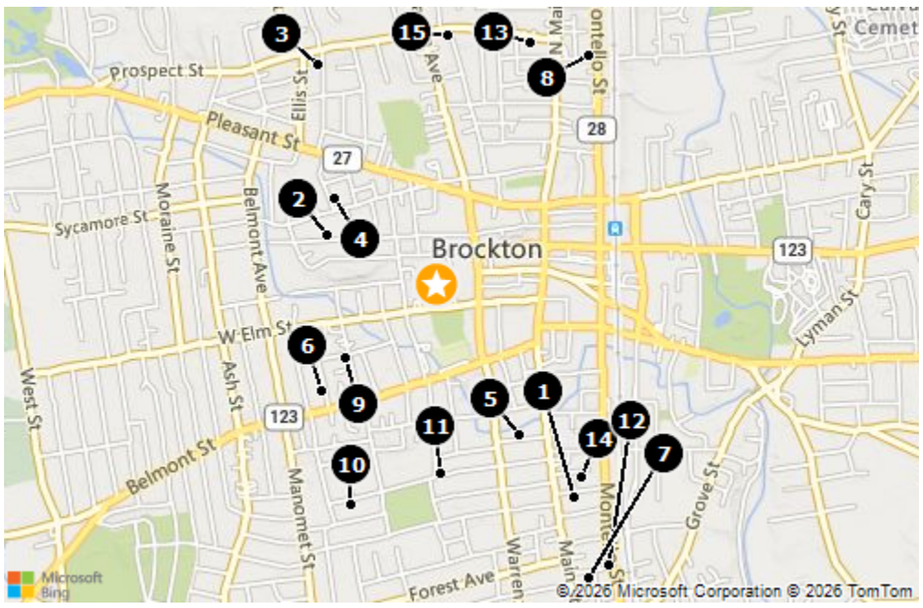
ICE SiteX Report

OrderID: 98206934

SiteX Property Information Report



Subject Property Location

6 PALM PL, BROCKTON, MA 02301-3882

County:	**PLYMOUTH MA**	Census Tract:	250235108.003002
Property Use:	Triplex (3 units, any combination)	Zoning:	R3
Parcel Number:	BROC M:053 R:023 S:	Thomas Bros Pg-Grid:	

Valuation

Value:	**$829,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$729,520 - $928,480	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$127,300	Market Land Value:		Tax Year:	2025
Assd Improvement:	$588,800	Market Improvment Value:		Total Taxable Value:	$8,672
Total Assessed Value:	$716,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	53-023
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 44
City/Muni/Twp: BROCKTON

Property Characteristics

Lot Size:	2,448 SF	Bedrooms:	6	Pool:	
Building Area:	3387 SF	Baths:	3	Fireplace:	
Year Built:	1908	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	15	Ext Walls:	Siding (alum/vinyl)
Number of Units:	3	Garage Type:	Attached	Heating:	Steam
Number of Stories:	3+AB	Number of Cars:		A/C:	
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	N/A
Document #:	14033 BK-PG 55681-132	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	N/A
Document #:	113848 BK-PG 49203-277	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/17/2021	Loan Amount:	N/A
Document #:	106153 BK-PG 55681-132	Loan Type:	Stand Alone Refi
TD Due Date:	10/01/2051	Type Finance:	
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	06/18/2020	Sales Price:	$420,000
Document #:	51664 BK-PG 49203-277	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	08/16/2019	Sales Price:	N/A
Document #:	66407 BK-PG 46355-29	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/20/2017	Sales Price:	N/A
Document #:	000000112040 BK-PG 46569-220	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/20/2017	Loan Amount:	N/A
Document #:	102327 BK-PG 49203-277	Loan Type:	VA
TD Due Date:	11/01/2047	Type Finance:	
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	11/17/2017	Sales Price:	N/A
Document #:	000000101934 BK-PG 44579-104	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/09/2016	Sales Price:	$336,000
Document #:	10204 BK-PG 46569-218	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	02/09/2016	Sales Price:	$336,000
Document #:	BK-PG 46569 -218	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 44			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	07/29/2014	Sales Price:	$205,000
Document #:	53002 BK-PG 44579-102	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	07/21/2006	Sales Price:	$347,000
Document #:	BK-PG 33066-300	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: BROCKTON			

