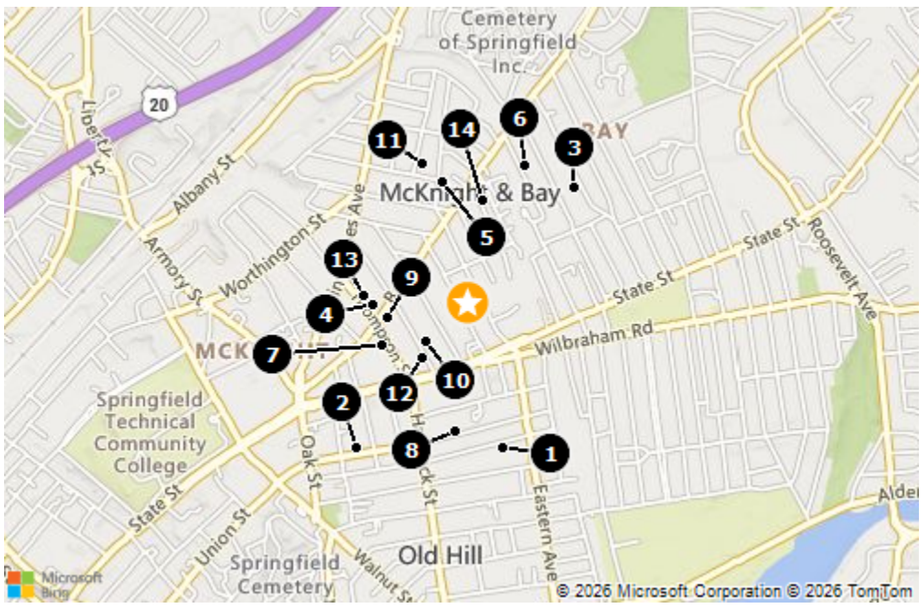
ICE SiteX Report

OrderID: 98382383

SiteX Property Information Report



Subject Property Location

69 SHERMAN ST, SPRINGFIELD, MA 01109-3515

County:	**HAMPDEN MA**	Census Tract:	250138013.002005
Property Use:	Duplex (2 units, any combination)	Zoning:	R2
Parcel Number:	SPRI S:10805 P:0052	Thomas Bros Pg-Grid:	

Valuation

Value:	**$589,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$535,990 - $642,010	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$25,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$277,000	Market Improvment Value:		Total Taxable Value:	$4,743
Total Assessed Value:	$302,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	108050052
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 281
City/Muni/Twp: SPRINGFIELD

Property Characteristics

Lot Size:	6,186 SF	Bedrooms:	7	Pool:	
Building Area:	3062 SF	Baths:	3	Fireplace:	
Year Built:	1911	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	15	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+AB	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2020	Sales Price:	$260,000
Document #:	66840 BK-PG 23531-243	Type of Sale:	Full Amount on Deed
Contract Date:	11/05/2020		
Document Type:			

Legal Description:
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	11/12/2020	Sales Price:	$260,000
Document #:	BK-PG 23531 -243	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 281
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	01/08/2020	Sales Price:	$115,000
Document #:	1108 BK-PG 23037-13	Type of Sale:	Full Amount on Deed
Contract Date:	01/08/2020		
Document Type:			

Legal Description:
City/Muni/Twp: SPRINGFIELD

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Prior Transfer

Recording Date:	11/18/2019	Sales Price:	$91,555
Document #:	67664 BK-PG 22957-387	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2019		
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	10/31/2019	Sales Price:	$85,000
Document #:	63806 BK-PG 22929-379	Type of Sale:	Full Amount on Deed
Contract Date:	10/07/2019		
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	11/16/2017	Sales Price:	$150,000
Document #:	000000067886 BK-PG 18575-312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/19/2012	Sales Price:	$150,000
Document #:	59736 BK-PG 18575-312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/04/2011	Sales Price:	N/A
Document #:	6409 BK-PG 18660-376	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Prior Transfer

Recording Date:	01/20/2011	Sales Price:	N/A
Document #:	BK-PG 14941-355	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2010	Sales Price:	N/A
Document #:	73091 BK-PG 18575-310	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	12/06/2010	Loan Amount:	N/A
Document #:	BK-PG 18575-312	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Mortgage Record

Recording Date:	04/13/2005	Loan Amount:	N/A
Document #:	115519 BK-PG 14941-355	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

