

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

<b>Address:</b>	25 Holly Ln, Cumberland, RI 02864-3328		
<b>Map Ref.:</b>	<b>M:025 B:0140 L:000</b>	<b>Zoning:</b>	R-1
<b>Owner 1:</b>	Gary Earnshaw		
<b>Owner 2:</b>	Claire Earnshaw		
<b>Owner Address:</b>	25 Holly Ln,Cumberland, RI 02864-3328		

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Cape-Cod
<b>Levels:</b>	1	<b>Lot Size:</b>	0.28 Acres (12110 sqft.)
<b>Year Built:</b>	2009	<b>Total Area:</b>	0 sqft.
<b>Total Rooms:</b>	6	<b>Living Area:</b>	1324 sqft.
<b>Bedrooms:</b>	2	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	2	<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>	0 sqft.
<b>Heat Type:</b>	Forced Air	<b>Basement:</b>	0 sqft.
<b>Fuel Type:</b>	Oil	<b>Basement Type:</b>	
<b>Exterior:</b>	Aluminum Vinyl	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	Yes	<b>Fireplaces:</b>	0
<b>Condition:</b>	Average		

**Assessment Information**

<b>Last Sale Date:</b>	1/28/2010	<b>Last Sale Price:</b>	\$308,000
<b>Last Sale Book:</b>	1486	<b>Last Sale Page:</b>	621
<b>Map Ref.:</b>	<b>M:025 B:0140 L:000</b>	<b>Tax Rate (Res):</b>	15.78
<b>Land Value:</b>	\$121,200	<b>Tax Rate (Comm):</b>	15.78
<b>Building Value:</b>	\$165,600	<b>Tax Rate (Ind):</b>	15.78
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2013
<b>Total Value:</b>	\$286,800	<b>Estimated Tax:</b>	\$4,525.70

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

<b>Sale Price:</b>	\$308,000	<b>Sale Date:</b>	1/28/2010
<b>Buyer Name:</b>	Gary Earnshaw	<b>Seller Name:</b>	John Farrell
<b>Lender Name:</b>	Homeservices Lending	<b>Mortgage Amount:</b>	\$282,865
<b>Sale Book:</b>	1486	<b>Sale Page:</b>	621

**Recent Sale #2**

<b>Sale Price:</b>	\$12,000	<b>Sale Date:</b>	9/5/1996
<b>Buyer Name:</b>	Jeffrey M Towle	<b>Seller Name:</b>	Emily H Yarnall
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	681	<b>Sale Page:</b>	259

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

<b>Buyer Name:</b>	Gary S Earnshaw	<b>Lender Name:</b>	Village Capital & Inv
<b>Mortgage Amount:</b>	\$277,629	<b>Mortgage Date:</b>	1/7/2013
<b>Mortgage Book:</b>	1598	<b>Mortgage Page:</b>	410

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