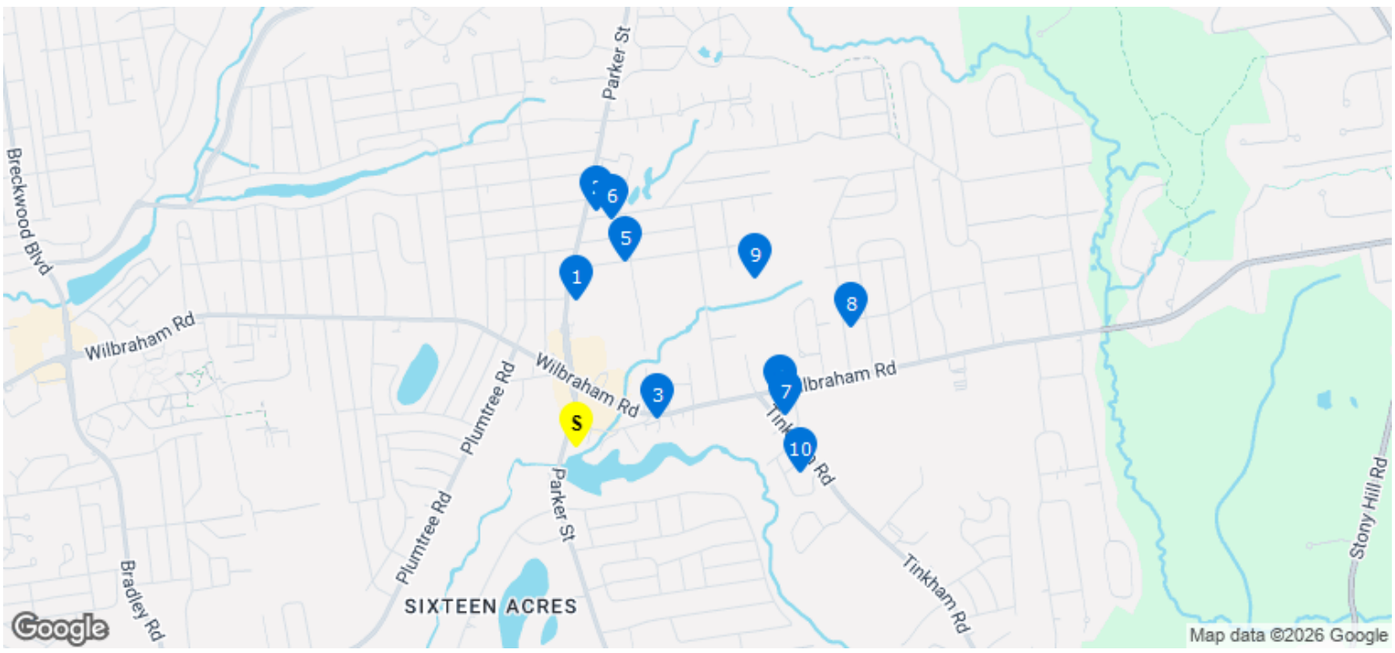
ICE SiteX Report

OrderID: 98821747

SiteX Property Information Report



Subject Property Location

1298 PARKER ST, SPRINGFIELD, MA 01129-1081

County:	**HAMPDEN MA**	Census Tract:	8016.01
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	SPRI S:09510 P:0651	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	12	Common Confidence Score:	65
Value Range:	$311,520 - $396,480	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$52,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$191,500	Market Improvment Value:		Total Taxable Value:	$3,820
Total Assessed Value:	$243,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	95100651
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 281

Abbreviated Description:	DIST:281 CITY:SPRINGFIELD
City/Muni/Twp:	SPRINGFIELD

Property Characteristics

Lot Size:	10,145 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	1	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Electric
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2026	Sales Price:	$325,000
Document #:	41799 BK-PG 25709-137	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/13/2026	Sales Price:	N/A
Document #:	1586 BK-PG 25709-137	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/10/2025	Sales Price:	N/A
Document #:	1510 BK-PG 24142-310	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/27/2024	Loan Amount:	N/A
Document #:	61397 BK-PG -	Loan Type:	Purchase Money Mortgage

