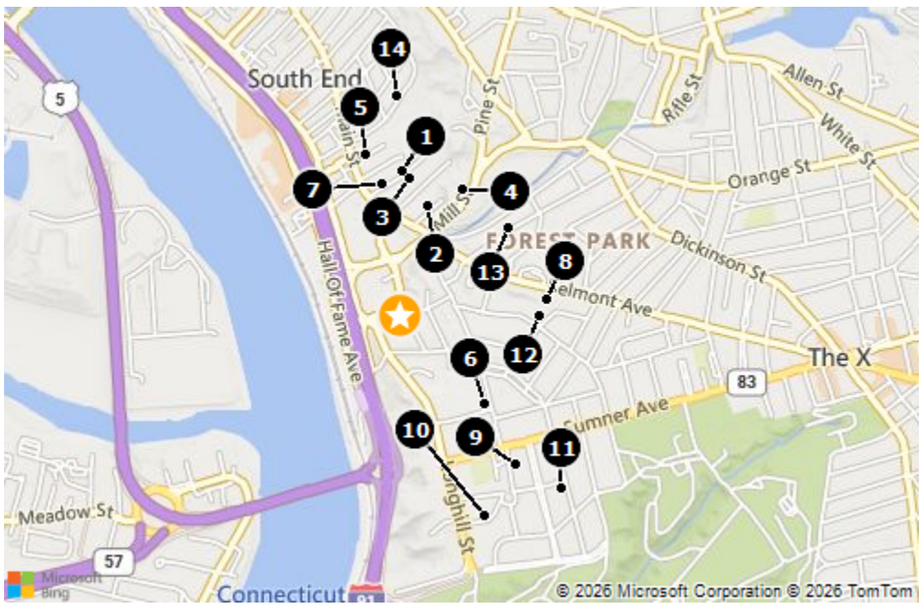
ICE SiteX Report

OrderID: 98655471

SiteX Property Information Report



Subject Property Location

30 LEETE ST, SPRINGFIELD, MA 01108-1511

County:	**HAMPDEN MA**	Census Tract:	250138019.011007
Property Use:	Duplex (2 units, any combination)	Zoning:	R2
Parcel Number:	SPRI S:07650 P:0006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$400,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$312,000 - $488,000	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$24,600	Market Land Value:		Tax Year:	2025
Assd Improvement:	$255,500	Market Improvment Value:		Total Taxable Value:	$4,392
Total Assessed Value:	$280,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	76500006
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 281
City/Muni/Twp: SPRINGFIELD

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:	8	Pool:	
Building Area:	3102 SF	Baths:	3	Fireplace:	
Year Built:	1914	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	14	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:		Heating:	Steam
Number of Stories:	2+AB	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/11/2020	Sales Price:	$162,500
Document #:	51397 BK-PG 23415-563	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2020		
Document Type:			

Legal Description:
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/11/2020	Sales Price:	$162,500
Document #:	BK-PG 23415 -563	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 281
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/07/2018	Sales Price:	$372,000
Document #:	000000053640 BK-PG 21797-231	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2017	Loan Amount:	N/A

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Document #:	51552 BK-PG 21841-520	Loan Type:	Commercial
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	08/03/2017	Loan Amount:	N/A
Document #:	44737 BK-PG 21797-231	Loan Type:	Commercial
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	08/03/2017	Sales Price:	$3,389,212 Multiple Parcels Involved in this transaction
Document #:	44734 BK-PG 21797-137	Type of Sale:	Non-Arms Length Transfer
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	02/20/2015	Sales Price:	$20,899
Document #:	7632 BK-PG 20602-197	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	07/18/1995	Loan Amount:	N/A
Document #:	BK-PG 9187-557	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	08/30/1994	Sales Price:	$17,850
Document #:	BK-PG 8928- 447	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	04/07/1993	Sales Price:	$45,500
Document #:	BK-PG 8380- 128	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	11/10/1987	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Area Sales Analysis

Total Area Sales	$4,839,000	Median # of Bedrooms	6.5
Median Lot Size	6,151 SF	Median # of Baths	3
Median Living Area	3,381 SF	Median Year Built	1900
Price Range - 2 Yrs	$38,000 to $549,000	Age Range	104 years to 138 years
Median Value	$391,500	Median Age	126 years

