ICE SiteX Report

OrderID: 96501436

SiteX Property Information Report



Subject Property Location

67 RYDER ST, BUZZARDS BAY, MA 02532-4524

County:	**PLYMOUTH MA**	Census Tract:	250235453.002025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	WRHM M:0007A B:002 L:00047	Thomas Bros Pg-Grid:	

Valuation

Value:	**$358,000**	FSD:	14
Value Range:	$307,880 - $408,120	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$117,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$166,400	Market Improvment Value:		Total Taxable Value:	$3,117
Total Assessed Value:	$283,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Block: 2 District: 310
City/Muni/Twp: WAREHAM

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	2	Pool:	
Building Area:	640 SF	Baths:	1	Fireplace:	
Year Built:	1953	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	Number of Cars:		A/C:	
Style:	Bungalow	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/16/2024	Loan Amount:	N/A
Document #:	42391 BK-PG 59072-62	Loan Type:	FHA
TD Due Date:	08/01/2064	Type Finance:	

Legal Description:
City/Muni/Twp: WAREHAM

Prior Transfer

Recording Date:	03/14/2023	Sales Price:	$280,000
Document #:	15579 BK-PG 57740-48	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2023		
Document Type:			

Legal Description:
City/Muni/Twp: WAREHAM

Prior Transfer

Recording Date:	03/14/2023	Sales Price:	$280,000
Document #:	BK-PG 57740 -48	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 47 Block: 2 District: 310
City/Muni/Twp: WAREHAM

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Prior Transfer

Recording Date:	01/09/2012	Sales Price:	N/A
Document #:	BK-PG 40837-1	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
City/Muni/Twp: WAREHAM

Area Sales Analysis

Total Area Sales	$5,922,000	Median # of Bedrooms	2
Median Lot Size	7,350 SF	Median # of Baths	1
Median Living Area	866 SF	Median Year Built	1952
Price Range - 2 Yrs	$120,000 to $500,000	Age Range	40 years to 96 years
Median Value	$407,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**18 MARTIN ST** **BUZZARDS BAY, MA 02532-4419**	12/12/2025	$500,000	$405	1232	6/2/1	1955	10,000 SF	
		APN: WRHM M:00007 B:000 L:00313 Document #: 83652 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
2	.11Mi.	**74 MARTIN ST** **BUZZARDS BAY, MA 02532-4419**	12/01/2025	$375,000	$703	533	3/1/1	1958	5,000 SF	
		APN: WRHM M:00007 B:000 L:00285 Document #: 80478 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
3	.11Mi.	**43 BUTLER ST** **BUZZARDS BAY, MA 02532-**	11/14/2025	$407,000	$565	720	6/3/1	1944	7,500 SF	
		APN: WRHM M:00007 B:000 L:00143 Document #: 76619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
4	.35Mi.	**83 RED BROOK RD** **BUZZARDS BAY, MA 02532-4311**	11/07/2025	$460,000	$461	996	5/3/1	1986	18,831 SF	
		APN: WRHM M:0007B B:003 L:01008 Document #: 866237 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
5	.24Mi.	**7 BUNGALOW LN** **BUZZARDS BAY, MA 02532-4614**	10/27/2025	$500,000	$598	836	4/2/1	1930	7,500 SF	
		APN: WRHM M:0007A B:003 L:00078 Document #: 71057 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
6	.07Mi.	**42 COHASSET RD** **BUZZARDS BAY, MA 02532-4504**	03/03/2025	$430,000	$639	672	5/2/1	1951	7,390 SF	
		APN: WRHM M:0007A B:002 L:00006 Document #: 12406 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
7	.1Mi.	**89 COHASSET RD** **BUZZARDS BAY, MA 02532-4513**	02/14/2025	$352,000	$617	570	4/2/1	1949	4,000 SF	
		APN: WRHM M:00007 B:000 L:00LC1 Document #: 858970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
8	.23Mi.	**4 MARTIN ST** **BUZZARDS BAY, MA 02532-4434**	01/10/2025	$400,000	$429	931	4/2/1	1959	12,500 SF	
		APN: WRHM M:00007 B:000 L:00319 Document #: 1942 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
9	.26Mi.	**6 NOKOMIS RD** **BUZZARDS BAY, MA 02532-4308**	12/20/2024	$368,000	$435	845	6/3/1	1946	5,000 SF	
		APN: WRHM M:0007B B:003 L:00046 Document #: 857779 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
10	.03Mi.	**70 FEARING ST** **BUZZARDS BAY, MA 02532-4516**	12/05/2024	$120,000	$138	866	5/3/1	1958	7,000 SF	
		APN: WRHM M:0007A B:002 L:00039 Document #: 77981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
11	.43Mi.	**2 RAILROAD AVE** **BUZZARDS BAY, MA 02532-4700**	11/15/2024	$300,000	$170	1764	7/4/2	1952	21,160 SF	
		APN: WRHM M:00006 B:000 L:01028 Document #: 73299 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
12	.19Mi.	**12 RYDER ST** **BUZZARDS BAY, MA 02532-4423**	10/29/2024	$500,000	$387	1289	4/2/2	1948	5,925 SF	
		APN: WRHM M:00007 B:000 L:0185B Document #: 68614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM								
13	.07Mi.	**92 MARTIN ST** **BUZZARDS BAY, MA 02532-4520**	10/15/2024	$430,000	$496	866	4/2/2	1958	7,350 SF	
		APN: WRHM M:0007A B:002 L:00031 Document #: 64652 Document Type: Price Code: D Land Use: Single Family Residential								

