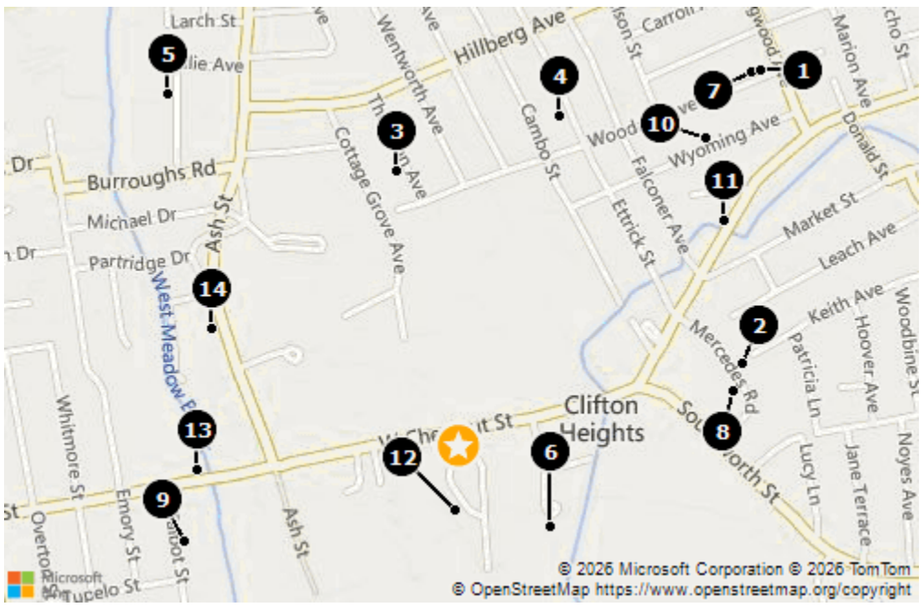
ICE SiteX Report

OrderID: 98692469

SiteX Property Information Report



Subject Property Location

3 ALEXANDRAS WAY, BROCKTON, MA 02301-6243

County:	**PLYMOUTH MA**	Census Tract:	250235117.014008
Property Use:	Single Family Residential	Zoning:	R1B
Parcel Number:	BROC M:023 R:122 S:	Thomas Bros Pg-Grid:	

Valuation

Value:	**$621,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$540,270 - $701,730	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$144,200	Market Land Value:		Tax Year:	2025
Assd Improvement:	$319,100	Market Improvment Value:		Total Taxable Value:	$5,611
Total Assessed Value:	$463,300	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	23-122
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 44
City/Muni/Twp: BROCKTON

Property Characteristics

Lot Size:	8,002 SF	Bedrooms:	2	Pool:	
Building Area:	1106 SF	Baths:	2	Fireplace:	1
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2026	Sales Price:	$550,000
Document #:	43102 BK-PG 59914-296	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/07/2025	Sales Price:	N/A
Document #:	27544 BK-PG 58575-141	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/02/2025	Loan Amount:	N/A
Document #:	26583 BK-PG 59914-296	Loan Type:	VA
TD Due Date:	06/01/2055	Type Finance:	
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	N/A
Document #:	1763 BK-PG 57436-172	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	01/03/2024	Loan Amount:	N/A
Document #:	202400000433 BK-PG 58575-141	Loan Type:	Stand Alone Refi
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
City/Muni/Twp: BROCKTON

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	N/A
Document #:	97029 BK-PG 55866-51	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/21/2022	Loan Amount:	N/A
Document #:	93068 BK-PG 57436-172	Loan Type:	Stand Alone Refi
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
City/Muni/Twp: BROCKTON

Mortgage Record

Recording Date:	10/19/2021	Loan Amount:	N/A
Document #:	118700 BK-PG 55866-51	Loan Type:	Stand Alone Refi
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: BROCKTON

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	$417,302
Document #:	61139 BK-PG 47949-218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2018	Sales Price:	$339,900
Document #:	40311 BK-PG 49849-92	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: BROCKTON

Prior Transfer

Recording Date:	05/29/2018	Sales Price:	$339,900
Document #:	BK-PG 49849 -92	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 44
City/Muni/Twp: BROCKTON

Prior Transfer

Recording Date:	04/21/2015	Sales Price:	N/A
Document #:	26865 BK-PG 24982-95	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/02/2007	Sales Price:	N/A
Document #:	33699 BK-PG 24982-95	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,468,659	Median # of Bedrooms	3
Median Lot Size	9,313 SF	Median # of Baths	1
Median Living Area	1,628 SF	Median Year Built	1968
Price Range - 2 Yrs	$328,000 to $682,659	Age Range	10 years to 71 years
Median Value	$555,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**131 LONGWOOD AVE** **BROCKTON, MA 02301-6547**	10/02/2026	$510,000	$537	948	4/2/2	1955	7,113 SF	
		APN: BROC M:072 R:065 S: Document #: 67951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
2	.36Mi.	**38 MERCEDES RD** **BROCKTON, MA 02301-6716**	09/30/2026	$529,000	$308	1712	7/3/2	1956	12,689 SF	
		APN: BROC M:075 R:047 S: Document #: 67007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
3	.33Mi.	**37 THORNTON AVE** **BROCKTON, MA 02301-6353**	09/17/2026	$575,000	$360	1596	8/4/1	1966	8,625 SF	
		APN: BROC M:024 R:035 S: Document #: 874759 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								