Comparable Sales Data

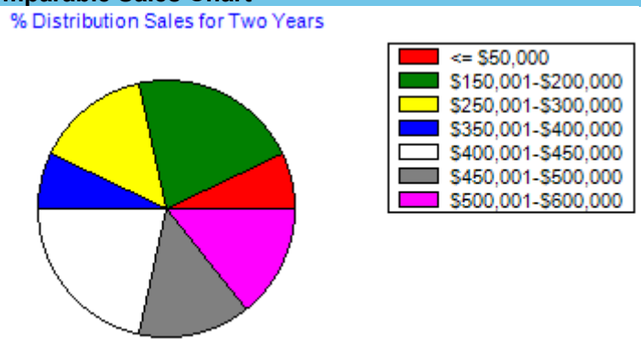
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**52 ACUSHNET AVE** **SPRINGFIELD, MA 01105-2217**	09/21/2026	$420,000	$159	2640	13/6/3	1900	4,674 SF	
		APN: SPRI S:00080 P:0008 Document #: 46165 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.27Mi.	**28 WARRINER AVE** **SPRINGFIELD, MA 01108-1125**	09/01/2026	$280,000	$100	2799	10/4/2	1911	5,602 SF	
		APN: SPRI S:12000 P:0009 Document #: 42510 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.33Mi.	**51 ACUSHNET AVE** **SPRINGFIELD, MA 01105-2216**	08/20/2026	$408,000	$139	2927	16/6/3	1900	5,001 SF	
		APN: SPRI S:00080 P:0033 Document #: 40125 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.34Mi.	**120 MILL ST** **SPRINGFIELD, MA 01108-1022**	07/13/2026	$518,000	$99	5193	15/8/3	1888	22,307 SF	
		APN: SPRI S:08675 P:0049 Document #: 32492 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								

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5	.4Mi.	**18 WENDELL PL** **SPRINGFIELD, MA 01105-2208**	07/07/2026	$300,000	$113	2646	16/10/3	1900	4,491 SF
		APN: SPRI S:12120 P:0004 Document #: 31448 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
6	.29Mi.	**226 FORT PLEASANT AVE** **SPRINGFIELD, MA 01108-1523**	06/22/2026	$375,000	$83	4517	16/8/2	1903	6,599 SF
		APN: SPRI S:05300 P:0062 Document #: 28418 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
7	.32Mi.	**20-22 ACUSHNET AVE** **SPRINGFIELD, MA 01105-2217**	06/15/2026	$38,000	$9	4169	15/8/3	1900	6,791 SF
		APN: SPRI S:00080 P:0002 Document #: 27273 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
8	.36Mi.	**172 BELMONT AVE** **SPRINGFIELD, MA 01108-1642**	06/15/2026	$435,000	$172	2527	11/5/2	1895	9,971 SF
		APN: SPRI S:01235 P:0032 Document #: 27431 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
9	.45Mi.	**19-21 BEECHWOOD AVE** **SPRINGFIELD, MA 01108-2501**	06/12/2026	$549,000	$116	4717	14/6/3	1900	5,702 SF
		APN: SPRI S:01190 P:0015 Document #: 26752 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
10	.52Mi.	**26-28 CHERRYVALE AVE** **SPRINGFIELD, MA 01108-2526**	05/21/2026	$495,000	$94	5222	14/8/3	1914	7,501 SF
		APN: SPRI S:02720 P:0008 Document #: 22612 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
11	.57Mi.	**62 FIRGLADE AVE** **SPRINGFIELD, MA 01108-2531**	05/13/2026	$465,000	$127	3652	14/8/3	1913	5,628 SF
		APN: SPRI S:05140 P:0011 Document #: 21249 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
12	.34Mi.	**95-97 FOREST PARK AVE** **SPRINGFIELD, MA 01108-1631**	02/19/2026	$181,000	$61	2928	18/7/3	1920	12,815 SF
		APN: SPRI S:05280 P:0108 Document #: 7237 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
13	.34Mi.	**66-70 LEYFRED TER** **SPRINGFIELD, MA 01108-1104**	02/18/2026	$195,000	$53	3654	12/6/2	1922	6,686 SF
		APN: SPRI S:07750 P:0017 Document #: 6986 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							
14	.53Mi.	**88 MARBLE ST** **SPRINGFIELD, MA 01105-2211**	02/13/2026	$180,000	$57	3110	12/5/2	1900	5,062 SF
		APN: SPRI S:08235 P:0017 Document #: 6624 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD							