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Contract Date:	12/27/2024		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	12/27/2024	Sales Price:	$325,000
Document #:	61396 BK-PG 25709-135	Type of Sale:	Arms-Length Transfer
Contract Date:	12/27/2024		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	10/28/2021	Sales Price:	N/A
Document #:	76348 BK-PG 15720-310	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	N/A
Document #:	74996 BK-PG 23602-171	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/24/2021	Loan Amount:	N/A
Document #:	67552 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/24/2021		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	09/24/2021	Sales Price:	$260,000
Document #:	67551 BK-PG 24142-308	Type of Sale:	Arms-Length Transfer
Contract Date:	09/24/2021		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	12/21/2020	Loan Amount:	N/A
Document #:	76680 BK-PG 23602-171	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/23/2020		
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	04/15/2014	Sales Price:	$127,600
Document #:	16723 BK-PG 15720-310	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	02/24/2006	Loan Amount:	N/A
Document #:	BK-PG 15720-310	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	02/24/2006	Sales Price:	$159,600
Document #:	BK-PG 15720-293	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	02/24/2006	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	12/17/2004	Loan Amount:	N/A
Document #:	92706 BK-PG 14703-477	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: SPRINGFIELD			

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Mortgage Record

Recording Date:	09/04/2003	Loan Amount:	N/A
Document #:	13432 BK-PG 13550-1	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	09/15/1988	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/15/1988	Sales Price:	$105,000
Document #:	BK-PG -	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: SPRINGFIELD

Area Sales Analysis

Total Area Sales	$3,290,000	Median # of Bedrooms	3
Median Lot Size	11,247 SF	Median # of Baths	1
Median Living Area	1,309 SF	Median Year Built	1954
Price Range - 2 Yrs	$290,000 to $415,000	Age Range	24 years to 94 years
Median Value	$320,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**31 FALLSTON ST** **SPRINGFIELD, MA 01119-2920**	10/20/2025	$322,500	$285	1133	4/2/1	1952	6,669 SF	
		APN: SPRI S:04910 P:0052 Document #: 50006 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.31Mi.	**25 HAZEN ST** **SPRINGFIELD, MA 01119-2926**	07/28/2025	$375,000	$179	2091	7/4/2	1942	6,260 SF	
		APN: SPRI S:06475 P:0042 Document #: 34326 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.45Mi.	**128 SHERWOOD RD** **SPRINGFIELD, MA 01119-2949**	10/28/2025	$389,000	$295	1320	6/3/1	1971	12,972 SF	
		APN: SPRI S:10815 P:0017 Document #: 51519 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.54Mi.	**56 DONBRAY RD** **SPRINGFIELD, MA 01119-2510**	08/22/2025	$190,000	$174	1092	5/2/1	1945	9,814 SF	
		APN: SPRI S:03970 P:0012 Document #: 39452 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.59Mi.	**27 MICHAEL ST** **SPRINGFIELD, MA 01129-1950**	08/28/2025	$332,000	$218	1521	5/3/1	1971	11,670 SF	
		APN: SPRI S:08603 P:0014 Document #: 40291 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
6	.61Mi.	**46 BIRCHLAND AVE** **SPRINGFIELD, MA 01119-2709**	08/26/2025	$300,000	$214	1405	6/3/1	1956	10,001 SF	
		APN: SPRI S:01460 P:0011 Document #: 39964 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
7	.62Mi.	**1026 PARKER ST** **SPRINGFIELD, MA 01129-1024**	09/19/2025	$310,000	$237	1310	6/3/1	1952	10,062 SF	
		APN: SPRI S:09510 P:0568 Document #: 44402 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
8	.64Mi.	**173 CABINET ST** **SPRINGFIELD, MA 01129-1647**	10/07/2025	$20,000	$11	1831	6/3/3	2021	11,286 SF	
		APN: SPRI S:02190 P:0092 Document #: 47661 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
9	.68Mi.	**79 STEPHANIE CIR** **SPRINGFIELD, MA 01129-1961**	09/29/2025	$385,000	$270	1428	7/3/2	1992	10,001 SF	
		APN: SPRI S:11130 P:0040 Document #: 46069 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
10	.69Mi.	**17 JEANNE MARIE ST** **SPRINGFIELD, MA 01129-1912**	10/21/2025	$205,000	$195	1053	5/3/1	1971	15,795 SF	
		APN: SPRI S:07071 P:0034 Document #: 50303 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
11	.73Mi.	**172 MALLOWHILL RD**	08/08/2025	$350,000	$250	1400	6/3/2	1960	10,799 SF	

