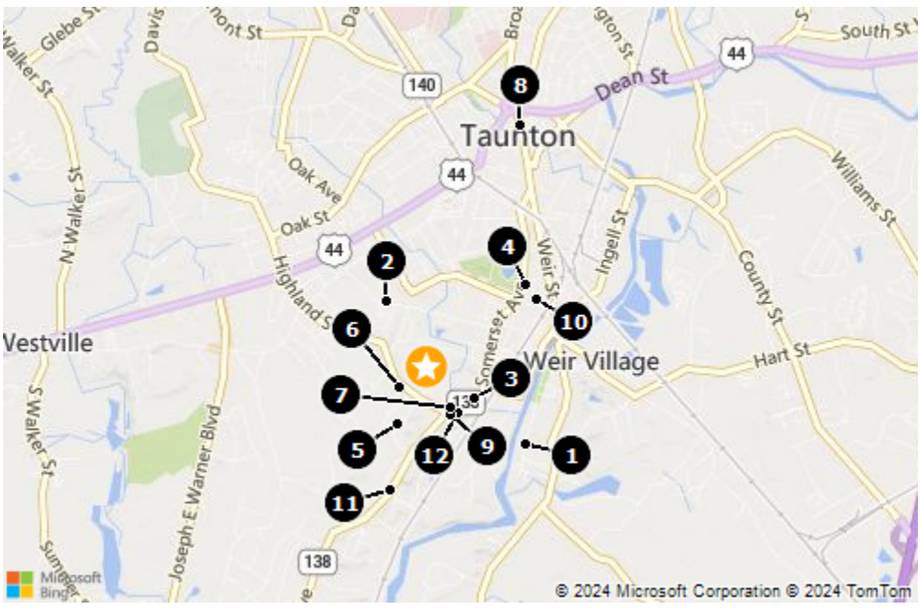
ICE SiteX Report

OrderID: 93314040

SiteX Property Information Report



Subject Property Location

30 MARVEL ST, TAUNTON, MA 02780-4838

County:	**BRISTOL MA**	Census Tract:	250056139.022006
Property Use:	Duplex (2 units, any combination)	Zoning:	3.31
Parcel Number:	TAUN M:91 L:80 U:	Thomas Bros Pg-Grid:	

Valuation

Value:	**$571,000**	FSD:	15
Value Range:	$485,350 - $656,650	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$109,700	Market Land Value:		Tax Year:	2024
Assd Improvement:	$269,300	Market Improvment Value:		Total Taxable Value:	$4,241
Total Assessed Value:	$379,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	11110170
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 80 District: 293
City/Muni/Twp: TAUNTON

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	4	Pool:	
Building Area:	1647 SF	Baths:	2	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	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:		Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	$444,550
Document #:	26691 BK-PG 28082-51	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$459,900
Document #:	34552 BK-PG 28082-49	Type of Sale:	Full Amount on Deed
Contract Date:	09/02/2022		
Document Type:			
Legal Description:			
City/Muni/Twp: TAUNTON			

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$459,900
Document #:	BK-PG 28082 -49	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 80 District: 293			
City/Muni/Twp: TAUNTON			

Prior Transfer

Recording Date:	01/15/2020	Sales Price:	N/A

ICE SiteX Report

OrderID: 93314040

Document #:	1692 BK-PG 25664-251	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/18/2019		
Document Type:	Quit Claim Deed		
Legal Description:			
City/Muni/Twp: TAUNTON			

Mortgage Record

Recording Date:	04/15/2003	Loan Amount:	N/A
Document #:	34768 BK-PG 11922-111	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: TAUNTON			

Mortgage Record

Recording Date:	02/25/1998	Loan Amount:	N/A
Document #:	BK-PG 7495-233	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	02/25/1998	Loan Amount:	N/A
Document #:	BK-PG 7495-233	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: TAUNTON			

Prior Transfer

Recording Date:	01/04/1995	Sales Price:	$116,000
Document #:	BK-PG 6247- 95	Type of Sale:	Full Amount on Deed
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: TAUNTON			