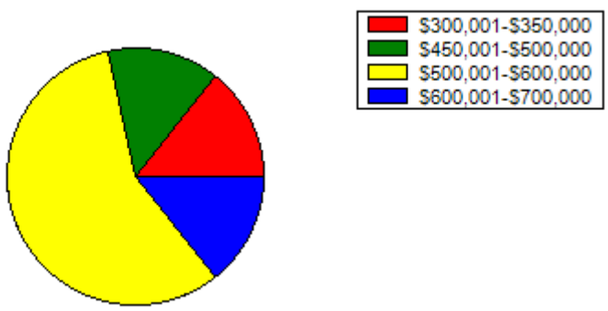
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4	.41Mi.	**205 ETTRICK ST** **BROCKTON, MA 02301-6302**	08/21/2026	$328,000	$291	1125	5/3/1	1957	8,137 SF	
		APN: BROC M:024 R:090 S: Document #: 873922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
5	.55Mi.	**15 W MEADOW DR** **BROCKTON, MA 02301-5744**	08/03/2026	$595,000	$355	1672	9/3/1	1966	10,001 SF	
		APN: BROC M:022 R:263 S: Document #: 51529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
6	.16Mi.	**35 CHESTNUT DR** **BROCKTON, MA 02301-6215**	08/03/2026	$585,000	$376	1552	5/3/1	1982	51,837 SF	G
		APN: BROC M:075 R:269 S: Document #: 51559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
7	.57Mi.	**39 WOODARD AVE** **BROCKTON, MA 02301-6338**	07/30/2026	$490,000	$510	960	5/3/1	1955	7,200 SF	
		APN: BROC M:072 R:064 S: Document #: 50437 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
8	.33Mi.	**47 MERCEDES RD** **BROCKTON, MA 02301-6715**	07/27/2026	$345,000	$245	1404	6/3/1	1956	14,658 SF	G
		APN: BROC M:075 R:037 S: Document #: 49336 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
9	.33Mi.	**115 TALBOT ST** **BROCKTON, MA 02301-6228**	07/27/2026	$682,659	$363	1877	8/4/1	1976	20,443 SF	
		APN: BROC M:023 R:085 S: Document #: 873116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
10	.48Mi.	**45 WYOMING AVE** **BROCKTON, MA 02301-6340**	07/16/2026	$680,000	$250	2720	8/4/2	2009	6,673 SF	
		APN: BROC M:072 R:031 S: Document #: 46724 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
11	.42Mi.	**273 W CHESTNUT ST** **BROCKTON, MA 02301-6722**	06/30/2026	$550,000	$331	1660	6/3/1	1971	13,922 SF	
		APN: BROC M:072 R:003 S: Document #: 42406 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
12	.08Mi.	**29 RACHELS WAY** **BROCKTON, MA 02301-6245**	06/23/2026	$569,000	$434	1310	/2/2	2016	8,442 SF	
		APN: BROC M:023 R:129 S: Document #: 39938 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
13	.31Mi.	**603 W CHESTNUT ST** **BROCKTON, MA 02301-6234**	03/12/2026	$470,000	$280	1673	5/3/1	1976	8,429 SF	
		APN: BROC M:022 R:187 S: Document #: 14731 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
14	.33Mi.	**925 ASH ST** **BROCKTON, MA 02301-6232**	02/18/2026	$560,000	$316	1772	9/5/3	1976	15,189 SF	
		APN: BROC M:022 R:352 S: Document #: 10296 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								

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.