Prior Transfer

Recording Date:	03/02/2005	Sales Price:	$359,900
Document #:	BK-PG 30084-195	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: BROCKTON			

Area Sales Analysis

Total Area Sales	$11,799,500	Median # of Bedrooms	6
Median Lot Size	7,018 SF	Median # of Baths	3
Median Living Area	3,430 SF	Median Year Built	1902
Price Range - 2 Yrs	$382,000 to $1,060,000	Age Range	101 years to 147 years
Median Value	$890,000	Median Age	124 years

Comparable Sales Data

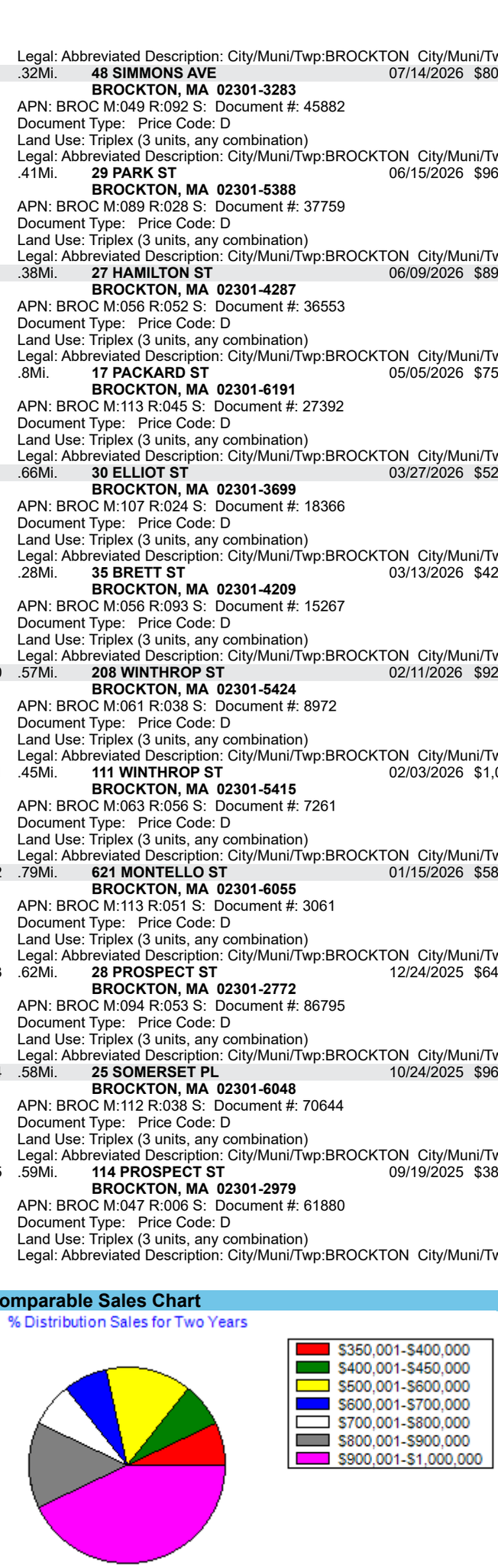
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**15 EXCHANGE ST** **BROCKTON, MA 02301-6028**	07/31/2026	$990,000	$274	3603	18/9/3	1919	7,200 SF	
		APN: BROC M:112 R:056 S: Document #: 50741 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
2	.29Mi.	**285 GREEN ST** **BROCKTON, MA 02301-3680**	07/24/2026	$1,060,000	$267	3960	18/12/3	1909	7,200 SF	
		APN: BROC M:048 R:096 S: Document #: 48763 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
3	.6Mi.	**88 WESTON ST** **BROCKTON, MA 02301-3985**	07/15/2026	$915,000	$306	2990	14/6/3	1901	5,998 SF	
		APN: BROC M:045 R:021 S: Document #: 46190 Document Type: Price Code: D Land Use: Triplex (3 units, any combination)								

