	**27 N WALES RD**	**07/20/1999**		$462,700	2,466	/4/2	1999	4 SF	
.17Mi.	**35 HOLLAND RD**	**03/17/2017**		$298,700	1,232	5/3/2	1991	1 SF	
.19Mi.	**33 HOLLAND RD**	**12/22/1988**		$204,500	840	6/3/1	1850	1 SF	
.21Mi.	**35 N WALES RD**	**11/06/2024**		$335,600	1,064	5/3/2	1980	19 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	45.3 years old	Households:	679
Median Household Income:	$94,771	Households w/Family:	63%
Household Income Per Capita:	$44,899	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Wales School District	Students:	93
Number of Schools:	1	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Wales Elementary School** Number of Students: 93 Student-Teacher Ratio: 8.61	C-	Public	PK - 6
1.76Mi.	**Wales Elementary School** Number of Students: 93 Student-Teacher Ratio: 8.61	C-	Public	PK - 6
6.13Mi.	**Tantasqua Regional High School** Number of Students: 632 Student-Teacher Ratio: 7.66 Advanced Placement: Yes	B+	Public	9 - 12
6.13Mi.	**Tantasqua Regional High School** Number of Students: 632 Student-Teacher Ratio: 7.66 Advanced Placement: Yes	B+	Public	9 - 12
6.24Mi.	**Tantasqua Regional Junior High School** Number of Students: 576 Student-Teacher Ratio: 11.66	B	Public	7 - 8
6.24Mi.	**Tantasqua Regional Junior High School** Number of Students: 576 Student-Teacher Ratio: 11.66	B	Public	7 - 8

Flood Report

The Subject Property of **10 POLLY RD, WALES, MA 01081-9761** 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	61%	NOTABLY LOWER
BURGLARY	171%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	26%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	149%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	114%	HIGHER
OVERALL	144%	NOTABLY HIGHER

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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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