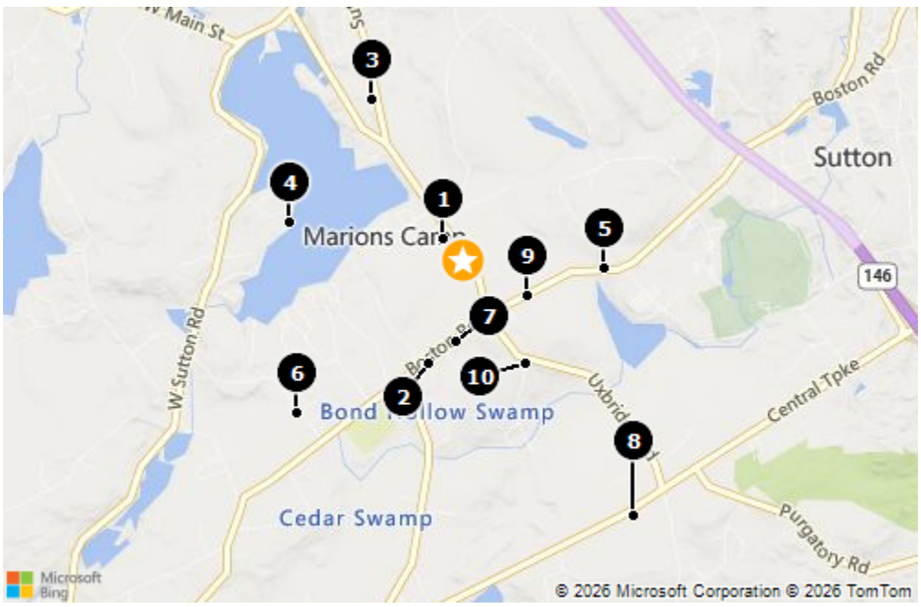
ICE SiteX Report

OrderID: 98328595

SiteX Property Information Report



Subject Property Location

33 SINGLETARY AVE, SUTTON, MA 01590-1843

County:	**WORCESTER MA**	Census Tract:	250277511.022005
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	SUTT M:0016 P:45	Thomas Bros Pg-Grid:	

Valuation

Value:	**$481,000**	FSD:	34	Common Confidence Score:	21
Value Range:	$317,460 - $644,540	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$161,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$233,000	Market Improvment Value:		Total Taxable Value:	$4,742
Total Assessed Value:	$394,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 290
City/Muni/Twp: SUTTON

Property Characteristics

Lot Size:	22,644 SF	Bedrooms:	2	Pool:	
Building Area:	1061 SF	Baths:	1	Fireplace:	1
Year Built:	1829	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Steam
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:	Convention	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/08/2023	Sales Price:	$390,000
Document #:	102938 BK-PG 69972-285	Type of Sale:	Full Amount on Deed
Contract Date:	12/08/2023		
Document Type:			

Legal Description:
City/Muni/Twp: SUTTON

Prior Transfer

Recording Date:	12/08/2023	Sales Price:	$390,000
Document #:	BK-PG 69972 -285	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 290
City/Muni/Twp: SUTTON

Prior Transfer

Recording Date:	08/27/2019	Sales Price:	N/A
Document #:	86625 BK-PG 56336-98	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2019	Sales Price:	$280,000

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Document #:	67332 BK-PG 60702-189	Type of Sale:	Full Amount on Deed
Contract Date:	07/08/2019		
Document Type:			
Legal Description:			
City/Muni/Twp: SUTTON			

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	N/A
Document #:	000000139048 BK-PG 56156-115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2016	Sales Price:	$272,000
Document #:	133633 BK-PG 56336-95	Type of Sale:	Non-Arms Length Transfer
Document Type:			
Legal Description:			
City/Muni/Twp: SUTTON			

Mortgage Record

Recording Date:	10/19/2016	Loan Amount:	N/A
Document #:	119138 BK-PG 56156-115	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SUTTON			

Mortgage Record

Recording Date:	10/07/1992	Loan Amount:	N/A
Document #:	BK-PG 14593-154	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SUTTON			

Area Sales Analysis

Total Area Sales	$5,885,000	Median # of Bedrooms	3
Median Lot Size	72,963 SF	Median # of Baths	2
Median Living Area	1,677 SF	Median Year Built	1955
Price Range - 2 Yrs	$200,000 to $945,000	Age Range	27 years to 196 years
Median Value	$582,500	Median Age	71 years

