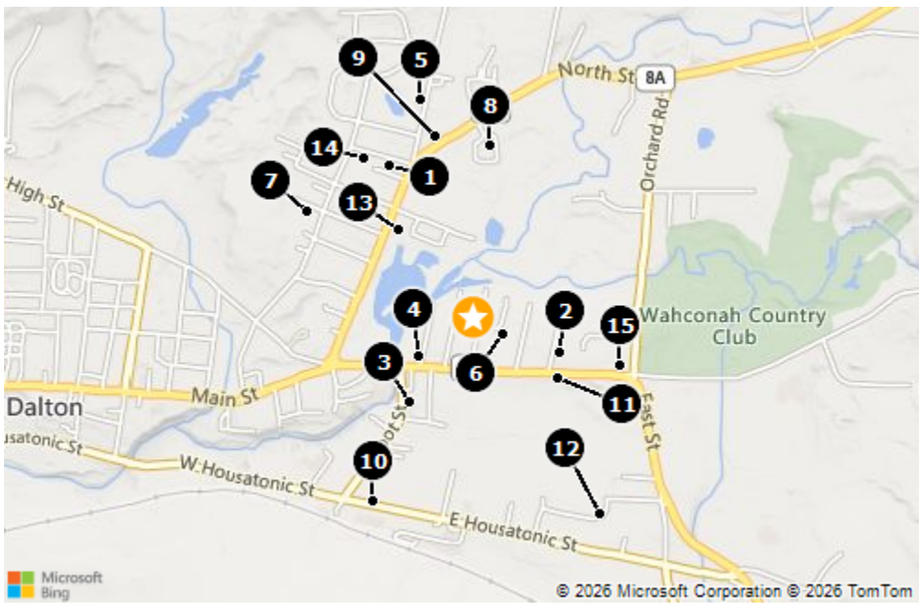
ICE SiteX Report

OrderID: 98722870

SiteX Property Information Report



Subject Property Location

65 LAKE ST, DALTON, MA 01226-1306

County:	**BERKSHIRE MA**	Census Tract:	250039121.001015
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	DALT M:110 L:148	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	18	Common Confidence Score:	45
Value Range:	$218,120 - $313,880	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$57,400	Market Land Value:		Tax Year:	2025
Assd Improvement:	$146,700	Market Improvment Value:		Total Taxable Value:	$3,700
Total Assessed Value:	$204,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 148 District: 70
City/Muni/Twp: DALTON

Property Characteristics

Lot Size:	14,331 SF	Bedrooms:	3	Pool:	
Building Area:	1099 SF	Baths:	1	Fireplace:	
Year Built:	1938	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Steam
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Other	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/03/2024	Loan Amount:	N/A
Document #:	1032230 BK-PG 7684-302	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: DALTON

Mortgage Record

Recording Date:	05/20/2024	Loan Amount:	N/A
Document #:	1027954 BK-PG 7624-87	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: DALTON

Mortgage Record

Recording Date:	03/21/2023	Loan Amount:	N/A
Document #:	1010663 BK-PG 7388-100	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: DALTON

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$168,000
Document #:	979666 BK-PG 6945-297	Type of Sale:	Full Amount on Deed

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Contract Date:	06/25/2021
Document Type:	
Legal Description:	
City/Muni/Twp: DALTON	

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$168,000
Document #:	BK-PG 6945 -297	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 148 District: 70			
City/Muni/Twp: DALTON			

Prior Transfer

Recording Date:	07/16/2008	Sales Price:	$120,000
Document #:	00754152 BK-PG 4097-262	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: DALTON			

Prior Transfer

Recording Date:	11/23/2007	Sales Price:	N/A
Document #:	00742381 BK-PG 3938-186	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			
Legal Description:			
City/Muni/Twp: DALTON			

