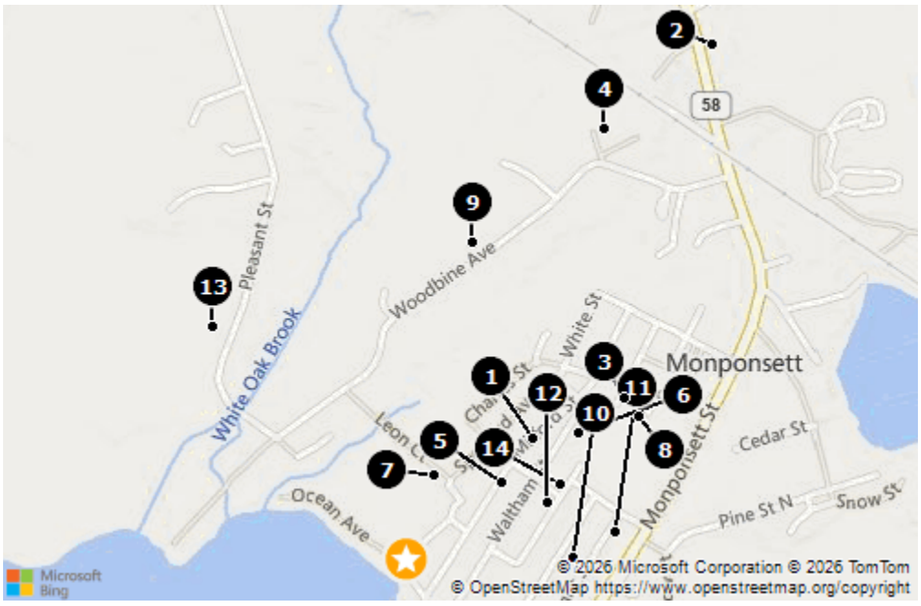
ICE SiteX Report

OrderID: 98388176

SiteX Property Information Report



Subject Property Location

22 OCEAN AVE, HANSON, MA 02341-2080

County:	**PLYMOUTH MA**	Census Tract:	250235221.011022
Property Use:	Single Family Residential	Zoning:	100
Parcel Number:	HANS M:2 B:0 P:953	Thomas Bros Pg-Grid:	

Valuation

Value:	**$414,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$372,600 - $455,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$141,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$249,600	Market Improvment Value:		Total Taxable Value:	$5,233
Total Assessed Value:	$391,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	331
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 123
City/Muni/Twp: HANSON

Property Characteristics

Lot Size:	5,140 SF	Bedrooms:	3	Pool:	
Building Area:	1391 SF	Baths:	1	Fireplace:	
Year Built:	1880	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Cape Cod	Basement:	Partial	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/06/2025	Loan Amount:	N/A
Document #:	27113 BK-PG 59921-308	Loan Type:	FHA
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:
City/Muni/Twp: HANSON

Mortgage Record

Recording Date:	01/05/2024	Loan Amount:	N/A
Document #:	BK-PG 58580-116	Loan Type:	FHA
TD Due Date:	02/01/2047	Type Finance:	

Legal Description:
City/Muni/Twp: HANSON

Mortgage Record

Recording Date:	11/01/2021	Loan Amount:	N/A
Document #:	123500 BK-PG 55940-102	Loan Type:	FHA
TD Due Date:	12/01/2047	Type Finance:	

Legal Description:
City/Muni/Twp: HANSON

Prior Transfer

Recording Date:	04/17/2018	Sales Price:	$254,308
Document #:	000000028061 BK-PG 48322-192	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/18/2017	Sales Price:	$259,000
Document #:	30691 BK-PG 48322-190	Type of Sale:	Full Amount on Deed

Document Type:
Legal Description:
City/Muni/Twp: HANSON

Prior Transfer

Recording Date:	04/18/2017	Sales Price:	$259,000
Document #:	BK-PG 48322 -190	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
District: 123
City/Muni/Twp: HANSON

Area Sales Analysis

Total Area Sales	$6,910,575	Median # of Bedrooms	3
Median Lot Size	7,187 SF	Median # of Baths	1
Median Living Area	1,108 SF	Median Year Built	1945
Price Range - 2 Yrs	$215,000 to $639,000	Age Range	6 years to 101 years
Median Value	$517,500	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**56 MILFORD ST** **HANSON, MA 02341-2093**	08/31/2026	$550,000	$545	1008	5/3/2	2015	7,607 SF	
		APN: HANS M:2 B:0 P:8B Document #: 59089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
2	.73Mi.	**733 MONPONSETT ST** **HANSON, MA 02341-2055**	07/17/2026	$600,000	$480	1248	5/3/2	1930	9,600 SF	
		APN: HANS M:6 B:0 P:1668 Document #: 46974 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
3	.23Mi.	**6 UPTON ST** **HANSON, MA 02341-2065**	07/02/2026	$539,575	$404	1334	5/3/1	1950	7,187 SF	
		APN: HANS M:2 B:0 P:346 Document #: 872347 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
4	.57Mi.	**12 SANTOS CT** **HANSON, MA 02341-2083**	06/12/2026	$455,000	$437	1040	5/3/1	1960	14,795 SF	
		APN: HANS M:7 B:0 P:18 Document #: 37315 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
5	.15Mi.	**89 MILFORD ST** **HANSON, MA 02341-2094**	05/04/2026	$282,000	$354	796	4/2/1	1930	4,792 SF	
		APN: HANS M:2 B:0 P:155 Document #: 870681 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
6	.26Mi.	**115 WALTHAM ST** **HANSON, MA 02341-2153**	04/17/2026	$505,000	$378	1333	5/3/1	1938	7,187 SF	
		APN: HANS M:2 B:0 P:272 Document #: 23141 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
7	.11Mi.	**102 LEON CT** **HANSON, MA 02341-2032**	04/13/2026	$515,000	$613	840	5/3/1	1940	4,790 SF	
		APN: HANS M:2 B:0 P:9 Document #: 22119 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
8	.33Mi.	**4 UPTON ST** **HANSON, MA 02341-2065**	03/11/2026	$520,000	$442	1176	4/2/1	2020	4,200 SF	
		APN: HANS M:2 B:0 P:609 Document #: 14631 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
9	.39Mi.	**144 WOODBINE AVE** **HANSON, MA 02341-2036**	12/15/2025	$550,000	$572	960	5/3/1	1984	18,861 SF	
		APN: HANS M:7 B:0 P:34 Document #: 84069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
10	.2Mi.	**25 UPTON ST** **HANSON, MA 02341-2065**	12/04/2025	$600,000	$373	1605	5/3/1	2020	5,532 SF	
		APN: HANS M:2 B:0 P:428 Document #: 81509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
11	.26Mi.	**35 DWIGHT ST** **HANSON, MA 02341-2076**	12/04/2025	$500,000	$400	1248	7/4/1	1925	5,400 SF	
		APN: HANS M:2 B:0 P:552 Document #: 81302 Document Type: Price Code: D Land Use: Single Family Residential								