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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.	**3 ALEXANDRAS WAY**	**05/29/2018**		$463,300	1,106	4/2/2	2017	8,002 SF	
.01Mi.	**3 RACHELS WAY**	**06/15/2018**		$515,600	1,511	5/2/2	2005	10,572 SF	
.03Mi.	**7 RACHELS WAY**	**07/06/2005**		$488,800	1,374	5/2/2	2005	8,002 SF	
.03Mi.	**2 ALEXANDRAS WAY**	**02/21/2007**		$488,900	1,374	5/2/2	2005	8,673 SF	
.03Mi.	**12 RACHELS WAY**	**05/05/2005**		$456,000	1,299	5/2/2	2005	8,002 SF	
.03Mi.	**471 W CHESTNUT ST**	**01/31/2019**		$433,900	1,564	5/3/2	1963	9,017 SF	
.03Mi.	**17 ALEXANDRAS WAY**	**07/31/2007**		$496,800	1,426	6/2/2	2006	8,311 SF	
.04Mi.	**10 ALEXANDRAS WAY**	**08/16/2018**		$457,400	1,220	5/2/2	2005	11,238 SF	
.04Mi.	**11 RACHELS WAY**	**01/16/2007**		$458,800	1,176	5/2/2	2005	8,019 SF	
.04Mi.	**486 W CHESTNUT ST**	**03/05/2021**		$334,200	788	4/2/1	1940	29,346 SF	
.05Mi.	**465 W CHESTNUT ST**	**11/05/1999**		$561,800	2,400	8/3/1	1965	20,086 SF	
.05Mi.	**25 ALEXANDRAS WAY**	**06/05/2015**		$491,500	1,334	4/2/2	2014	8,002 SF	
.05Mi.	**20 ALEXANDRAS WAY**	**11/15/2016**		$503,700	1,511	5/2/2	2005	9,317 SF	
.05Mi.	**15 RACHELS WAY**	**06/30/2009**		$490,800	1,478	5/2/2	2005	11,143 SF	
.06Mi.	**31 ALEXANDRAS WAY**	**02/17/2006**		$508,500	1,558	5/2/2	2006	8,002 SF	
.06Mi.	**459 W CHESTNUT ST**	**01/10/2025**		$446,300	1,206	5/3/1	1964	31,023 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	35.7 years old	Households:	25,030
Median Household Income:	$74,589	Households w/Family:	69%
Household Income Per Capita:	$36,221	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Brockton School District	Students:	15,280
Number of Schools:	24	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.50Mi.	**Downey** Number of Students: 602 Student-Teacher Ratio: 14.61	D-	Public	PK - 5
2.74Mi.	**Louis F Angelo Elementary School** Number of Students: 875 Student-Teacher Ratio: 16.17	D+	Public	KG - 5
1.67Mi.	**Dr W Arnone Community School** Number of Students: 763 Student-Teacher Ratio: 17.58	F	Public	PK - 5
4.40Mi.	**Brookfield** Number of Students: 532 Student-Teacher Ratio: 15.49	D-	Public	PK - 5
0.91Mi.	**Edison Evening Academy** Number of Students: 225 Student-Teacher Ratio: 51.49	NA	Public	11 - 12
2.29Mi.	**Barrett Russell Early Childhood Center** Number of Students: 209 Student-Teacher Ratio: 13.48	NA	Public	PK - PK
1.27Mi.	**Gilmore Elementary School** Number of Students: 444 Student-Teacher Ratio: 16.54	D-	Public	PK - 5
3.29Mi.	**Oscar F Raymond** Number of Students: 864 Student-Teacher Ratio: 17.85	F	Public	KG - 5
2.77Mi.	**Manthala George Jr. School** Number of Students: 838 Student-Teacher Ratio: 18.06	D	Public	PK - 5
2.61Mi.	**East Middle School** Number of Students: 421 Student-Teacher Ratio: 12.35	F	Public	6 - 8
0.29Mi.	**John F Kennedy** Number of Students: 539 Student-Teacher Ratio: 15.28	D+	Public	KG - 5
0.71Mi.	**South Middle School** Number of Students: 398 Student-Teacher Ratio: 10.41	F	Public	6 - 8
1.68Mi.	**West Middle School** Number of Students: 533 Student-Teacher Ratio: 13.9	D-	Public	6 - 8

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3.75Mi. **Ashfield Middle School** Number of Students: 474 Student-Teacher Ratio: 12.67		D+	Public	6 - 8
2.60Mi. **Hancock** Number of Students: 680 Student-Teacher Ratio: 16.08		D-	Public	PK - 5
3.38Mi. **Mary E. Baker School** Number of Students: 769 Student-Teacher Ratio: 14.43		D	Public	KG - 5
1.75Mi. **Edgar B Davis** Number of Students: 1,009 Student-Teacher Ratio: 17.84		D	Public	KG - 8
1.99Mi. **Plouffe Middle School** Number of Students: 627 Student-Teacher Ratio: 14.23		D-	Public	6 - 8
3.18Mi. **North Middle School** Number of Students: 427 Student-Teacher Ratio: 13.76		D	Public	6 - 8
0.91Mi. **Brockton High School** Number of Students: 3,598 Student-Teacher Ratio: 17.01 Advanced Placement: Yes		D-	Public	9 - 12

Flood Report

The Subject Property of **3 ALEXANDRAS WAY, BROCKTON, MA 02301-6243** 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	126%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	112%	HIGHER
MURDER	112%	HIGHER
OVERALL	106%	SIMILAR

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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