Area Sales Analysis

Total Area Sales	$4,617,800	Median # of Bedrooms	3
Median Lot Size	13,809 SF	Median # of Baths	2
Median Living Area	1,580 SF	Median Year Built	1955
Price Range - 2 Yrs	$116,000 to $542,000	Age Range	39 years to 126 years
Median Value	$300,000	Median Age	71 years

Comparable Sales Data

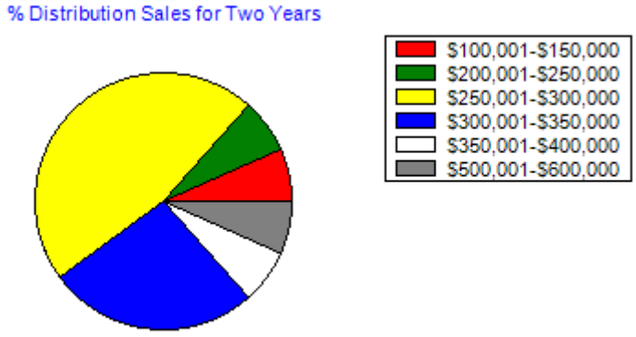
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**28 FRANKLIN ST** **DALTON, MA 01226-1009**	10/02/2026	$116,000	$79	1459	5/2/1	1938	12,415 SF	
		APN: DALT M:104 L:51 Document #: 1063530 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
2	.24Mi.	**24 MOUNTAIN VIEW TER** **DALTON, MA 01226-1309**	10/01/2026	$342,500	$196	1746	6/3/3	1930	15,638 SF	
		APN: DALT M:111 L:23 Document #: 1063379 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
3	.25Mi.	**40 DEPOT ST** **DALTON, MA 01226-1806**	08/31/2026	$255,000	$123	2072	10/4/2	1900	12,197 SF	
		APN: DALT M:113 L:27 Document #: 1061951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
4	.17Mi.	**1 RIVERVIEW DR** **DALTON, MA 01226-1312**	08/25/2026	$320,000	$120	2654	8/4/2	1949	13,809 SF	
		APN: DALT M:110 L:100 Document #: 1061651 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
5	.54Mi.	**55 TOWER RD** **DALTON, MA 01226-1049**	06/30/2026	$300,000	$117	2548	9/5/2	1957	16,727 SF	
		APN: DALT M:104 L:119 Document #: 1059257 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
6	.09Mi.	**32 MARCELLA WAY** **DALTON, MA 01226-1353**	06/30/2026	$542,000	$213	2540	8/4/2	1987	20,647 SF	
		APN: DALT M:110 L:164 Document #: 1059231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
7	.47Mi.	**128 HALE STREET EXT** **DALTON, MA 01226-1108**	06/26/2026	$335,000	$162	2060	6/3/2	1973	9,060 SF	
		APN: DALT M:104 L:5 Document #: 1059041 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
8	.42Mi.	**53 BURR DR** **DALTON, MA 01226-1317**	06/12/2026	$370,000	$246	1498	7/3/2	1960	9,801 SF	
		APN: DALT M:104 L:202 Document #: 1058522 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
9	.44Mi.	**319 NORTH ST** **DALTON, MA 01226-1219**	06/05/2026	$295,000	$341	864	5/2/1	1926	18,992 SF	
		APN: DALT M:104 L:153 Document #: 1058268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
10	.48Mi.	**31 E HOUSATONIC ST**	06/01/2026	$290,000	$187	1544	6/3/2	1925	25,918 SF	

