ICE SiteX Report

OrderID: 98761650

SiteX Property Information Report



Subject Property Location

73 WAREHAM ST, MIDDLEBORO, MA 02346-2443

County:	**PLYMOUTH MA**	Census Tract:	5422.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	MIDD M:00059 L:1811 U:0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$601,000**	FSD:	7	Common Confidence Score:	83
Value Range:	$558,930 - $643,070	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$159,200	Market Land Value:		Tax Year:	2025
Assd Improvement:	$475,300	Market Improvment Value:		Total Taxable Value:	$8,509
Total Assessed Value:	$634,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	59-1811
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1811 District: 182

Abbreviated Description:	LOT:1811 DIST:182 CITY:MIDDLEBORO
City/Muni/Twp:	MIDDLEBORO

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:	4	Pool:	
Building Area:	2693 SF	Baths:	3	Fireplace:	
Year Built:	1880	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:	Conventional	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	N/A
Document #:	10072 BK-PG 56560-36	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/15/2022	Loan Amount:	N/A
Document #:	22477 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/11/2022		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: MIDDLEBORO			

Prior Transfer

Recording Date:	03/15/2022	Sales Price:	$600,000
Document #:	22476 BK-PG 56560-33	Type of Sale:	Arms-Length Transfer
Contract Date:	03/11/2022		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: MIDDLEBORO			

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Prior Transfer

Recording Date:	01/29/2018	Sales Price:	$220,000
Document #:	7193 BK-PG 49451-72	Type of Sale:	Lender Sold
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date:	01/29/2018	Loan Amount:	N/A
Document #:	49451/0080 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date:	01/30/2017	Sales Price:	N/A
Document #:	000000008548 BK-PG 30070-4	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/27/2017	Sales Price:	$266,000
Document #:	8180 BK-PG 48051-122	Type of Sale:	Lender Owned
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date:	09/11/2015	Sales Price:	N/A
Document #:	74822 BK-PG 34034-209	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	02/15/2007	Sales Price:	N/A
Document #:	16211 BK-PG 31027-157	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/29/2007	Loan Amount:	N/A
Document #:	BK-PG 34034-209	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date:	07/29/2005	Loan Amount:	N/A
Document #:	BK-PG 31027-157	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date:	12/09/1998	Loan Amount:	N/A
Document #:	BK-PG 16917-59	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date:	11/26/1996	Sales Price:	$95,000
Document #:	BK-PG 14808-18	Type of Sale:	Lender Sold
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date:	11/26/1996	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date:	05/29/1996	Sales Price:	$91,000
Document #:	BK-PG 14391-127	Type of Sale:	Lender Owned
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date:	12/27/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	

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TD Due Date: Type Finance:
Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date: 08/03/1993 Loan Amount: N/A
Document #: BK-PG - Loan Type:
TD Due Date: Type Finance:
Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date: 02/10/1993 Loan Amount: N/A
Document #: BK-PG - Loan Type:
TD Due Date: Type Finance:
Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date: 07/20/1992 Sales Price: $77,000
Document #: BK-PG 0-0 Type of Sale: Arms-Length Transfer
Document Type: Deed
Legal Description:
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date: 07/20/1992 Loan Amount: N/A
Document #: BK-PG - Loan Type:
TD Due Date: Type Finance:
Legal Description:
City/Muni/Twp: MIDDLEBORO

Prior Transfer

Recording Date: 03/12/1992 Sales Price: $67,500
Document #: BK-PG 0-0 Type of Sale: Lender Owned
Document Type: Deed
Legal Description:
City/Muni/Twp: MIDDLEBORO

Mortgage Record

Recording Date: 08/06/1987 Loan Amount: N/A
Document #: BK-PG - Loan Type:
TD Due Date: Type Finance:
Legal Description:
Map Ref: 0
City/Muni/Twp: MIDDLEBORO