Comparable Sales Data

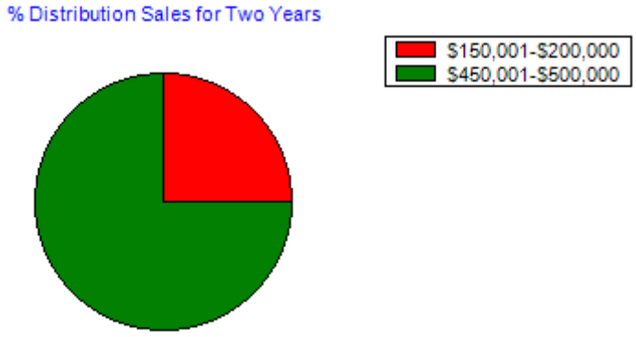
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**47 SINGLETARY AVE** **SUTTON, MA 01590-1843**	08/25/2026	$875,000	$204	4279	10/3/3	1860	475,241 SF	
		APN: SUTT M:0016 P:43 Document #: 73920 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
2	.54Mi.	**355 BOSTON RD** **SUTTON, MA 01590-1825**	07/31/2026	$615,000	$387	1586	6/2/2	1954	89,734 SF	
		APN: SUTT M:0023 P:49 Document #: 65766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
3	.9Mi.	**125 SINGLETARY AVE** **SUTTON, MA 01590-1838**	05/22/2026	$470,000	$407	1153	5/3/1	1925	175,112 SF	
		APN: SUTT M:0009 P:34 Document #: 40852 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
4	.86Mi.	**10 MARSH RD** **SUTTON, MA 01590-1308**	03/03/2026	$650,000	$227	2853	7/3/2	1956	26,713 SF	
		APN: SUTT M:0015 P:68 Document #: 16050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
5	.67Mi.	**242 BOSTON RD** **SUTTON, MA 01590-2405**	01/29/2026	$945,000	$323	2917	9/5/4	1999	119,790 SF	
		APN: SUTT M:0017 P:44 Document #: 7439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
6	1.09Mi.	**21 HUTCHINSON RD** **SUTTON, MA 01590-1847**	01/16/2026	$550,000	$457	1202	7/3/2	1977	39,640 SF	
		APN: SUTT M:0022 P:94 Document #: 4177 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
7	.39Mi.	**337 BOSTON RD** **SUTTON, MA 01590-1827**	10/27/2025	$465,000	$339	1368	6/2/1	1870	26,934 SF	
		APN: SUTT M:0016 P:73 Document #: 92863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								
8	1.48Mi.	**341 CENTRAL TPKE** **SUTTON, MA 01590-2328**	09/29/2025	$500,000	$282	1768	7/3/2	1981	58,806 SF	Yes
		APN: SUTT M:0024 P:36 Document #: 83392 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON								

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9	.34Mi.	**294 BOSTON RD** **SUTTON, MA 01590-2405**	04/29/2025	$200,000	$165	1212	6/3/1	1830	16,988 SF		
		APN: SUTT M:0016 P:110 Document #: 32917 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON									
10	.59Mi.	**34 UXBRIDGE RD** **SUTTON, MA 01590-1714**	04/15/2025	$615,000	$322	1908	8/4/2	1986	87,120 SF		Yes
		APN: SUTT M:0023 P:32 Document #: 28964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUTTON City/Muni/Twp: SUTTON									

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.	**33 SINGLETARY AVE**	**12/08/2023**		$394,500	1,061	5/2/1	1829	22,644 SF	
.03Mi.	**29 SINGLETARY AVE**	**07/15/2003**		$285,700	691	3/1/1		27,007 SF	
.03Mi.	**35 SINGLETARY AVE**	**02/28/2012**		$660,800	2,576	8/3/2	1977	2 SF	G
.05Mi.	**32 SINGLETARY AVE**	**03/21/2005**		$394,400	948	5/2/2	1935	6,969 SF	
.06Mi.	**34 SINGLETARY AVE**	**09/05/1997**		$538,100	2,584	8/4/1		2 SF	
.07Mi.	**23 SINGLETARY AVE**			$680,100	2,725	11/4/2	1900	11 SF	Yes
.08Mi.	**41 SINGLETARY AVE**	**12/01/2009**		$602,500	2,176	7/3/2	1991	2 SF	Yes
.1Mi.	**24 SINGLETARY AVE**			$393,600	2,232	8/4/1	1897	17,423 SF	
.13Mi.	**19 SINGLETARY AVE**	**07/29/1996**		$746,100	2,640	10/3/3	1970	3 SF	
.13Mi.	**20 SINGLETARY AVE**			$427,800	1,935	7/4/1	1925	14,374 SF	
.14Mi.	**5 COLE AVE**	**01/24/2020**		$322,800	1,968	8/2/1	1855	21,780 SF	
.14Mi.	**15 SINGLETARY AVE**	**09/04/2019**		$565,100	1,833	9/3/1	1856	21,344 SF	
.15Mi.	**7 COLE AVE**	**07/20/2023**		$477,100	1,773	8/4/2	1804	16,117 SF	
.16Mi.	**13 SINGLETARY AVE**	**12/11/2020**		$371,500	1,297	6/3/1	1925	25,264 SF	
.17Mi.	**16 SINGLETARY AVE**	**07/28/2016**		$408,800	1,176	7/3/1	1840	38,333 SF	
.18Mi.	**4 COLE AVE**	**02/27/1991**		$496,600	1,572	7/1/1	2011	1 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	42.7 years old	Households:	3,547
Median Household Income:	$142,332	Households w/Family:	75%
Household Income Per Capita:	$57,266	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Sutton School District	Students:	1,291
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Sutton High School** Number of Students: 367 Student-Teacher Ratio: 12.59 Advanced Placement: Yes	A-	Public	9 - 12
0.89Mi.	**Sutton Elementary School** Number of Students: 287 Student-Teacher Ratio: 11.84	B	Public	3 - 5

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0.92Mi. **Sutton Early Learning** Number of Students: 324 Student-Teacher Ratio: 13.36		NA	Public	PK - 2
0.74Mi. **Sutton Middle School** Number of Students: 313 Student-Teacher Ratio: 14		B+	Public	6 - 8

Flood Report

The Subject Property of **33 SINGLETARY AVE, SUTTON, MA 01590-1843** 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	30%	SIGNIFICANTLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	54%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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