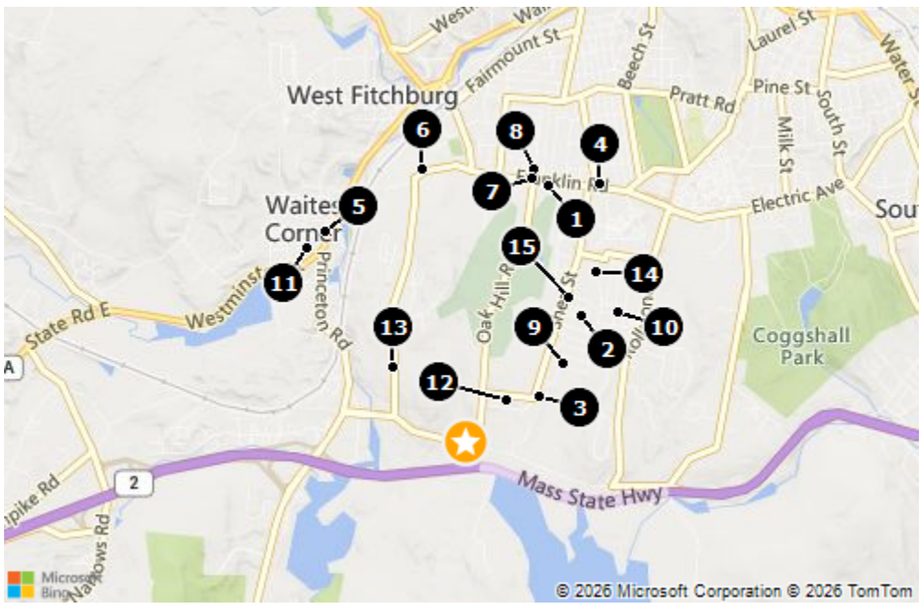
ICE SiteX Report

OrderID: 98220927

SiteX Property Information Report



Subject Property Location

618 5TH MASSACHUSETTS TPKE, FITCHBURG, MA 01420-6032

County:	**WORCESTER MA**	Census Tract:	250277102.006007
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	FITC M:119R B:0017 L:0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$387,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$344,430 - $429,570	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$105,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$232,800	Market Improvment Value:		Total Taxable Value:	$4,565
Total Assessed Value:	$337,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 17 District: 97

City/Muni/Twp: FITCHBURG

Property Characteristics

Lot Size:	30,056 SF	Bedrooms:	3	Pool:	
Building Area:	1627 SF	Baths:	2	Fireplace:	
Year Built:	1860	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/03/2025	Sales Price:	N/A
Document #:	4082 BK-PG 10494-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	$343,660
Document #:	10244 BK-PG 10494-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/11/2023	Sales Price:	$343,660
Document #:	16695 BK-PG 10494-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/21/2023	Sales Price:	$343,660
Document #:	9763 BK-PG 10494-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$350,000
Document #:	145 BK-PG 10494-338	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/2023		
Document Type:			

Legal Description:
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$350,000
Document #:	BK-PG 10494 -338	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 17 District: 97
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$240,000
Document #:	16422 BK-PG 10419-69	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2022		
Document Type:			

Legal Description:
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	03/27/2013	Sales Price:	N/A
Document #:	BK-PG 7871-324	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	02/29/2008	Sales Price:	$147,000
Document #:	3320 BK-PG 6672-41	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	11/07/2007	Sales Price:	N/A
Document #:	22155 BK-PG 4560-107	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2007	Sales Price:	$250,000
Document #:	18424 BK-PG 6561-201	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
City/Muni/Twp: FITCHBURG

Mortgage Record

Recording Date:	02/12/2003	Loan Amount:	N/A
Document #:	BK-PG 4560-107	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: FITCHBURG

Mortgage Record

Recording Date:	10/24/1997	Loan Amount:	N/A
Document #:	BK-PG 3079-144	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: FITCHBURG