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.	**30 LEETE ST**	**09/11/2020**		$280,100	3,102	14/8/3	1914	5,001 SF	
.01Mi.	**24 LEETE ST**	**07/18/2008**		$211,000	3,014	10/4/2	1915	5,001 SF	
.02Mi.	**20 LEETE ST**	**08/16/1996**		$220,500	3,454	14/3/3	1914	5,001 SF	
.02Mi.	**40 LEETE ST**	**06/07/2010**		$212,900	3,186	10/4/2	1913	6,730 SF	
.03Mi.	**50-52 LEETE ST**	**10/08/2013**		$299,800	2,160	10/4/2	1988	9,601 SF	
.04Mi.	**17-19 LEETE ST**	**01/31/2018**		$316,100	2,420	12/6/2	1923	5,249 SF	
.05Mi.	**51 LEETE ST**	**07/23/2024**		$345,100	2,995	14/8/3	1913	5,415 SF	
.06Mi.	**55-57 LEETE ST**	**06/30/2006**		$229,600	3,924	15/7/3	1914	5,301 SF	
.06Mi.	**17-19 COOMES ST**	**06/04/2021**		$287,000	3,080	14/6/2	1924	5,502 SF	
.07Mi.	**61-63 LEETE ST**	**11/17/2020**		$291,600	4,213	14/6/3	1912	5,702 SF	
.07Mi.	**12-14 LONGVIEW ST**	**03/26/2021**		$325,400	3,436	14/8/3	1915	5,502 SF	
.07Mi.	**21-23 COOMES ST**	**06/23/1995**		$277,400	2,570	12/6/2	1924	5,502 SF	
.08Mi.	**27-29 COOMES ST**	**08/11/2022**		$278,800	2,826	13/7/2	1924	5,502 SF	
.09Mi.	**31-33 COOMES ST**	**04/27/2011**		$280,300	2,532	12/6/2	1924	5,502 SF	
.1Mi.	**42-44 LONGHILL ST**	**04/23/2021**		$297,400	2,074	8/4/2	1989	4,038 SF	
6.25Mi.	**135 1/2 MAIN ST**	**07/31/2020**		$194,500	2,098	12/6/2	1915	3,315 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	35.4 years old	Households:	9,856
Median Household Income:	$54,327	Households w/Family:	57%
Household Income Per Capita:	$27,121	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Springfield High School** Number of Students: 237 Student-Teacher Ratio: 12.63	F	Public	9 - 12
1.00Mi.	**Liberty Preparatory Academy** Number of Students: 6 Student-Teacher Ratio: 1.57	NA	Public	9 - 12
2.59Mi.	**STEM Middle Academy** Number of Students: 269 Student-Teacher Ratio: 11.18	D	Public	6 - 8
8.30Mi.	**Gateway to College at Holyoke Community College** Number of Students: 21 Student-Teacher Ratio: 2100	NA	Public	10 - 12
6.05Mi.	**Springfield Public Day High School** Number of Students: 65 Student-Teacher Ratio: 6.34	F	Public	9 - 12
2.62Mi.	**Springfield Public Day Middle School** Number of Students: 60 Student-Teacher Ratio: 6.51	F	Public	6 - 8
2.55Mi.	**Springfield High School of Science and Technology** Number of Students: 1,091 Student-Teacher Ratio: 12.34	F	Public	9 - 12
1.30Mi.	**High School of Commerce** Number of Students: 966 Student-Teacher Ratio: 10.87 Advanced Placement: Yes	D-	Public	9 - 12
3.15Mi.	**The Springfield Renaissance School an Expeditionary Learning** Number of Students: 593 Student-Teacher Ratio: 11.02	D-	Public	6 - 12
3.37Mi.	**Springfield Central High School** Number of Students: 1,983 Student-Teacher Ratio: 12.19 Advanced Placement: Yes	D-	Public	9 - 12
0.69Mi.	**South End Middle School** Number of Students: 163 Student-Teacher Ratio: 8.96	F	Public	6 - 8
2.33Mi.	**Springfield Public Day Elementary School** Number of Students: 33 Student-Teacher Ratio: 3.51	F	Public	1 - 5
4.47Mi.	**Daniel B Brunton**	D	Public	PK - 5

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Number of Students: 314
Student-Teacher Ratio: 10.66

2.78Mi. **Margaret C Ells** Number of Students: 141 Student-Teacher Ratio: 7.7	NA	Public	PK - PK
2.62Mi. **Springfield Middle School** Number of Students: 18 Student-Teacher Ratio: 4.04	F	Public	6 - 8
2.36Mi. **Alfred G. Zanetti Montessori Magnet School** Number of Students: 432 Student-Teacher Ratio: 13.76	B+	Public	PK - 8

Flood Report

The Subject Property of **30 LEETE ST, SPRINGFIELD, MA 01108-1511** 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	129%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	106%	SIMILAR
OVERALL	117%	HIGHER

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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