Area Sales Analysis

Total Area Sales	$4,773,000	Median # of Bedrooms	5
Median Lot Size	6,018 SF	Median # of Baths	2
Median Living Area	2,296 SF	Median Year Built	1908
Price Range - 2 Yrs	$139,000 to $460,000	Age Range	38 years to 136 years
Median Value	$365,000	Median Age	118 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**229 QUINCY ST** **SPRINGFIELD, MA 01109-3655**	08/31/2026	$460,000	$230	2000	9/4/2	1904	8,512 SF	
		APN: SPRI S:10015 P:0078 Document #: 42226 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.43Mi.	**540-542 UNION ST** **SPRINGFIELD, MA 01109-4222**	08/10/2026	$365,000	$190	1920	10/6/2	1988	16,518 SF	
		APN: SPRI S:11750 P:0125 Document #: 38159 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.38Mi.	**158-160 OAK GROVE AVE** **SPRINGFIELD, MA 01109-3022**	07/24/2026	$425,000	$143	2959	12/7/3	1922	6,508 SF	
		APN: SPRI S:09195 P:0033 Document #: 34917 Document Type: Price Code: D								

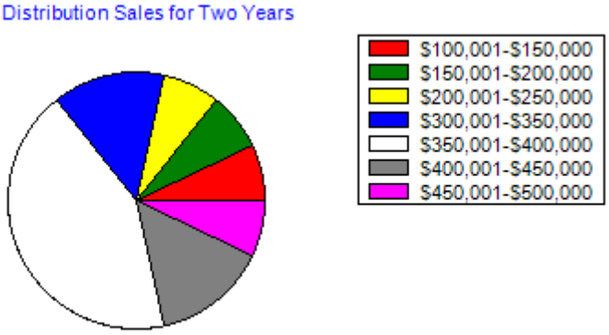
ICE SiteX Report

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	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.23Mi.	**93 THOMPSON ST**	07/14/2026	$395,000	$130	3038	13/7/2	1910	5,001 SF
		SPRINGFIELD, MA 01109-3921							
	APN: SPRI S:11525 P:0064 Document #: 32654								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.29Mi.	**29 YALE ST**	06/24/2026	$235,000	$112	2080	10/4/2	1912	7,510 SF
		SPRINGFIELD, MA 01109-3430							
	APN: SPRI S:12590 P:0054 Document #: 28914								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
6	.36Mi.	**37-39 DAWES ST**	06/23/2026	$365,000	$154	2366	12/6/2	1925	5,005 SF
		SPRINGFIELD, MA 01109-3040							
	APN: SPRI S:03690 P:0042 Document #: 28775								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
7	.23Mi.	**52 THOMPSON ST**	06/23/2026	$310,000	$146	2114	8/5/2	1890	5,785 SF
		SPRINGFIELD, MA 01109-3920							
	APN: SPRI S:11525 P:0010 Document #: 28830								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
8	.3Mi.	**650 UNION ST**	06/11/2026	$200,000	$118	1690	9/5/2	1920	4,151 SF
		SPRINGFIELD, MA 01109-3617							
	APN: SPRI S:11750 P:0149 Document #: 26523								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
9	.2Mi.	**139 BAY ST**	05/21/2026	$340,000	$144	2346	10/4/2	1901	5,428 SF
		SPRINGFIELD, MA 01109-3915							
	APN: SPRI S:01085 P:0427 Document #: 22734								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
10	.13Mi.	**39 WESTMINSTER ST**	04/27/2026	$139,000	$37	3712	12/5/3	1896	8,638 SF
		SPRINGFIELD, MA 01109-3943							
	APN: SPRI S:12201 P:0067 Document #: 18077								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
11	.35Mi.	**16 AMHERST ST**	03/27/2026	$420,000	$138	3035	10/5/2	1907	6,251 SF
		SPRINGFIELD, MA 01109-3412							
	APN: SPRI S:00410 P:0002 Document #: 13139								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
12	.17Mi.	**22-24 WESTMINSTER ST**	01/16/2026	$364,000	$162	2246	9/7/2	1988	4,748 SF
		SPRINGFIELD, MA 01109-3923							
	APN: SPRI S:12201 P:0004 Document #: 2145								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
13	.25Mi.	**107 THOMPSON ST**	12/30/2025	$365,000	$166	2192	10/4/2	1896	8,882 SF
		SPRINGFIELD, MA 01109-3921							
	APN: SPRI S:11525 P:0061 Document #: 62983								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
14	.25Mi.	**181-183 MARION ST**	12/05/2025	$390,000	$125	3116	13/7/3	1907	5,049 SF
		SPRINGFIELD, MA 01109-3532							
	APN: SPRI S:08270 P:0028 Document #: 58557								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Abbreviated Description: City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								

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.

