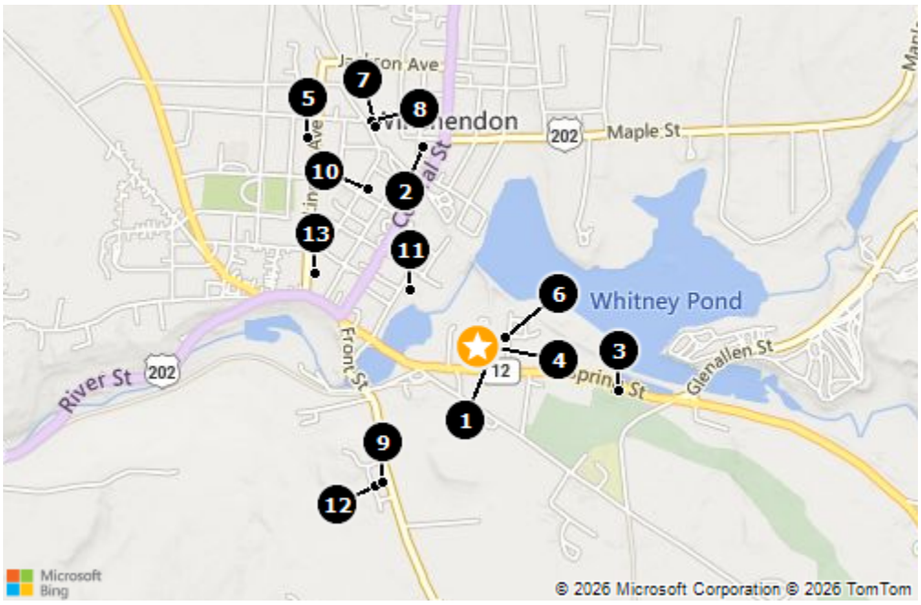
ICE SiteX Report

OrderID: 98458025

SiteX Property Information Report



Subject Property Location

22 PINE ST, WINCHENDON, MA 01475-1730

County:	**WORCESTER MA**	Census Tract:	250277011.022005
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	WCDN M:5C3 B:0 L:47	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$224,000 - $336,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$31,700	Market Land Value:		Tax Year:	2025
Assd Improvement:	$167,800	Market Improvment Value:		Total Taxable Value:	$2,344
Total Assessed Value:	$199,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 District: 343
City/Muni/Twp: WINCHENDON

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	2	Pool:	
Building Area:	1037 SF	Baths:	1	Fireplace:	
Year Built:	1850	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:	
Style:	Other	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2015	Sales Price:	N/A
Document #:	56106 BK-PG 20581-43	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/28/1998	Loan Amount:	N/A
Document #:	BK-PG 20581-43	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WINCHENDON

Prior Transfer

Recording Date:	10/20/1995	Sales Price:	$65,000
Document #:	BK-PG 17405 -335	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 47 District: 343
City/Muni/Twp: WINCHENDON

Prior Transfer

Recording Date:	10/20/1995	Sales Price:	$65,000
Document #:	BK-PG 17405- 335	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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

Area Sales Analysis

Total Area Sales	$4,514,000	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	1
Median Living Area	1,668 SF	Median Year Built	1900
Price Range - 2 Yrs	$210,000 to $465,000	Age Range	32 years to 176 years
Median Value	$360,000	Median Age	126 years