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		DALTON, MA 01226-1926								
		APN: DALT M:113 L:45 Document #: 1057899								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
11	.25Mi.	**1030 MAIN ST**	05/15/2026	$229,900	$145	1580	7/4/1	1955	11,238 SF	
		DALTON, MA 01226-2217								
		APN: DALT M:112 L:75 Document #: 1057285								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
12	.56Mi.	**65 JUDITH DR**	04/30/2026	$300,000	$272	1101	5/3/1	1962	16,204 SF	
		DALTON, MA 01226-1954								
		APN: DALT M:112 L:47 Document #: 1056637								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
13	.28Mi.	**188 NORTH ST**	04/30/2026	$299,000	$159	1878	6/3/2	1986	13,591 SF	
		DALTON, MA 01226-1207								
		APN: DALT M:110 L:83 Document #: 1056607								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
14	.46Mi.	**60 FRANKLIN ST**	04/17/2026	$323,500	$259	1247	5/2/1	1938	11,892 SF	
		DALTON, MA 01226-1009								
		APN: DALT M:104 L:55 Document #: 1056146								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								
15	.37Mi.	**1157 MAIN ST**	04/14/2026	$299,900	$194	1544	6/3/1	1957	19,036 SF	
		DALTON, MA 01226-2213								
		APN: DALT M:111 L:33 Document #: 1055950								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:DALTON City/Muni/Twp: DALTON								

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.	**65 LAKE ST**	**06/28/2021**		$204,100	1,099	6/3/1	1938	14,331 SF	
.02Mi.	**71 LAKE ST**	**02/14/2003**		$230,800	1,008	6/3/1	1959	15,682 SF	
.03Mi.	**70 OTIS AVE**	**04/05/1996**		$238,800	1,404	5/2/1	1926	7,492 SF	
.03Mi.	**64 OTIS AVE**	**01/05/1972**		$248,200	1,698	6/3/1	1926	7,579 SF	
.03Mi.	**76 OTIS AVE**	**10/13/2000**		$256,500	1,404	5/2/1	1926	7,667 SF	
.03Mi.	**77 LAKE ST**	**05/18/1984**		$220,000	1,056	5/3/1	1984	11,543 SF	
.04Mi.	**54 OTIS AVE**	**03/03/2003**		$250,900	1,224	6/3/1	1926	8,059 SF	
.04Mi.	**82 OTIS AVE**	**09/28/2007**		$209,800	1,373	5/2/1	1950	7,623 SF	
.05Mi.	**48 OTIS AVE**	**07/28/2006**		$241,600	1,193	5/3/1	1926	7,579 SF	
.05Mi.	**44 LAKE ST**	**05/19/1988**		$400,300	2,771	6/3/2	1987	8,625 SF	
.05Mi.	**35 LAKE ST**	**09/09/1999**		$457,400	1,708	//3	2002	12,894 SF	
.06Mi.	**67 OTIS AVE**	**08/02/2007**		$214,400	1,008	5/2/1	1926	6,011 SF	
.06Mi.	**71 OTIS AVE**	**02/28/2019**		$209,400	1,008	5/2/1	1926	6,011 SF	
.06Mi.	**90 OTIS AVE**	**05/05/2020**		$331,800	1,997	8/4/1	1952	16,553 SF	
.06Mi.	**42 OTIS AVE**	**09/09/2022**		$199,500	864	5/2/1	1926	6,403 SF	
.06Mi.	**53 OTIS AVE**	**11/15/1990**		$272,600	1,656	8/4/1	1926	7,057 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

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Demographics & Income

Median Age:	48.6 years old	Households:	2,703
Median Household Income:	$86,098	Households w/Family:	59%
Household Income Per Capita:	$47,346	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Central Berkshire School District	Students:	1,537
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Wahconah Regional High School** Number of Students: 450 Student-Teacher Ratio: 10.95 Advanced Placement: Yes	B-	Public	9 - 12
0.89Mi.	**Nessacus Regional Middle School** Number of Students: 353 Student-Teacher Ratio: 11.61	C+	Public	6 - 8
1.24Mi.	**Craneville Elementary School** Number of Students: 458 Student-Teacher Ratio: 14.2	B-	Public	PK - 5

Flood Report

The Subject Property of **65 LAKE ST, DALTON, MA 01226-1306** 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	65%	NOTABLY LOWER
BURGLARY	28%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	24%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	63%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

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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