ICE SiteX Report

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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.	**69 SHERMAN ST**	**11/12/2020**		$302,500	3,062	15/7/3	1911	6,186 SF	
.01Mi.	**73 SHERMAN ST**	**09/25/1990**		$182,400	2,556	14/8/2	1901	6,251 SF	
.03Mi.	**78-80 CATHARINE ST**	**05/11/2000**		$150,700	2,060	10/4/2	1907	5,001 SF	
.03Mi.	**62-64 CATHARINE ST**	**01/13/2025**		$155,000	2,746	13/6/2	1908	5,001 SF	
.03Mi.	**58-60 CATHARINE ST**	**03/05/1996**		$182,900	2,746	13/7/2	1916	5,001 SF	
.04Mi.	**70 SHERMAN ST**	**06/28/2024**		$364,600	4,547	16/8/3	1888	11,583 SF	
.04Mi.	**89 SHERMAN ST**	**02/11/1987**		$187,200	2,792	12/7/3	1912	6,447 SF	
.04Mi.	**49 SHERMAN ST**	**01/15/2021**		$356,700	2,590	12/6/3	1913	9,727 SF	
.04Mi.	**54 CATHARINE ST**	**10/04/2021**		$217,300	1,962	12/7/2	1912	3,206 SF	
.05Mi.	**77-79 CATHARINE ST**	**12/12/2003**		$208,400	2,262	10/4/2	1903	5,001 SF	
.05Mi.	**44-46 CATHARINE ST**	**12/27/1993**		$210,300	3,142	10/4/2	1916	7,579 SF	
.05Mi.	**83 CATHARINE ST**	**12/29/1989**		$171,000	2,657	14/8/2	1901	5,001 SF	
.06Mi.	**97-99 SHERMAN ST**			$376,400	2,280	10/6/2	2023	7,906 SF	
.06Mi.	**94-96 SHERMAN ST**	**01/30/2020**		$214,400	2,728	10/6/2	1923	8,425 SF	
.07Mi.	**95-97 CATHARINE ST**	**04/04/2018**		$203,600	2,104	10/4/2	1900	4,700 SF	
.07Mi.	**84-86 BOWLES ST**	**03/18/2024**		$229,200	2,290	13/8/2	1919	3,999 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	30.4 years old	Households:	10,112
Median Household Income:	$42,053	Households w/Family:	63%
Household Income Per Capita:	$21,940	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Springfield School District	Students:	23,670
Number of Schools:	66	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.15Mi.	**Gateway to College at Holyoke Community College** Number of Students: 21 Student-Teacher Ratio: 2100	NA	Public	10 - 12
4.32Mi.	**Springfield Public Day High School** Number of Students: 65 Student-Teacher Ratio: 6.34	F	Public	9 - 12
0.70Mi.	**High School of Commerce** Number of Students: 966 Student-Teacher Ratio: 10.87 Advanced Placement: Yes	D	Public	9 - 12
0.10Mi.	**Rebecca M Johnson** Number of Students: 589 Student-Teacher Ratio: 10.77	C-	Public	PK - 5
1.55Mi.	**Springfield Central High School** Number of Students: 1,983 Student-Teacher Ratio: 12.19 Advanced Placement: Yes	F	Public	9 - 12
1.26Mi.	**Springfield Public Day Elementary School** Number of Students: 33 Student-Teacher Ratio: 3.51	D-	Public	1 - 5
1.74Mi.	**Springfield High School** Number of Students: 237 Student-Teacher Ratio: 12.63	NA	Public	9 - 12
1.74Mi.	**Liberty Preparatory Academy** Number of Students: 6 Student-Teacher Ratio: 1.57	NA	Public	9 - 12
0.96Mi.	**Margaret C Ells** Number of Students: 141 Student-Teacher Ratio: 7.7	NA	Public	PK - PK
2.06Mi.	**Springfield Middle School** Number of Students: 18 Student-Teacher Ratio: 4.04	C+	Public	6 - 8
1.25Mi.	**Alfred G. Zanetti Montessori Magnet School** Number of Students: 432 Student-Teacher Ratio: 13.76	B	Public	PK - 8
0.89Mi.	**STEM Middle Academy** Number of Students: 269 Student-Teacher Ratio: 11.18	D+	Public	6 - 8
2.06Mi.	**Springfield Public Day Middle School**	D-	Public	6 - 8

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Number of Students: 60
Student-Teacher Ratio: 6.51

0.91Mi. **Springfield High School of Science and Technology** Number of Students: 1,091 Student-Teacher Ratio: 12.34	F	Public	9 - 12
1.44Mi. **The Springfield Renaissance School an Expeditionary Learning** Number of Students: 593 Student-Teacher Ratio: 11.02	D	Public	6 - 12

Flood Report

The Subject Property of **69 SHERMAN ST, SPRINGFIELD, MA 01109-3515** 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	114%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	121%	HIGHER

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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Data deemed reliable, but not guaranteed.
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