Area Sales Analysis

Total Area Sales	$6,163,000	Median # of Bedrooms	3
Median Lot Size	19,384 SF	Median # of Baths	2
Median Living Area	2,358 SF	Median Year Built	1973
Price Range - 2 Yrs	$515,000 to $750,000	Age Range	6 years to 150 years
Median Value	$597,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**63 WAREHAM ST** **MIDDLEBORO, MA 02346-2441**	03/26/2025	$585,000	$380	1539	6//2	2018	18,731 SF	
		APN: MIDD M:00059 L:0952 U:0000 Document #: 17610 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO								
2	.12Mi.	**58 WAREHAM ST** **MIDDLEBORO, MA 02346-2444**	09/26/2025	$589,000	$337	1749	5/3/2	2007	31,363 SF	
		APN: MIDD M:00059 L:0972 U:0000 Document #: 63399 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO								
3	.22Mi.	**SYLVAN ST** **MIDDLEBORO, MA 02346-**	04/10/2025	$65,000			//		7,500 SF	
		APN: MIDD M:00059 L:3339 U:0000 Document #: 21214 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Unusable Land (Remnant, Steep, etc.) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO								
4	.22Mi.	**88 BARDEN HILL RD** **MIDDLEBORO, MA 02346-2432**	03/03/2025	$750,000	$288	2608	7/3/3	1986	84,071 SF	
		APN: MIDD M:00059 L:1988 U:0000 Document #: 12655 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO								
5	.33Mi.	**2 TERRACE RD** **MIDDLEBORO, MA 02346-2449**	10/02/2025	$700,000	$283	2475	6/3/3	2020	27,443 SF	
		APN: MIDD M:00059 L:3617 U:0000 Document #: 65412 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO								