Prior Transfer

Recording Date:	06/01/1989	Sales Price:	$130,000
Document #:	BK-PG 0- 0	Type of Sale:	Full Amount on Deed
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: TAUNTON			

Mortgage Record

Recording Date:	10/08/1987	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: TAUNTON			

Area Sales Analysis

Total Area Sales	$6,158,000	Median # of Bedrooms	5.5
Median Lot Size	12,633 SF	Median # of Baths	2
Median Living Area	2,039 SF	Median Year Built	1900
Price Range - 2 Yrs	$275,000 to $680,000	Age Range	1 years to 174 years
Median Value	$511,250	Median Age	124 years

Comparable Sales Data

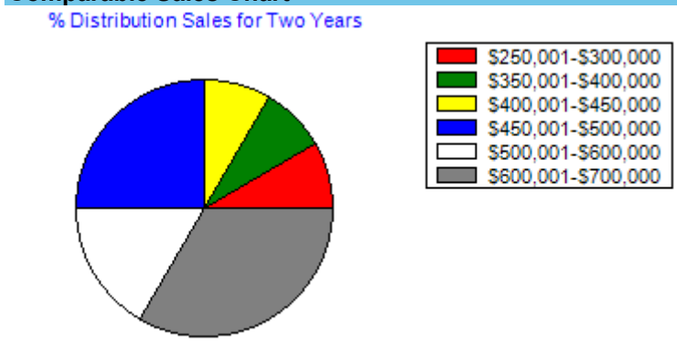
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**123 E WATER ST** **TAUNTON, MA 02780-5299**	10/07/2024	$492,500	$274	1797	12/6/2	1900	5,227 SF	
		APN: TAUN M:106 L:11 U: Document #: 27807 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
2	.37Mi.	**101 BRIGGS ST** **TAUNTON, MA 02780-4735**	09/26/2024	$680,000	$262	2590	10/3/2	1973	14,810 SF	
		APN: TAUN M:77 L:364 U: Document #: 26736 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
3	.28Mi.	**573 SOMERSET AVE** **TAUNTON, MA 02780-4842**	09/13/2024	$640,000	$340	1877	10/5/2	1920	11,326 SF	
		APN: TAUN M:91 L:196 U: Document #: 25419 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
4	.63Mi.	**248 SOMERSET AVE** **TAUNTON, MA 02780-4625**	07/12/2024	$560,000	$413	1354	9/4/2	1890	5,663 SF	
		APN: TAUN M:78 L:431 U: Document #: 18944 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
5	.31Mi.	**25 ROOSEVELT ST** **TAUNTON, MA 02780-4840**	06/07/2024	$275,000	$125	2200	12/6/2	1920	16,117 SF	
		APN: TAUN M:91 L:241 U: Document #: 15272 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
6	.18Mi.	**40 HIGHLAND ST** **TAUNTON, MA 02780-4865**	05/15/2024	$530,000	$323	1637	8/4/2	1900	19,166 SF	
		APN: TAUN M:91 L:255 U: Document #: 12874								

ICE SiteX Report

OrderID: 93314040

	Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
7	.23Mi.	**647 SOMERSET AVE** **TAUNTON, MA 02780-4842**	02/29/2024	$610,000	$372	1636	8/3/2	1880	10,019 SF
	APN: TAUN M:91 L:205 U: Document #: 5500 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
8	.67Mi.	**3 W WEIR ST** **TAUNTON, MA 02780-4620**	02/21/2024	$430,000	$289	1485	9/3/2	1900	3,485 SF
	APN: TAUN M:77 L:590 U: Document #: 4512 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
9	.28Mi.	**656 SOMERSET AVE** **TAUNTON, MA 02780-5048**	01/30/2024	$460,000	$114	4013	10/6/4	2023	24,829 SF
	APN: TAUN M:91 L:387 U: Document #: 2480 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
10	.62Mi.	**10 FAY ST** **TAUNTON, MA 02780-4661**	01/10/2024	$625,500	$195	3204	17/6/2	1900	10,454 SF
	APN: TAUN M:78 L:452 U: Document #: 942 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
11	.62Mi.	**70 LAWTON AVE** **TAUNTON, MA 02780-5021**	11/21/2023	$475,000	$183	2588	10/6/4	2023	13,939 SF
	APN: TAUN M:105 L:285 U: Document #: 33996 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								
12	.27Mi.	**632 SOMERSET AVE** **TAUNTON, MA 02780-4843**	08/30/2023	$380,000	$113	3362	12/6/2	1850	18,295 SF
	APN: TAUN M:91 L:210 U: Document #: 25427 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TAUNTON City/Muni/Twp: TAUNTON								