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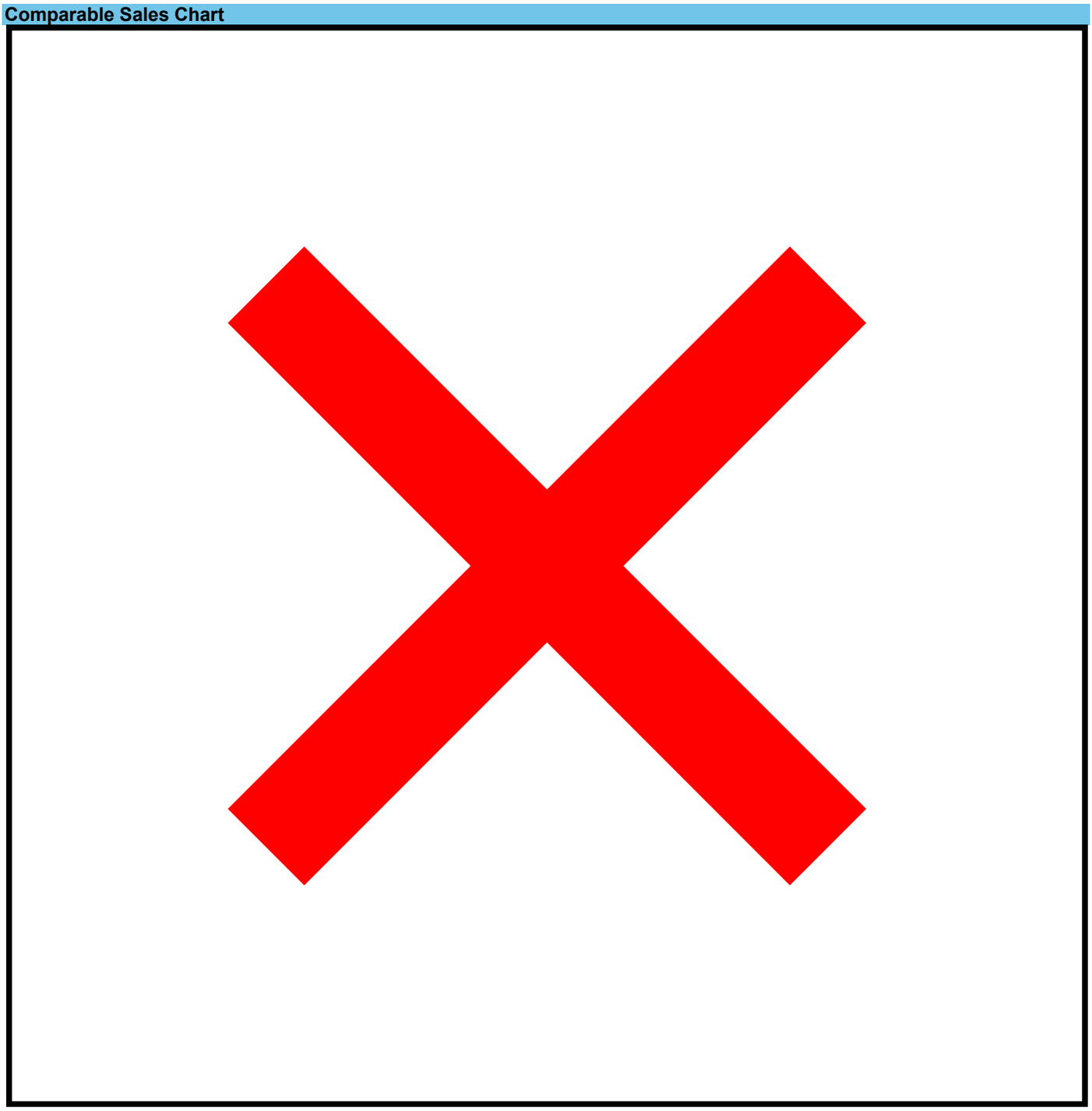
SPRINGFIELD, MA 01129-1625
APN: SPRI S:08148 P:0033 Document #: 36756
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

