

Assessment and Sales Report

Location & Ownership Information

Address: 90 Brandy Ln, Uxbridge, MA 01569-1440

Map Ref.: **M:**008.0 **B:**4182 **L:**0000.0 **Zoning:**

Owner 1: Carol Ann Mills

Owner 2:

Owner Address: 90 Brandy Ln,Uxbridge, MA 01569-1440

Property Information

Use: 1-Family Residence **Style:** Raised-Ranch

Levels: 1 **Lot Size:** 1.79 Acres (77972 sqft.)

Year Built: 1992 **Total Area:** 1098 sqft.

Total Rooms: 5 **Living Area:** 1098 sqft.

Bedrooms: 2 **First Floor Area:** 1098 sqft.

Full Baths: 1 **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: Oil **Basement Type:** Partial

Exterior: Aluminum Vinyl **Attached Garage:** 2

Foundation: **Other Garage:** 0

Air Conditioned: Yes **Fireplaces:** 1

Condition: Average/Good

Assessment Information

Last Sale Date: 11/30/2012 **Last Sale Price:** \$223,000

Last Sale Book: 50049 **Last Sale Page:** 46

Map Ref.: **M:**008.0 **B:**4182 **L:**0000.0 **Tax Rate (Res):** 17.31

Land Value: \$90,300 **Tax Rate (Comm):** 17.31

Building Value: \$150,100 **Tax Rate (Ind):** 17.31

Misc Improvements: \$0 **Fiscal Year:** 2014

Total Value: \$240,400 **Estimated Tax:** \$4,161.32

Sales History

Recent Sale #1

Sale Price: \$223,000 **Sale Date:** 11/30/2012

Buyer Name: Carol A Millis **Seller Name:** Ronald G Roy

Lender Name: Grafton Suburban Cu **Mortgage Amount:** \$60,000

Sale Book: 50049 **Sale Page:** 46

Recent Sale #2

Sale Price: \$139,900 **Sale Date:** 10/30/1995

Buyer Name: Ronald Roy **Seller Name:** Christopher Gentile

Lender Name: Stoneham Cp Bk **Mortgage Amount:** \$111,920

Sale Book: 17426 **Sale Page:** 376

Mortgage History

Recent Mortgage #1

| | | | |
|---------------------------|-----------------------|-----------------------|--------------------|
| Buyer Name: | Ronald G Roy | Lender Name: | Savers Coop Bank |
| Mortgage Amount: | \$40,000 | Mortgage Date: | 11/19/2010 |
| Mortgage Book: | 46679 | Mortgage Page: | 28 |
| Recent Mortgage #2 | | | |
| Buyer Name: | Kathleen M Jordon-Roy | Lender Name: | Savers Coop Bank |
| Mortgage Amount: | \$12,000 | Mortgage Date: | 2/27/2006 |
| Mortgage Book: | 38462 | Mortgage Page: | 168 |
| Recent Mortgage #3 | | | |
| Buyer Name: | Kathleen M Jordon-Roy | Lender Name: | Poli Mtg Group |
| Mortgage Amount: | \$122,000 | Mortgage Date: | 9/18/2003 |
| Mortgage Book: | 31678 | Mortgage Page: | 243 |
| Recent Mortgage #4 | | | |
| Buyer Name: | Ronald G Roy | Lender Name: | Bank Of America Na |
| Mortgage Amount: | \$106,500 | Mortgage Date: | 7/17/2002 |
| Mortgage Book: | 27007 | Mortgage Page: | 181 |
| Recent Mortgage #5 | | | |
| Buyer Name: | Ronald G Roy | Lender Name: | Savers Coop Bank |
| Mortgage Amount: | \$25,000 | Mortgage Date: | 12/4/2001 |
| Mortgage Book: | 25404 | Mortgage Page: | 315 |
| Recent Mortgage #6 | | | |
| Buyer Name: | Christopher Gentile | Lender Name: | Medallion Mortgage |
| Mortgage Amount: | \$115,000 | Mortgage Date: | 1/19/1994 |
| Mortgage Book: | 15984 | Mortgage Page: | 37 |

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