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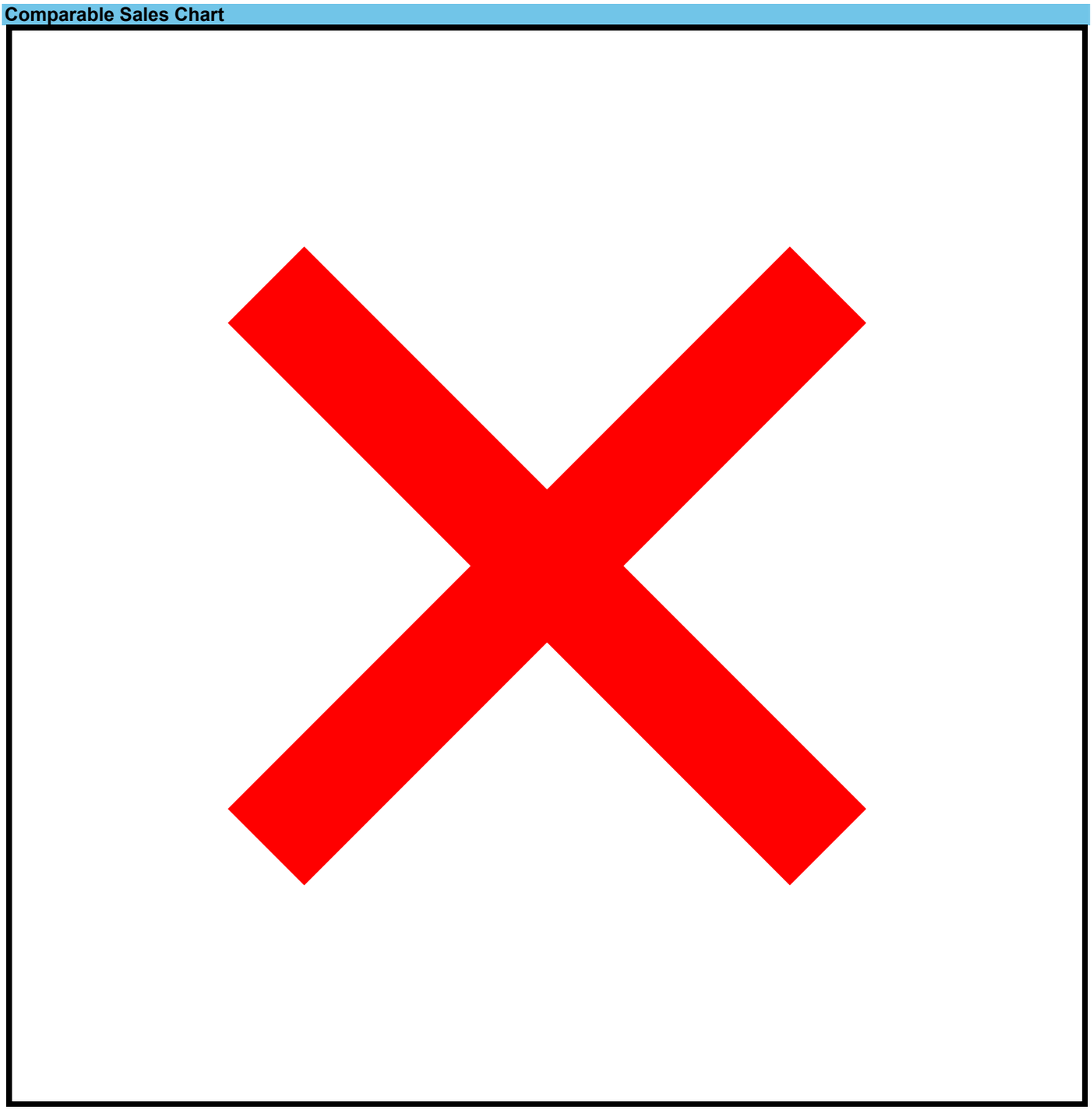
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6	.4Mi.	**20 BENTON ST** **MIDDLEBORO, MA 02346-2308**	10/29/2025	$410,000	$339	1210	6/3/1	1905	5,140 SF
		APN: MIDD M:0058C L:1496 U:0000 Document #: 71746 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
7	.42Mi.	**22 WEBSTER ST** **MIDDLEBORO, MA 02346-2390**	08/11/2025	$690,000	$176	3923	18/7/3	1876	8,712 SF
		APN: MIDD M:0058C L:1432 U:0000 Document #: 51531 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
8	.42Mi.	**22 BENTON ST** **MIDDLEBORO, MA 02346-2385**	04/15/2025	$785,000	$294	2671	12/5/3	1890	16,090 SF
		APN: MIDD M:0058C L:1494 U:0000 Document #: 22113 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
9	.42Mi.	**13 BENTON ST** **MIDDLEBORO, MA 02346-2387**	03/07/2025	$610,000	$168	3636	15/8/3	1889	6,098 SF
		APN: MIDD M:0058C L:0699 U:0000 Document #: 13755 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
10	.56Mi.	**37 SUSAN LN** **MIDDLEBORO, MA 02346-2822**	09/03/2025	$50,000	$43	1176	5/3/1	1970	10,454 SF
		APN: MIDD M:00059 L:5958 U:0000 Document #: 57319 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
11	.57Mi.	**5 BARROWS ST** **MIDDLEBORO, MA 02346-2201**	03/07/2025	$800,000	$200	4010	16/5/3	1850	14,375 SF
		APN: MIDD M:0050L L:4725 U:0000 Document #: 13876 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
12	.58Mi.	**150 WOOD ST** **MIDDLEBORO, MA 02346-2825**	04/16/2025	$356,000	$314	1134	4/2/1	1973	SF
		APN: MIDD M:00065 L:0264 U:000S Document #: 22586 Document Type: Condominium deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
13	.59Mi.	**11 RELAND ST** **MIDDLEBORO, MA 02346-2218**	09/30/2025	$663,000	$301	2200	10/4/2	1900	7,405 SF
		APN: MIDD M:0050K L:4666 U:0000 Document #: 64564 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
14	.61Mi.	**64 E MAIN ST** **MIDDLEBORO, MA 02346-2518**	07/31/2025	$787,500	$246	3197	7//	1945	152,460 SF
		APN: MIDD M:00051 L:3534 U:0000 Document #: 49071 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
15	.69Mi.	**8 HOWLAND CT** **MIDDLEBORO, MA 02346-2508**	03/21/2025	$210,000	$182	1152	5/2/1	1951	7,405 SF
		APN: MIDD M:0050H L:3218 U:0000 Document #: 16541 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
16	.71Mi.	**87 PEARL ST** **MIDDLEBORO, MA 02346-2211**	10/28/2025	$505,000	$223	2268	10/3/2	1900	9,148 SF
		APN: MIDD M:0050K L:3874 U:0000 Document #: 71131 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
17	.78Mi.	**8 HOMESTEAD RD** **MIDDLEBORO, MA 02346-2805**	08/29/2025	$445,000	$396	1125	6/3/1	1958	17,424 SF
		APN: MIDD M:00065 L:0556 U:0000 Document #: 864195 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
18	.81Mi.	**108 S MAIN ST** **MIDDLEBORO, MA 02346-2149**	03/07/2025	$799,900			//		36,988 SF
		APN: MIDD M:0058F L:2769 U:0000 Document #: 13792 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal: Abbreviated Description: City/Muni/Twp:CARVER City/Muni/Twp: CARVER							
19	.86Mi.	**188 WAREHAM ST** **MIDDLEBORO, MA 02346-2843**	02/05/2026	$240,000	$96	2490	7/3/1	1836	35,283 SF
		APN: MIDD M:00065 L:0635 U:0000 Document #: 7905 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							
20	.86Mi.	**20 HOMESTEAD RD** **MIDDLEBORO, MA 02346-2805**	08/20/2025	$510,000	$274	1862	6/3/2	1961	23,522 SF
		APN: MIDD M:00065 L:1359 U:0000 Document #: 863898 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MIDDLEBORO City/Muni/Twp: MIDDLEBORO							