12	.74Mi.	**156 GARDENS DR**	10/28/2025	$350,000	$306	1142	6/4/3	1955	6,482 SF	
		SPRINGFIELD, MA 01119-2500								
		APN: SPRI S:05500 P:0039 Document #: 51494								
		Document Type: Warranty Deed Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
13	.74Mi.	**152 DRUID HILL RD**	10/24/2025	$345,000	$316	1092	6/3/1	1956	15,159 SF	
		SPRINGFIELD, MA 01129-2109								
		APN: SPRI S:04102 P:0050 Document #: 51033								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
14	.78Mi.	**13 GRANGER ST**	11/03/2025	$275,000	$251	1095	6/3/1	1930	5,297 SF	
		SPRINGFIELD, MA 01119-2409								
		APN: SPRI S:05930 P:0060 Document #: 52724								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
15	.8Mi.	**58 MAEBETH ST**	09/05/2025	$298,000	$345	864	4/2/1	1951	9,100 SF	
		SPRINGFIELD, MA 01119-2414								
		APN: SPRI S:08105 P:0015 Document #: 41812								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
16	.83Mi.	**76 CLYDESDALE LN**	09/25/2025	$385,000	$230	1676	7/3/3	1958	14,157 SF	G
		SPRINGFIELD, MA 01129-1402								
		APN: SPRI S:02945 P:0015 Document #: 45223								
		Document Type: Warranty Deed Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
17	.86Mi.	**84 TALLYHO DR**	08/29/2025	$300,000	$201	1492	4/2/1	1960	26,589 SF	
		SPRINGFIELD, MA 01118-1942								
		APN: SPRI S:11405 P:0044 Document #: 40838								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
18	.87Mi.	**248 NASSAU DR**	08/28/2025	$204,500	$252	813	3/1/1	1972	SF	
		SPRINGFIELD, MA 01129-1428								
		APN: SPRI S:08945 P:0739 Document #: 40390								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Condominium Unit (Residential)								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
19	.87Mi.	**42 NASSAU DR**	07/31/2025	$222,000	$207	1072	4/2/2	1972	SF	
		SPRINGFIELD, MA 01129-1411								
		APN: SPRI S:08945 P:0573 Document #: 35323								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Condominium Unit (Residential)								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
20	.91Mi.	**22 GREENLAWN ST**	08/21/2025	$435,000	$286	1522	6/3/1	1958	10,799 SF	
		SPRINGFIELD, MA 01119-2837								
		APN: SPRI S:06036 P:0005 Document #: 39213								
		Document Type: Quit Claim Deed (arm's length) Price Code: A								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								

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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.