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	Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
4	.32Mi.	**48 SIMMONS AVE** **BROCKTON, MA 02301-3283**	07/14/2026	$805,000	$234	3430	14/7/3	1902	7,649 SF
	APN: BROC M:049 R:092 S: Document #: 45882 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
5	.41Mi.	**29 PARK ST** **BROCKTON, MA 02301-5388**	06/15/2026	$960,000	$221	4332	18/9/5	1910	7,018 SF
	APN: BROC M:089 R:028 S: Document #: 37759 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
6	.38Mi.	**27 HAMILTON ST** **BROCKTON, MA 02301-4287**	06/09/2026	$890,000	$313	2835	13/5/3	1880	6,756 SF
	APN: BROC M:056 R:052 S: Document #: 36553 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
7	.8Mi.	**17 PACKARD ST** **BROCKTON, MA 02301-6191**	05/05/2026	$750,000	$264	2831	8/4/3	1925	7,588 SF
	APN: BROC M:113 R:045 S: Document #: 27392 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
8	.66Mi.	**30 ELLIOT ST** **BROCKTON, MA 02301-3699**	03/27/2026	$520,000	$183	2830	12/6/3	1879	5,249 SF
	APN: BROC M:107 R:024 S: Document #: 18366 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
9	.28Mi.	**35 BRETT ST** **BROCKTON, MA 02301-4209**	03/13/2026	$425,000	$265	1601	7/3/4	1889	5,293 SF
	APN: BROC M:056 R:093 S: Document #: 15267 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
10	.57Mi.	**208 WINTHROP ST** **BROCKTON, MA 02301-5424**	02/11/2026	$920,000	$224	4101	18/12/3	1920	7,200 SF
	APN: BROC M:061 R:038 S: Document #: 8972 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
11	.45Mi.	**111 WINTHROP ST** **BROCKTON, MA 02301-5415**	02/03/2026	$1,000,000	$290	3447	15/6/3	1900	4,831 SF
	APN: BROC M:063 R:056 S: Document #: 7261 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
12	.79Mi.	**621 MONTELLO ST** **BROCKTON, MA 02301-6055**	01/15/2026	$580,000	$221	2616	13/5/3	1890	5,915 SF
	APN: BROC M:113 R:051 S: Document #: 3061 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
13	.62Mi.	**28 PROSPECT ST** **BROCKTON, MA 02301-2772**	12/24/2025	$640,000	$163	3924	18/9/3	1925	7,074 SF
	APN: BROC M:094 R:053 S: Document #: 86795 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
14	.58Mi.	**25 SOMERSET PL** **BROCKTON, MA 02301-6048**	10/24/2025	$962,500	$241	3990	15/6/3	1904	6,639 SF
	APN: BROC M:112 R:038 S: Document #: 70644 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								
15	.59Mi.	**114 PROSPECT ST** **BROCKTON, MA 02301-2979**	09/19/2025	$382,000	$132	2893	11/5/3	1881	14,819 SF
	APN: BROC M:047 R:006 S: Document #: 61880 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:BROCKTON City/Muni/Twp: BROCKTON								

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.