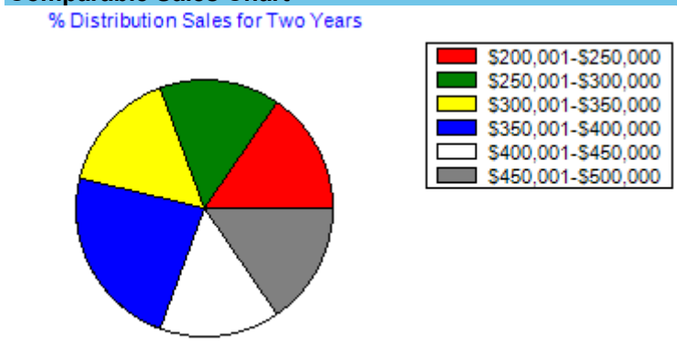
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**15 PINE ST** **WINCHENDON, MA 01475-1729**	09/14/2026	$211,000	$104	2027	5/3/1	1930	10,890 SF	
		APN: WCDN M:5C3 B:0 L:54 Document #: 80243 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
2	.49Mi.	**15 JUNIPER ST** **WINCHENDON, MA 01475-1432**	08/18/2026	$375,000	$177	2111	8/4/1	1870	9,906 SF	
		APN: WCDN M:5A3 B:0 L:226 Document #: 71610 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
3	.36Mi.	**323 SPRING ST** **WINCHENDON, MA 01475-1772**	08/10/2026	$370,000	$245	1507	6/2/1	1900	5,314 SF	
		APN: WCDN M:5C4 B:0 L:15 Document #: 68665 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
4	.03Mi.	**23 PINE ST** **WINCHENDON, MA 01475-1729**	08/05/2026	$210,000	$155	1353	5/2/1	1900	10,890 SF	
		APN: WCDN M:5C3 B:0 L:53 Document #: 67325 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
5	.64Mi.	**164 LINCOLN AVE** **WINCHENDON, MA 01475-1111**	07/24/2026	$420,000	$287	1460	4/2/2	1994	22,259 SF	
		APN: WCDN M:5A2 B:0 L:221 Document #: 63183 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
6	.07Mi.	**34 EMERALD ST** **WINCHENDON, MA 01475-1747**	07/20/2026	$360,000	$150	2390	8/4/2	1890	5,445 SF	
		APN: WCDN M:5C3 B:0 L:61 Document #: 61142 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
7	.57Mi.	**137 SPRUCE ST** **WINCHENDON, MA 01475-1137**	07/13/2026	$275,000	$298	922	4/2/1	1900	7,405 SF	
		APN: WCDN M:5A3 B:0 L:188 Document #: 58490 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
8	.59Mi.	**145 SPRUCE ST** **WINCHENDON, MA 01475-1137**	05/08/2026	$298,000	$288	1032	6/3/1	1890	3,049 SF	
		APN: WCDN M:5A3 B:0 L:186 Document #: 36567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
9	.39Mi.	**93 HIGH ST** **WINCHENDON, MA 01475-1727**	05/07/2026	$310,000	$165	1868	6/3/1	1850	13,591 SF	
		APN: WCDN M:5C3 B:0 L:158 Document #: 35836 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
10	.46Mi.	**53 GROVE ST** **WINCHENDON, MA 01475-1654**	01/15/2026	$435,000	$126	3450	11/6/2	1896	10,890 SF	
		APN: WCDN M:5B3 B:0 L:11 Document #: 3781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
11	.21Mi.	**59 BEECH ST** **WINCHENDON, MA 01475-1631**	09/30/2025	$330,000	$280	1176	8/5/1	1920	10,890 SF	
		APN: WCDN M:5B3 B:0 L:156 Document #: 83982 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
12	.47Mi.	**15 COTTAGE ST** **WINCHENDON, MA 01475-1711**	09/23/2025	$455,000	$272	1668	7/3/1	1900	152,461 SF	
		APN: WCDN M:5D3 B:0 L:1 Document #: 81229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								
13	.43Mi.	**23 LINCOLN AVE** **WINCHENDON, MA 01475-1528**	08/29/2025	$465,000	$186	2494	10/3/1	1926	16,030 SF	
		APN: WCDN M:5B2 B:0 L:286 Document #: 74071 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINCHENDON City/Muni/Twp: WINCHENDON								

ICE SiteX Report

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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.

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 PINE ST**	**10/20/1995**		$199,500	1,037	5/2/1	1850	9,583 SF	
.01Mi.	**16 PINE ST**	**12/20/2013**		$217,100	1,394	6/3/1	1855	10,890 SF	
.03Mi.	**23 PINE ST**	**07/10/2019**		$278,100	1,353	5/2/1	1900	10,890 SF	
.04Mi.	**174 SPRING ST**	**05/19/1986**		$104,900	1,040	5/2/1	1900	9,148 SF	
.04Mi.	**27 PINE ST**	**04/05/1971**		$314,700	2,520	6/3/1	1971	9,235 SF	
.04Mi.	**15 PINE ST**	**05/30/1997**		$242,100	2,027	5/3/1	1930	10,890 SF	
.04Mi.	**27 SPRING PL**	**06/02/2003**		$230,100	924	5/3/1	1900	10,890 SF	
.04Mi.	**168 SPRING ST**	**01/05/1989**		$255,600	1,313	7/3/1	1900	10,890 SF	
.04Mi.	**31 SPRING PL**	**10/20/2025**		$120,100	1,414	6/3/1	1880	16,954 SF	
.05Mi.	**190 SPRING ST**	**05/16/2005**		$334,700	1,400	7/3/2	1870	16,553 SF	
.06Mi.	**43 PINE ST**	**12/13/2022**		$139,500	1,750	8/4/2	1900	31,363 SF	
.06Mi.	**14 EMERALD ST**	**06/07/2012**		$394,200	1,320	5/3/2	2011	9,801 SF	
.06Mi.	**22 EMERALD ST**	**05/17/2019**		$263,800	1,440	7/3/2	1863	10,890 SF	
.06Mi.	**28 EMERALD ST**	**11/15/2019**		$248,000	1,257	6/3/1	1880	10,890 SF	
.06Mi.	**35 SPRING PL**	**08/29/2018**		$208,000	1,430	8/4/1	1913	14,845 SF	
.07Mi.	**156 SPRING ST**	**11/19/1987**		$212,700	1,778	8/3/2	1935	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	41.0 years old	Households:	4,005
Median Household Income:	$90,180	Households w/Family:	78%
Household Income Per Capita:	$42,681	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Winchendon School District	Students:	1,188
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Murdock Middle School** Number of Students: 281 Student-Teacher Ratio: 14.52 Advanced Placement: Yes	D+	Public	6 - 8
1.31Mi.	**Murdock High School** Number of Students: 256 Student-Teacher Ratio: 11.28	D+	Public	9 - 12
1.21Mi.	**Memorial** Number of Students: 268 Student-Teacher Ratio: 16.65	NA	Public	KG - 2
0.75Mi.	**Toy Town Elementary School** Number of Students: 292 Student-Teacher Ratio: 16.02	D+	Public	3 - 5
1.21Mi.	**Winchendon Preschool Program** Number of Students: 90 Student-Teacher Ratio: 24.52	NA	Public	PK - PK

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	67%	NOTABLY LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	91%	LOWER
OVERALL	109%	SIMILAR

Disaster Alerts

No alerts noted

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