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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.	**1298 PARKER ST**	**12/27/2024**		$243,600	1,344	5/3/1	1987	10,145 SF	
.01Mi.	**1292 PARKER ST**	**08/20/2019**		$282,900	1,494	4/2/1	1987	12,615 SF	
.02Mi.	**1312 PARKER ST**	**07/08/2005**		$347,600	1,765	6/2/1	1951	27,443 SF	
.03Mi.	**1288 PARKER ST**	**09/01/1988**		$246,400	1,488	6/4/2	1987	12,110 SF	
.04Mi.	**1301 PARKER ST**	**10/13/2006**		$241,400	1,568	6/3/1	1939	10,437 SF	
.04Mi.	**1291 PARKER ST**	**06/15/1992**		$199,200	1,240	5/2/2	1932	14,026 SF	
.04Mi.	**1309 PARKER ST**	**12/23/1983**		$249,600	1,028	5/2/2	1951	8,128 SF	
.05Mi.	**1286 PARKER ST**	**02/07/2020**		$285,800	1,636	5/3/2	1986	14,514 SF	
.06Mi.	**17 OLD ACRE RD**	**03/26/1999**		$290,500	1,540	6/3/2	1944	15,734 SF	
.07Mi.	**34 MILL POND DR**	**06/04/1982**		$257,900	1,492	6/3/1	1952	8,821 SF	
.07Mi.	**46 MILL POND DR**	**08/01/2000**		$494,000	2,512	9/4/2	1952	8,629 SF	
.09Mi.	**57 PURITAN RD**	**12/31/2003**		$295,900	1,894	6/3/2	1986	1 SF	
.09Mi.	**33 MILL POND DR**	**12/01/2003**		$357,700	1,856	6/3/1	1931	11,901 SF	
.09Mi.	**61 PURITAN RD**	**08/14/1998**		$306,200	1,694	6/3/1	1986	1 SF	
.1Mi.	**37 OLD ACRE RD**	**05/29/1996**		$317,400	1,847	8/3/1	1932	12,262 SF	
.1Mi.	**45 PURITAN CIR**	**11/30/2001**		$356,400	1,759	6/2/2	1940	24,128 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	33.8 years old	Households:	4,841
Median Household Income:	$64,295	Households w/Family:	61%
Household Income Per Capita:	$30,398	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Springfield School District	Students:	23,670
Number of Schools:	66	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.63Mi.	**Springfield Public Day Elementary School** Number of Students: 33 Student-Teacher Ratio: 3.51	F	Public	1 - 5
1.15Mi.	**Daniel B Brunton** Number of Students: 314 Student-Teacher Ratio: 10.66	D	Public	PK - 5
2.98Mi.	**Margaret C Ells** Number of Students: 141 Student-Teacher Ratio: 7.7	NA	Public	PK - PK
2.71Mi.	**STEM Middle Academy** Number of Students: 269 Student-Teacher Ratio: 11.18	D	Public	6 - 8
9.66Mi.	**Gateway to College at Holyoke Community College** Number of Students: 21 Student-Teacher Ratio: 2100	NA	Public	10 - 12
4.60Mi.	**Alfred G. Zanetti Montessori Magnet School** Number of Students: 432 Student-Teacher Ratio: 13.76	B+	Public	PK - 8
5.47Mi.	**Springfield Public Day Middle School** Number of Students: 60 Student-Teacher Ratio: 6.51	F	Public	6 - 8
3.07Mi.	**Springfield Public Day High School** Number of Students: 65 Student-Teacher Ratio: 6.34	F	Public	9 - 12
2.64Mi.	**Springfield High School of Science and Technology** Number of Students: 1,091 Student-Teacher Ratio: 12.34	F	Public	9 - 12
4.02Mi.	**High School of Commerce** Number of Students: 966 Student-Teacher Ratio: 10.87 Advanced Placement: Yes	D-	Public	9 - 12
4.06Mi.	**The Springfield Renaissance School an Expeditionary Learning** Number of Students: 593 Student-Teacher Ratio: 11.02	D-	Public	6 - 12
0.65Mi.	**Glickman Elementary School** Number of Students: 310 Student-Teacher Ratio: 9.86	D	Public	PK - 5
2.83Mi.	**Springfield Central High School** Number of Students: 1,983	D-	Public	9 - 12

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Student-Teacher Ratio: 12.19
Advanced Placement: Yes

3.52Mi. **Springfield High School** Number of Students: 237 Student-Teacher Ratio: 12.63		F	Public	9 - 12
3.52Mi. **Liberty Preparatory Academy** Number of Students: 6 Student-Teacher Ratio: 1.57		NA	Public	9 - 12
5.47Mi. **Springfield Middle School** Number of Students: 18 Student-Teacher Ratio: 4.04		F	Public	6 - 8

Flood Report

The Subject Property of **1298 PARKER ST, SPRINGFIELD, MA 01129-1081** 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	112%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	105%	SIMILAR
OVERALL	96%	SIMILAR

Disaster Alerts

No alerts noted

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