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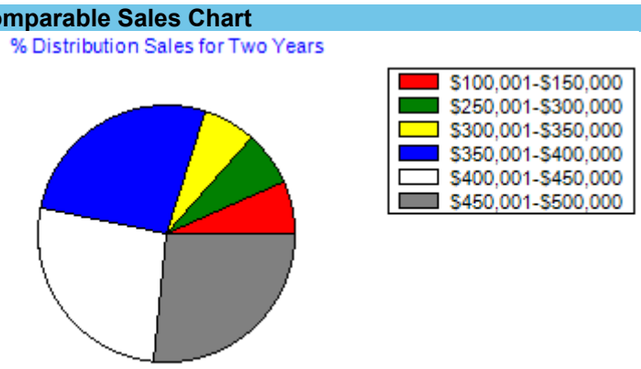
14	.01Mi.	**69 RYDER ST** **BUZZARDS BAY, MA 02532-4524**	10/08/2024	$450,000	$389	1156	6/4/2	1958	7,000 SF

APN: WRHM M:0007A B:002 L:00046 Document #: 63308
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM

15	.24Mi.	**41 COHASSET RD** **BUZZARDS BAY, MA 02532-4623**	09/27/2024	$330,000	$548	602	2/1/1	1930	1,625 SF

APN: WRHM M:0007A B:003 L:00100 Document #: 60689
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WAREHAM City/Muni/Twp: WAREHAM

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.	**67 RYDER ST**	**03/14/2023**		$283,900	640	4/2/1	1953	7,000 SF	
.01Mi.	**69 RYDER ST**	**10/08/2024**		$361,200	1,156	6/4/2	1958	7,000 SF	
.01Mi.	**65 RYDER ST**	**08/28/2023**		$285,600	1,216	7/3/1	1953	7,000 SF	
.02Mi.	**74 FEARING ST**			$319,100	866	5/3/1	1958	7,000 SF	
.02Mi.	**76 FEARING ST**	**06/22/2022**		$422,200	1,126	6/2/1	1958	7,000 SF	
.02Mi.	**72 FEARING ST**			$348,900	868	5/3/1	1958	7,000 SF	
.03Mi.	**63 RYDER ST**	**08/09/2002**		$307,300	702	5/2/1	1950	7,000 SF	
.03Mi.	**64 RYDER ST**	**06/30/2004**		$352,900	912	5/3/1	1958	7,000 SF	
.03Mi.	**71 RYDER ST**	**02/22/2008**		$270,600	792	4/2/1	1958	7,200 SF	
.03Mi.	**62 RYDER ST**			$341,600	912	4/2/1	1958	7,000 SF	
.03Mi.	**29 ARROWHEAD DR**	**05/23/2005**		$347,100	942	5/3/1	1948	7,333 SF	
.03Mi.	**66 RYDER ST**	**08/26/2005**		$352,600	912	5/3/1	1958	7,000 SF	
.03Mi.	**70 FEARING ST**	**04/30/2025**		$296,500	866	5/3/1	1958	7,000 SF	
.04Mi.	**78 FEARING ST**			$426,200	1,482	7/4/2	1953	7,200 SF	
.04Mi.	**68 RYDER ST**	**08/01/1994**		$420,200	1,356	4/2/1	1958	6,866 SF	
.04Mi.	**50 COHASSET RD**	**06/19/2015**		$280,400	576	4/2/1	1950	8,000 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	54.7 years old	Households:	5,473
Median Household Income:	$88,173	Households w/Family:	59%
Household Income Per Capita:	$48,694	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Wareham School District	Students:	1,988
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.78Mi.	**John W. Decas Elementary** Number of Students: 536 Student-Teacher Ratio: 11.05	NA	Public	KG - 2
4.29Mi.	**Wareham High School** Number of Students: 585 Student-Teacher Ratio: 9.88	D+	Public	9 - 12

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Advanced Placement: Yes				
4.50Mi. **Wareham Middle School** Number of Students: 533 Student-Teacher Ratio: 14.79		B-	Public	5 - 8
4.50Mi. **Minot Forest Elementary** Number of Students: 301 Student-Teacher Ratio: 11.71		B-	Public	3 - 4

Flood Report

The Subject Property of **67 RYDER ST, BUZZARDS BAY, MA 02532-4524** 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	131%	NOTABLY HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	110%	HIGHER
OVERALL	96%	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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