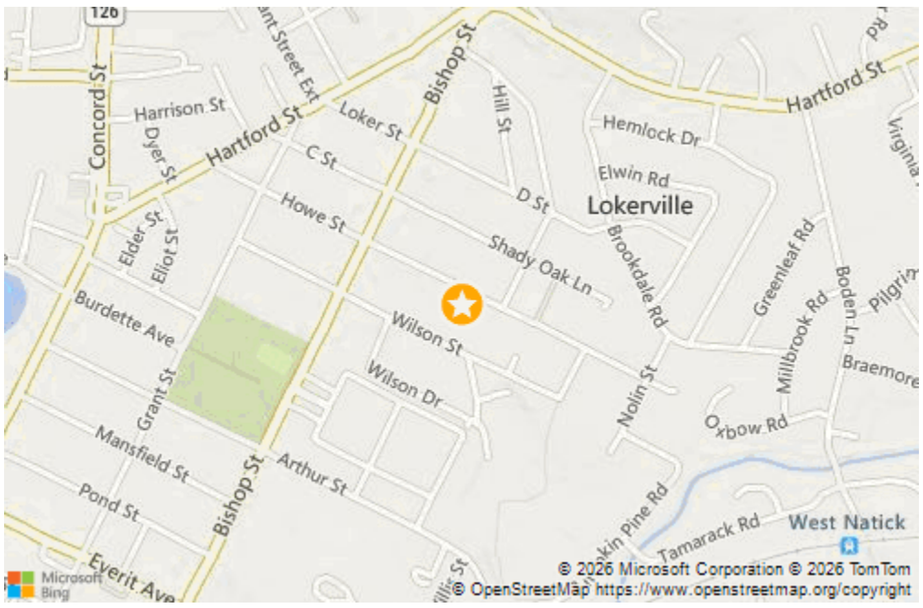
ICE SiteX Report

OrderID: 98299679

SiteX Property Information Report



Subject Property Location

137 HOWE ST, NATICK, MA 01760-3005

County:	**MIDDLESEX MA**	Census Tract:	250173826.023013
Property Use:	Duplex (2 units, any combination)	Zoning:	RSA
Parcel Number:	NATI M:00000031 P:00000209	Thomas Bros Pg-Grid:	

Valuation

Value:	**$894,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$777,780 - $1,010,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$402,300	Market Land Value:		Tax Year:	2025
Assd Improvement:	$327,000	Market Improvment Value:		Total Taxable Value:	$8,722
Total Assessed Value:	$729,300	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	31-00000209
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 198	
City/Muni/Twp:	NATICK

Property Characteristics

Lot Size:	11,125 SF	Bedrooms:	5	Pool:	
Building Area:	2176 SF	Baths:	3	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/06/2025	Sales Price:	$485,020
Document #:	63484 BK-PG 49112-561	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/07/2025	Sales Price:	N/A
Document #:	35842 BK-PG 49112-561	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	N/A
Document #:	3222 BK-PG 49112-561	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	N/A
Document #:	8812 BK-PG 74011-539	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/09/2020		
Document Type:			

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Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	N/A
Document #:	8811 BK-PG 74011-537	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2020		
Document Type:			

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	N/A
Document #:	8809 BK-PG 74011-519	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2020		
Document Type:			

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	08/07/2014	Sales Price:	$485,019
Document #:	116681 BK-PG 49112-561	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2007	Loan Amount:	N/A
Document #:	00044699 BK-PG 49112-561	Loan Type:	
TD Due Date:		Type Finance:	ADJ

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	03/08/2007	Sales Price:	$432,000
Document #:	43024 BK-PG 47136-429	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2006	Loan Amount:	N/A
Document #:	00048736 BK-PG 47136-429	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	03/21/2006	Sales Price:	N/A
Document #:	00048735 BK-PG 47136-427	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: NATICK

Mortgage Record

Recording Date:	03/24/2003	Loan Amount:	N/A
Document #:	477 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	01/03/2003	Sales Price:	$407,000
Document #:	8880 BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: NATICK

Prior Transfer

Recording Date:	01/03/2003	Sales Price:	$407,000
Document #:	BK-PG 47136 -427	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 198
City/Muni/Twp: NATICK

No Comparable Sales Found

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.	**137 HOWE ST**	**01/03/2003**		$729,300	2,176	8/5/3	1950	11,125 SF	
.05Mi.	**115 HOWE ST**	**07/01/2015**		$594,800	2,314	8/3/2	1932	9,148 SF	
.05Mi.	**124 HOWE ST**	**08/14/2000**		$662,600	2,484	12/6/3	1976	8,276 SF	
.07Mi.	**120 HOWE ST**	**09/27/2017**		$668,200	2,984	13/6/2	1973	10,454 SF	
.1Mi.	**89 C ST**			$709,400	2,784	12/6/2	1984	18,731 SF	
.1Mi.	**303 BISHOP ST**	**02/27/2009**		$604,300	2,200	11/5/2	1907	18,295 SF	
.1Mi.	**104 HOWE ST**	**05/08/1976**		$412,400	1,564	6/3/2	1897	8,276 SF	
.11Mi.	**87 C ST**	**05/28/2019**		$561,900	1,280	7/3/2	1890	11,326 SF	
.11Mi.	**179 WILSON ST**	**10/29/2018**		$711,300	2,456	12/6/2	1972	8,276 SF	
.12Mi.	**85 C ST**	**07/29/1996**		$509,600	1,248	6/3/2	1956	10,454 SF	
.13Mi.	**325 BISHOP ST**	**11/15/2019**		$683,800	2,388	12/5/2	1897	9,148 SF	Yes
.17Mi.	**336 BISHOP ST**	**12/01/1988**		$567,500	1,480	7/3/2	1887	12,632 SF	
.18Mi.	**352 BISHOP ST**	**07/17/2025**		$510,100	1,408	7/3/2	1928	5,663 SF	
.19Mi.	**54 C ST**	**04/30/2004**		$539,800	1,536	7/3/2	1912	4,792 SF	
.19Mi.	**356 BISHOP ST**	**05/12/2011**		$865,700	2,464	8/4/2	1995	9,583 SF	
.2Mi.	**49 C ST**			$820,900	2,800	10/4/2	1927	21,344 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	42.4 years old	Households:	15,563
Median Household Income:	$133,738	Households w/Family:	63%
Household Income Per Capita:	$73,409	Households w/Family Married:	53%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	30%

School District

School District Zone:	Natick School District	Students:	5,297
Number of Schools:	7	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**John F. Kennedy Middle School** Number of Students: 911 Student-Teacher Ratio: 11.11	A	Public	5 - 8
2.15Mi.	**Natick High School** Number of Students: 1,761 Student-Teacher Ratio: 12.56 Advanced Placement: Yes	A	Public	9 - 12
0.88Mi.	**Brown Elementary School** Number of Students: 494 Student-Teacher Ratio: 12.67	A	Public	KG - 4

Flood Report

The Subject Property of **137 HOWE ST, NATICK, MA 01760-3005** 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	92%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	78%	LOWER
OVERALL	79%	LOWER

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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ICE SiteX Report

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