Area Sales Analysis

Total Area Sales	$6,633,900	Median # of Bedrooms	3
Median Lot Size	12,598 SF	Median # of Baths	1
Median Living Area	1,302 SF	Median Year Built	1960
Price Range - 2 Yrs	$195,000 to $810,000	Age Range	17 years to 116 years
Median Value	$465,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.28Mi.	**372 FRANKLIN RD** **FITCHBURG, MA 01420-4910**	08/05/2026	$500,000	$278	1796	7/4/1	1960	15,002 SF	Yes
		APN: FITC M:0114 B:0056 L:0 Document #: 10701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
2	.81Mi.	**50 LIONEL AVE** **FITCHBURG, MA 01420-6163**	07/24/2026	$469,900	$360	1302	6/3/1	1959	10,102 SF	
		APN: FITC M:0151 B:0013 L:0 Document #: 10021 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
3	.41Mi.	**822 SHEA ST**	07/20/2026	$405,000	$399	1014	5/3/1	1970	16,514 SF	

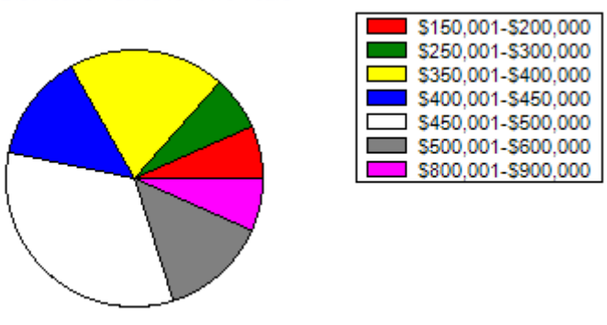
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		FITCHBURG, MA 01420-6731								
	APN: FITC M:0292 B:0012 L:0 Document #: 9683									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
4	1.38Mi.	**345 SAINT JOSEPH AVE**	07/09/2026	$195,000	$152	1280	6/3/1	1944	4,901 SF	
		FITCHBURG, MA 01420-5162								
	APN: FITC M:0115 B:0060 L:0 Document #: 9124									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
5	1.2Mi.	**23 PLAIN ST**	07/07/2026	$380,000	$283	1342	6/3/1	1910	5,001 SF	
		FITCHBURG, MA 01420-4707								
	APN: FITC M:0244 B:0003 L:0 Document #: 9032									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
6	1.33Mi.	**689 FRANKLIN RD**	06/29/2026	$810,000	$320	2530	7/3/2	2009	62,727 SF	
		FITCHBURG, MA 01420-4897								
	APN: FITC M:0176 B:0020 L:C Document #: 8605									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
7	1.29Mi.	**500 OAK HILL RD**	06/24/2026	$380,000	$308	1232	5/3/1	1965	12,001 SF	
		FITCHBURG, MA 01420-4928								
	APN: FITC M:0114 B:0026 L:0 Document #: 8360									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
8	1.34Mi.	**3 BERNADETTE ST**	06/15/2026	$510,000	$270	1884	7/3/2	1957	10,054 SF	
		FITCHBURG, MA 01420-4901								
	APN: FITC M:0114 B:0039 L:0 Document #: 7833									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
9	.6Mi.	**379 CATHY ST**	06/12/2026	$465,000	$357	1302	5/3/1	1966	10,102 SF	Yes
		FITCHBURG, MA 01420-6168								
	APN: FITC M:0156 B:0033 L:0 Document #: 7733									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
10	.95Mi.	**108 PARKER ST**	06/10/2026	$471,000	$392	1200	5/2/1	1967	19,998 SF	
		FITCHBURG, MA 01420-6199								
	APN: FITC M:0152 B:0011 L:0 Document #: 7641									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
11	1.2Mi.	**29 EUREKA ST**	06/05/2026	$490,000	$237	2062	7/4/1	1920	12,598 SF	
		FITCHBURG, MA 01420-4601								
	APN: FITC M:0249 B:0021 L:0 Document #: 7444									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
12	.28Mi.	**55 PEPPER RD**	05/29/2026	$530,000	$332	1596	6/4/2	1972	15,751 SF	
		FITCHBURG, MA 01420-4843								
	APN: FITC M:0292 B:0025 L:0 Document #: 7037									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
13	.49Mi.	**1199 FRANKLIN RD**	05/15/2026	$255,000	$289	882	5/2/1	1955	19,998 SF	
		FITCHBURG, MA 01420-6706								
	APN: FITC M:0S47 B:0025 L:0 Document #: 6302									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
14	1.02Mi.	**5 CHABOT DR**	05/13/2026	$418,000	$282	1480	5/2/1	1959	15,002 SF	
		FITCHBURG, MA 01420-6123								
	APN: FITC M:0145 B:0030 L:0 Document #: 6123									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									
15	.84Mi.	**550 SHEA ST**	04/14/2026	$355,000	$288	1232	5/3/1	1960	10,977 SF	
		FITCHBURG, MA 01420-4856								
	APN: FITC M:0145 B:0019 L:0 Document #: 4648									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG									