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.	**30 MARVEL ST**	**09/02/2022**		$379,000	1,647	9/4/2	1900	12,197 SF	
.04Mi.	**38 MARVEL ST**			$355,400	1,134	6/3/2	1900	12,197 SF	
.06Mi.	**29 MARVEL ST**	**05/22/2020**		$522,500	2,400	10/6/4	1988	24,394 SF	
.07Mi.	**23 MARVEL ST**	**08/30/2002**		$432,500	1,868	11/5/2	1875	17,860 SF	
.1Mi.	**10 MARVEL ST**	**11/28/2014**		$442,700	2,160	8/5/2	1900	14,375 SF	
.1Mi.	**17 MARVEL ST**	**06/14/1985**		$495,200	2,286	12/6/2	1911	2 SF	
.1Mi.	**35 HIGHLAND ST**	**07/02/2001**		$447,300	2,045	11/4/2	1900	2 SF	
.11Mi.	**31 HIGHLAND ST**			$511,000	2,570	8/3/2	1850	1 SF	
.12Mi.	**36 GODFREY ST**	**11/10/2022**		$430,400	1,500	8/4/2	2001	13,068 SF	
.13Mi.	**34 GODFREY ST**	**04/22/2010**		$383,300	1,938	10/4/2	1900	10,019 SF	
.13Mi.	**25 HIGHLAND ST**	**09/25/1984**		$412,300	2,248	8/4/2	1900	7,405 SF	
.13Mi.	**7 MARVEL ST**	**09/01/1998**		$563,200	2,987	8/3/2	1900	24,829 SF	
.13Mi.	**23 HIGHLAND ST**	**07/27/2018**		$432,300	2,314	10/4/2	1900	10,019 SF	
.13Mi.	**32 GODFREY ST**	**11/16/2012**		$460,000	1,744	10/3/2	1900	12,197 SF	
.14Mi.	**5 MARVEL ST**	**11/25/2009**		$408,100	1,519	8/4/2	1900	7,405 SF	
.15Mi.	**35 GODFREY ST**	**01/01/1980**		$370,100	1,898	11/4/2	1900	9,583 SF	

ICE SiteX Report

OrderID: 93314040

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	40.1 years old	Households:	20,972
Median Household Income:	$67,979	Households w/Family:	65%
Household Income Per Capita:	$35,839	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Taunton School District	Students:	7,735
Number of Schools:	12	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Taunton High School** Number of Students: 2,700 Student-Teacher Ratio: 16.37 Advanced Placement: Yes	D+	Public	8 - 12
0.41Mi.	**Edward F. Leddy Preschool** Number of Students: 148 Student-Teacher Ratio: 13.45	NA	Public	PK - PK
1.54Mi.	**James L. Mulcahey Elementary School** Number of Students: 775 Student-Teacher Ratio: 12.96	F	Public	KG - 4
3.39Mi.	**Joseph H. Martin Middle School** Number of Students: 666 Student-Teacher Ratio: 15.02	C-	Public	5 - 7

Flood Report

The Subject Property of **30 MARVEL ST, TAUNTON, MA 02780-4838** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	118%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	111%	HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

9/11/2023 - Severe Storms And Flooding 9/15/2023 - Hurricane Lee

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2024 Intercontinental Exchange, Inc. All Rights Reserved.