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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.

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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.	**73 WAREHAM ST**	**03/15/2022**		$634,500	2,693	7/4/3	1880	14,375 SF	
.02Mi.	**75 WAREHAM ST**	**10/07/2016**		$379,600	1,008	5/3/1	1950	20,908 SF	
.03Mi.	**20 BARDEN HILL RD**	**02/27/1998**		$331,600	1,757	7/3/1	1848	6,970 SF	
.04Mi.	**43 BARDEN HILL RD**	**07/31/2023**		$392,900	1,408	5/3/2	1900	14,375 SF	
.04Mi.	**79 WAREHAM ST**	**05/03/2024**		$412,000	1,790	5/3/2	1920	9,583 SF	
.05Mi.	**68 WAREHAM ST**	**11/05/1993**		$514,300	2,796	12/4/2	1810	1 SF	
.05Mi.	**18 BARDEN HILL RD**	**08/11/2000**		$385,300	1,648	7/3/1	1880	14,375 SF	
.06Mi.	**3 FAIRVIEW ST**	**10/19/2017**		$369,300	936	3/1/1	1973	10,727 SF	
.06Mi.	**80 WAREHAM ST**	**11/09/2001**		$348,500	1,886	7/4/1	1900	20,473 SF	
.06Mi.	**81 WAREHAM ST**	**06/08/2011**		$459,700	1,804	6/3/1	1930	12,197 SF	
.06Mi.	**26 BARDEN HILL RD**	**12/08/1980**		$412,900	1,699	7/4/1	1880	32,234 SF	
.06Mi.	**66 WAREHAM ST**	**01/20/2006**		$436,300	2,153	8/4/2	1850	18,295 SF	
.06Mi.	**45 BARDEN HILL RD**	**12/18/2019**		$480,400	2,150	8/4/2	1944	11,326 SF	
.07Mi.	**65 WAREHAM ST**	**05/15/2023**		$554,400	2,360	12/3/3		1 SF	
.07Mi.	**64 WAREHAM ST**	**01/26/2004**		$491,000	2,358	8/5/2	1830	20,908 SF	
.08Mi.	**40 BARDEN HILL RD**	**12/21/2015**		$551,800	2,602	8/4/2		3 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	44.7 years old	Households:	9,866
Median Household Income:	$87,843	Households w/Family:	65%
Household Income Per Capita:	$47,118	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Middleborough School District	Students:	2,870
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Middleborough High School** Number of Students: 774 Student-Teacher Ratio: 11.35 Advanced Placement: Yes	C+	Public	9 - 12
0.26Mi.	**John T. Nichols Middle School** Number of Students: 688 Student-Teacher Ratio: 12.24	C	Public	6 - 8
0.64Mi.	**Mary K. Goode Elementary School** Number of Students: 590 Student-Teacher Ratio: 15.28	C+	Public	1 - 5
0.50Mi.	**Memorial Early Childhood Center** Number of Students: 273 Student-Teacher Ratio: 15.17	NA	Public	PK - KG

Flood Report

The Subject Property of **73 WAREHAM ST, MIDDLEBORO, MA 02346-2443** 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	86%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	92%	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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