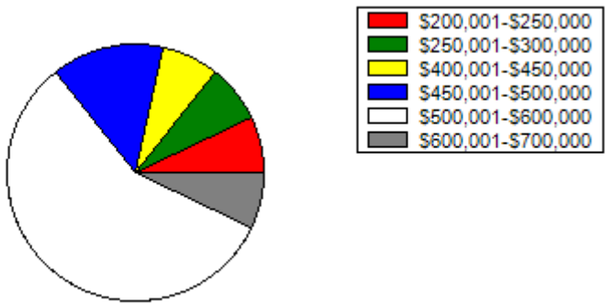
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	Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
12	.18Mi.	**136 UNION PARK ST** **HANSON, MA 02341-2161**	11/21/2025	$215,000	$242	888	5/1/1	1928	9,583 SF
	APN: HANS M:2 B:0 P:240 Document #: 78376 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
13	.36Mi.	**800 PLEASANT ST** **HANSON, MA 02341-1934**	10/01/2025	$639,000	$446	1432	5/3/2	2002	44,867 SF
	APN: HANS M:8 B:0 P:8A Document #: 64827 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								
14	.2Mi.	**122 UNION PARK ST** **HANSON, MA 02341-2161**	08/29/2025	$440,000	$571	770	4/2/1	1930	7,187 SF
	APN: HANS M:2 B:0 P:248 Document #: 56623 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HANSON City/Muni/Twp: HANSON								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**22 OCEAN AVE**	**04/18/2017**		$391,100	1,391	5/3/1	1880	5,140 SF	
.01Mi.	**28 OCEAN AVE**	**04/18/2006**		$263,900	828	4/2/1	1920	3,881 SF	
.02Mi.	**36 OCEAN AVE**	**07/16/2021**		$288,300	740	4/2/1	1949	2,004 SF	
.02Mi.	**16 OCEAN AVE**	**05/12/2008**		$498,700	1,704	6/3/2	2009	13,871 SF	
.02Mi.	**27 OCEAN AVE**	**02/28/1995**		$288,300	768	4/2/1	1928	2,396 SF	
.03Mi.	**31 OCEAN AVE**	**09/26/2013**		$497,900	2,218	6/3/2	1920	4,800 SF	
.03Mi.	**9 HANSON CT**	**12/01/2017**		$382,200	720	4/2/1	2011	5,440 SF	
.03Mi.	**35 OCEAN AVE**	**04/12/2002**		$348,400	1,008	4/2/1	1920	3,223 SF	
.03Mi.	**38 OCEAN AVE**	**01/14/1987**		$557,000	1,624	5/3/3	2005	20,517 SF	
.03Mi.	**12 HANSON CT**	**05/27/2009**		$236,300	700	4/2/1	1948	7,187 SF	
.04Mi.	**2 OCEAN AVE**	**06/24/2019**		$544,800	1,080	7/2/	2020	15,676 SF	
.04Mi.	**39 OCEAN AVE**	**09/22/2014**		$308,300	965	5/3/1	1920	4,950 SF	
.04Mi.	**154 MILFORD ST**	**07/14/2021**		$380,900	992	6/4/2	1920	6,000 SF	
.05Mi.	**20 HANSON CT**	**10/14/1992**		$153,400	623	3/1/1	1925	4,792 SF	
.05Mi.	**48 OCEAN AVE**	**10/05/2022**		$408,200	1,368	5/2/1	1988	4,800 SF	
.05Mi.	**45 OCEAN AVE**	**08/12/2016**		$364,600	1,130	5/3/1	1940	5,170 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	43.9 years old	Households:	3,822
Median Household Income:	$119,496	Households w/Family:	69%
Household Income Per Capita:	$51,907	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Whitman-Hanson School District	Students:	3,457
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.82Mi.	**Whitman - Hanson Regional High School**	B-	Public	9 - 12

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Number of Students: 993
Student-Teacher Ratio: 14.69
Advanced Placement: Yes

3.14Mi. **Indian Head Elementary** Number of Students: 494 Student-Teacher Ratio: 15.44	B	Public	KG - 4
4.35Mi. **Hanson Middle School** Number of Students: 442 Student-Teacher Ratio: 13.27	C	Public	5 - 8

Flood Report

The Subject Property of **22 OCEAN AVE, HANSON, MA 02341-2080** 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	64%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	102%	SIMILAR
OVERALL	78%	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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