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**618 5TH MASSACHUSETTS TPKE**	**01/05/2023**		$337,900	1,627	6/3/2	1860	30,056 SF	
.05Mi.	**1210 OAK HILL RD**	**11/10/1997**		$345,900	1,470	6/3/1	1949	33,715 SF	
.07Mi.	**1184 OAK HILL RD**	**10/26/1998**		$504,700	1,908	6/3/2	1998	43,342 SF	
.12Mi.	**1138 OAK HILL RD**	**11/08/2000**		$734,900	3,787	10/5/4	1949	4 SF	
.13Mi.	**581 5TH MASSACHUSETTS TPKE**	**07/15/2022**		$318,500	1,413	6/2/1	1950	2 SF	
.17Mi.	**546 5TH MASSACHUSETTS TPKE**	**09/05/2013**		$326,100	1,488	7/4/1	1920	43,538 SF	Yes
.17Mi.	**1111 OAK HILL RD**	**05/29/2020**		$1,065,800				3 SF	Yes
.18Mi.	**1100 OAK HILL RD**	**05/04/2020**		$755,700	2,122	8/3/2	2004	2 SF	
.2Mi.	**532 5TH MASSACHUSETTS TPKE**	**05/02/2024**		$326,400	1,354	5/3/1	1945	1 SF	
.2Mi.	**1097 OAK HILL RD**	**06/29/2007**		$537,200	2,400	7/3/1	2005	16,487 SF	
.21Mi.	**17 SARAH LN**	**03/31/2005**		$524,700	1,856	6/3/2	2004	15,712 SF	
.22Mi.	**31 SARAH LN**	**10/01/2004**		$526,900	2,016	8/4/2	2004	18,748 SF	
.23Mi.	**1085 OAK HILL RD**	**10/16/2017**		$605,200	2,336	5/3/2	1999	15,642 SF	
.23Mi.	**15 PEPPER RD**	**06/15/1999**		$442,000	1,410	5/3/2	1999	15,560 SF	
.24Mi.	**43 SARAH LN**	**10/29/2004**		$505,800	1,872	7/3/2	2004	18,748 SF	
.24Mi.	**25 PEPPER RD**	**05/21/2020**		$401,500	1,248	6/3/2	1983	15,751 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	38.5 years old	Households:	16,608
Median Household Income:	$71,369	Households w/Family:	58%
Household Income Per Capita:	$33,687	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Fitchburg School District	Students:	5,234
Number of Schools:	8	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Reingold Elementary School** Number of Students: 679 Student-Teacher Ratio: 12.57	D+	Public	1 - 5
3.20Mi.	**Goodrich Academy** Number of Students: 186 Student-Teacher Ratio: 19.79	F	Public	9 - 12
1.77Mi.	**Memorial Middle School** Number of Students: 601 Student-Teacher Ratio: 13.07	D+	Public	6 - 8
2.94Mi.	**Arthur M Longsjo Middle School** Number of Students: 614 Student-Teacher Ratio: 11.37	D-	Public	6 - 8
3.74Mi.	**Mckay Elementary School** Number of Students: 754 Student-Teacher Ratio: 11.25	D+	Public	1 - 5
5.02Mi.	**Fitchburg High School** Number of Students: 1,220 Student-Teacher Ratio: 11.9 Advanced Placement: Yes	D	Public	9 - 12
3.86Mi.	**Crocker Elementary School** Number of Students: 610 Student-Teacher Ratio: 11.73	B	Public	1 - 5
2.31Mi.	**South Street Early Learning Center** Number of Students: 570 Student-Teacher Ratio: 12.39	NA	Public	PK - KG

ICE SiteX Report

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Flood Report

The Subject Property of **618 5TH MASSACHUSETTS TPKE, FITCHBURG, MA 01420-6032** 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	136%	NOTABLY HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	125%	HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

No alerts noted

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