

 **Assessment and Sales Report****Location & Ownership Information**

|                       |  |                |  |
|-----------------------|--|----------------|--|
| <b>Address:</b>       | 41-45 Muron Ave, Bellingham, MA 02019-2117 |                |  |
| <b>Map Ref.:</b>      | <b>M:0091 B:0049 L:0000</b>                | <b>Zoning:</b> |  |
| <b>Owner 1:</b>       | Doreen L Dugan                             |                |  |
| <b>Owner 2:</b>       |  |                |  |
| <b>Owner Address:</b> | 41-45 Muron Ave, Bellingham, MA 02019-2117 |                |  |

**Property Information**

|                         |                    |                           |                          |
|-------------------------|--------------------|---------------------------|--------------------------|
| <b>Use:</b>             | 3-Family Residence | <b>Style:</b>             | Conventional             |
| <b>Levels:</b>          | 2                  | <b>Lot Size:</b>          | 0.32 Acres (14000 sqft.) |
| <b>Year Built:</b>      | 1932               | <b>Total Area:</b>        | 4430 sqft.               |
| <b>Total Rooms:</b>     | 8                  | <b>Living Area:</b>       | 3270 sqft.               |
| <b>Bedrooms:</b>        | 4                  | <b>First Floor Area:</b>  | 0 sqft.                  |
| <b>Full Baths:</b>      | 4                  | <b>Addl Floor Area:</b>   | 0 sqft.                  |
| <b>Half Baths:</b>      | 0                  | <b>Attic Area:</b>        | 0 sqft.                  |
| <b>Roof Type:</b>       | Gable              | <b>Finished Basement:</b> | 1271 sqft.               |
| <b>Heat Type:</b>       | Forced Hot Water   | <b>Basement:</b>          | 224 sqft.                |
| <b>Fuel Type:</b>       | Oil                | <b>Basement Type:</b>     |                          |
| <b>Exterior:</b>        | Vinyl Siding       | <b>Attached Garage:</b>   | 0                        |
| <b>Foundation:</b>      |                    | <b>Other Garage:</b>      | 0                        |
| <b>Air Conditioned:</b> | No                 | <b>Fireplaces:</b>        | 0                        |
| <b>Condition:</b>       | Fair/Average       |                           |                          |

**Assessment Information**

|                           |                             |                         |            |
|---------------------------|-----------------------------|-------------------------|------------|
| <b>Last Sale Date:</b>    | 9/8/2000                    | <b>Last Sale Price:</b> | \$175,000  |
| <b>Last Sale Book:</b>    | 14396                       | <b>Last Sale Page:</b>  | 120        |
| <b>Map Ref.:</b>          | <b>M:0091 B:0049 L:0000</b> | <b>Tax Rate (Res):</b>  | 14.66      |
| <b>Land Value:</b>        | \$92,600                    | <b>Tax Rate (Comm):</b> | 17.91      |
| <b>Building Value:</b>    | \$173,600                   | <b>Tax Rate (Ind):</b>  | 17.91      |
| <b>Misc Improvements:</b> | \$0                         | <b>Fiscal Year:</b>     | 2014       |
| <b>Total Value:</b>       | \$266,200                   | <b>Estimated Tax:</b>   | \$3,902.49 |

**Sales History****Recent Sale #1**

|                     |                  |                         |                  |
|---------------------|------------------|-------------------------|------------------|
| <b>Sale Price:</b>  | \$175,000        | <b>Sale Date:</b>       | 9/8/2000         |
| <b>Buyer Name:</b>  | Arthur J Dugan   | <b>Seller Name:</b>     | Raymond G Record |
| <b>Lender Name:</b> | Equi Credit Corp | <b>Mortgage Amount:</b> | \$148,750        |
| <b>Sale Book:</b>   | 0                | <b>Sale Page:</b>       | 0                |

**Mortgage History****Recent Mortgage #1**

|                         |                |                       |                      |
|-------------------------|----------------|-----------------------|----------------------|
| <b>Buyer Name:</b>      | Doreen L Dugan | <b>Lender Name:</b>   | Accredited Home Lend |
| <b>Mortgage Amount:</b> | \$247,000      | <b>Mortgage Date:</b> | 8/9/2006             |
| <b>Mortgage Book:</b>   | 23962          | <b>Mortgage Page:</b> | 511                  |

**Recent Mortgage #2**

|                         |                |                       |                      |
|-------------------------|----------------|-----------------------|----------------------|
| <b>Buyer Name:</b>      | Doreen L Dugan | <b>Lender Name:</b>   | New Century Mtg Corp |
| <b>Mortgage Amount:</b> | \$219,000      | <b>Mortgage Date:</b> | 6/14/2004            |
| <b>Mortgage Book:</b>   | 21154          | <b>Mortgage Page:</b> | 435                  |

**Recent Mortgage #3**

|                         |                |                       |                    |
|-------------------------|----------------|-----------------------|--------------------|
| <b>Buyer Name:</b>      | Doreen L Dugan | <b>Lender Name:</b>   | Northstar Mtg Corp |
| <b>Mortgage Amount:</b> | \$181,000      | <b>Mortgage Date:</b> | 6/27/2003          |

|                           |                |                       |                      |
|---------------------------|----------------|-----------------------|----------------------|
| <b>Mortgage Book:</b>     | 19190          | <b>Mortgage Page:</b> | 284                  |
| <b>Recent Mortgage #4</b> |                |                       |                      |
| <b>Buyer Name:</b>        | Arthur J Dugan | <b>Lender Name:</b>   | New Century Mtg Corp |
| <b>Mortgage Amount:</b>   | \$160,800      | <b>Mortgage Date:</b> | 8/6/2001             |
| <b>Mortgage Book:</b>     | 0              | <b>Mortgage Page:</b> | 0                    |
| <b>Recent Mortgage #5</b> |                |                       |                      |
| <b>Buyer Name:</b>        | Arthur J Dugan | <b>Lender Name:</b>   | Seller               |
| <b>Mortgage Amount:</b>   | \$17,500       | <b>Mortgage Date:</b> | 9/8/2000             |
| <b>Mortgage Book:</b>     | 0              | <b>Mortgage Page:</b> | 0                    |

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