

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

| | | | |
|-----------------------|---|----------------|--|
| Address: | 13 Neponset Heights Ave, Foxboro, MA 02035-1412 | | |
| Map Ref.: | M:055 L:1506 | Zoning: | |
| Owner 1: | Christina Bordieri | | |
| Owner 2: | | | |
| Owner Address: | 13 Neponset Heights Ave, Foxboro, MA 02035-1412 | | |

Property Information

| | | | |
|-------------------------|--------------------|---------------------------|-------------------------|
| Use: | 1-Family Residence | Style: | Raised-Cape |
| Levels: | 2 | Lot Size: | 0.19 Acres (8200 sqft.) |
| Year Built: | 1986 | Total Area: | 3073 sqft. |
| Total Rooms: | 6 | Living Area: | 1568 sqft. |
| Bedrooms: | 3 | First Floor Area: | 0 sqft. |
| Full Baths: | 2 | Addl Floor Area: | 0 sqft. |
| Half Baths: | 1 | Attic Area: | 0 sqft. |
| Roof Type: | Gable | Finished Basement: | 0 sqft. |
| Heat Type: | Forced Hot Water | Basement: | 0 sqft. |
| Fuel Type: | Natural Gas | Basement Type: | |
| Exterior: | Vinyl Siding | Attached Garage: | 0 |
| Foundation: | | Other Garage: | 0 |
| Air Conditioned: | No | Fireplaces: | 1 |
| Condition: | Average | | |

Assessment Information

| | | | |
|---------------------------|---------------------|-------------------------|------------|
| Last Sale Date: | 2/6/2006 | Last Sale Price: | \$365,000 |
| Last Sale Book: | 23376 | Last Sale Page: | 293 |
| Map Ref.: | M:055 L:1506 | Tax Rate (Res): | 14.99 |
| Land Value: | \$119,800 | Tax Rate (Comm): | 17.09 |
| Building Value: | \$201,600 | Tax Rate (Ind): | 17.09 |
| Misc Improvements: | \$0 | Fiscal Year: | 2014 |
| Total Value: | \$321,400 | Estimated Tax: | \$4,817.79 |

Sales History**Recent Sale #1**

| | | | |
|---------------------|--------------------|-------------------------|---------------|
| Sale Price: | \$365,000 | Sale Date: | 2/6/2006 |
| Buyer Name: | Christina Bordieri | Seller Name: | Tami J Comeau |
| Lender Name: | Quicken Loan Inc | Mortgage Amount: | \$292,000 |
| Sale Book: | 23376 | Sale Page: | 293 |

Mortgage History**Recent Mortgage #1**

| | | | |
|-------------------------|---------------|-----------------------|--------------------|
| Buyer Name: | Tami J Comeau | Lender Name: | Argent Mtg Company |
| Mortgage Amount: | \$158,000 | Mortgage Date: | 5/12/2004 |
| Mortgage Book: | 20999 | Mortgage Page: | 570 |

Recent Mortgage #2

| | | | |
|-------------------------|---------------|-----------------------|---------------------|
| Buyer Name: | Tami J Comeau | Lender Name: | Chase Manhattan Mtg |
| Mortgage Amount: | \$139,800 | Mortgage Date: | 4/16/2003 |
| Mortgage Book: | 0 | Mortgage Page: | 0 |

Recent Mortgage #3

| | | | |
|-------------------------|---------------|-----------------------|-----------------|
| Buyer Name: | Tami J Comeau | Lender Name: | Ctx Mortgage Co |
| Mortgage Amount: | \$115,000 | Mortgage Date: | 2/28/2001 |

| | | | |
|---------------------------|---------------|-----------------------|----------------------|
| Mortgage Book: | 0 | Mortgage Page: | 0 |
| Recent Mortgage #4 | | | |
| Buyer Name: | Tami J Comeau | Lender Name: | Bank Of America Na |
| Mortgage Amount: | \$110,000 | Mortgage Date: | 5/5/2000 |
| Mortgage Book: | 0 | Mortgage Page: | 0 |
| Recent Mortgage #5 | | | |
| Buyer Name: | Paul F Melish | Lender Name: | Commercial Credit Co |
| Mortgage Amount: | \$15,617 | Mortgage Date: | 1/25/1994 |
| Mortgage Book: | 0 | Mortgage Page: | 0 |
| Recent Mortgage #6 | | | |
| Buyer Name: | Paul F Melish | Lender Name: | Foxboro Fsla |
| Mortgage Amount: | \$75,000 | Mortgage Date: | 5/28/1993 |
| Mortgage Book: | 0 | Mortgage Page: | 0 |

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