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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.	**6 PALM PL**	**02/09/2016**		$716,100	3,387	15/6/3	1908	2,448 SF	
.01Mi.	**10 PALM PL**	**04/09/2009**		$747,500	4,245	15/9/3	1899	3,040 SF	
.01Mi.	**16 ELLSWORTH AVE**	**03/31/2011**		$663,000	3,516	15/6/3	1907	2,966 SF	
.04Mi.	**23 ELLSWORTH AVE**	**08/08/1996**		$811,000	4,431	18/9/3	1910	7,453 SF	
.05Mi.	**38 ELLSWORTH AVE**	**02/17/2021**		$730,800	3,405	15/6/3	1911	4,129 SF	
.05Mi.	**11 GODDARD RD**	**06/18/1993**		$668,500	3,061	14/8/3	1921	3,167 SF	
.05Mi.	**31 ELLSWORTH AVE**	**05/07/2010**		$787,500	3,759	18/6/3	1908	7,166 SF	
.06Mi.	**40 HIGHLAND ST**	**12/09/2004**		$663,900	3,290	14/6/3	1863	4,896 SF	
.07Mi.	**118 NEWBURY ST**	**06/04/1999**		$818,500	3,948	15/9/3	1898	7,305 SF	
.07Mi.	**3 GODDARD RD**	**10/25/2002**		$813,100	4,594	18/6/3	1903	2,888 SF	
.07Mi.	**114 NEWBURY ST**	**11/04/1996**		$805,900	3,948	15/9/3	1910	8,037 SF	
.07Mi.	**128 NEWBURY ST**			$789,400	3,873	18/8/3	1909	4,726 SF	
.09Mi.	**43 HIGHLAND ST**	**06/11/2009**		$761,200	3,924	17/11/3	1878	12,571 SF	
.1Mi.	**19 HIGHLAND ST**	**12/06/2004**		$623,500	2,158	11/4/3	1839	6,447 SF	
.11Mi.	**71 HIGHLAND ST**	**03/27/2009**		$655,300	2,659	10/8/3	1888	3,389 SF	
.11Mi.	**9 HIGHLAND ST**	**04/07/2025**		$520,900	2,914	14/8/3	1856	6,551 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:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Brockton High School** Number of Students: 3,598 Student-Teacher Ratio: 17.01 Advanced Placement: Yes	D-	Public	9 - 12
1.46Mi.	**Edison Evening Academy** Number of Students: 225 Student-Teacher Ratio: 51.49	NA	Public	11 - 12
0.48Mi.	**Barrett Russell Early Childhood Center** Number of Students: 209 Student-Teacher Ratio: 13.48	NA	Public	PK - PK
0.68Mi.	**Plouffe Middle School** Number of Students: 627 Student-Teacher Ratio: 14.23	C-	Public	6 - 8
1.38Mi.	**North Middle School** Number of Students: 427 Student-Teacher Ratio: 13.76	B-	Public	6 - 8
1.22Mi.	**Manthala George Jr. School** Number of Students: 838 Student-Teacher Ratio: 18.06	C+	Public	PK - 5
1.93Mi.	**Mary E. Baker School** Number of Students: 769 Student-Teacher Ratio: 14.43	C	Public	KG - 5
2.32Mi.	**Edgar B Davis** Number of Students: 1,009 Student-Teacher Ratio: 17.84	C-	Public	KG - 8
1.28Mi.	**Gilmore Elementary School** Number of Students: 444 Student-Teacher Ratio: 16.54	D	Public	PK - 5
1.52Mi.	**Oscar F Raymond** Number of Students: 864 Student-Teacher Ratio: 17.85	D+	Public	KG - 5
2.06Mi.	**Ashfield Middle School** Number of Students: 474 Student-Teacher Ratio: 12.67	B	Public	6 - 8

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2.14Mi. **Hancock** Number of Students: 680 Student-Teacher Ratio: 16.08	C	Public	PK - 5
2.55Mi. **Brookfield** Number of Students: 532 Student-Teacher Ratio: 15.49	D	Public	PK - 5
1.06Mi. **West Middle School** Number of Students: 533 Student-Teacher Ratio: 13.9	C-	Public	6 - 8
1.62Mi. **Downey** Number of Students: 602 Student-Teacher Ratio: 14.61	D	Public	PK - 5
0.89Mi. **Louis F Angelo Elementary School** Number of Students: 875 Student-Teacher Ratio: 16.17	C+	Public	KG - 5
0.20Mi. **Dr W Arnone Community School** Number of Students: 763 Student-Teacher Ratio: 17.58	F	Public	PK - 5
1.25Mi. **East Middle School** Number of Students: 421 Student-Teacher Ratio: 12.35	C	Public	6 - 8
1.73Mi. **John F Kennedy** Number of Students: 539 Student-Teacher Ratio: 15.28	C-	Public	KG - 5
1.59Mi. **South Middle School** Number of Students: 398 Student-Teacher Ratio: 10.41	C	Public	6 - 8

Flood Report

The Subject Property of **6 PALM PL, BROCKTON, MA 02301-3882** 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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