

Assessment and Sales Report

Location & Ownership Information

Address:	52 Stone Ridge Rd, Unit 52, Franklin, MA 02038-3166		
Map Ref.:	M: 276 L: 016-006	Zoning:	
Owner 1:	Jamie R Mello		
Owner 2:	Carole A Focht		
Owner Address:	52 Stone Ridge Rd,Unit 52,Franklin, MA 02038-3166		

Property Information

Use:	Condominium	Style:	Townhouse
Levels:	2	Lot Size:	0 Acres (0 sqft.)
Year Built:	1986	Total Area:	2547 sqft.
Total Rooms:	4	Living Area:	1374 sqft.
Bedrooms:	2	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 Air	Basement:	687 sqft.
Fuel Type:	Natural Gas	Basement Type:	
Exterior:	Wood Side/Shingles	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	Yes	Fireplaces:	1
Condition:	Average		

Assessment Information

Last Sale Date:	10/26/2007	Last Sale Price:	\$275,000
Last Sale Book:	0	Last Sale Page:	0
Map Ref.:	M: 276 L: 016-006	Tax Rate (Res):	14.84
Land Value:	\$0	Tax Rate (Comm):	14.84
Building Value:	\$221,800	Tax Rate (Ind):	14.84
Misc Improvements:	\$0	Fiscal Year:	2015
Total Value:	\$221,800	Estimated Tax:	\$3,291.51

Sales History

Recent Sale #1

Sale Price:	\$275,000	Sale Date:	10/26/2007
Buyer Name:	John C Branca	Seller Name:	Cartus Financial Cor
Lender Name:	Gateway Frndng Mtg	Mortgage Amount:	\$150,000
Sale Book:	0	Sale Page:	0

Recent Sale #2

Sale Price:	\$275,000	Sale Date:	10/26/2007
Buyer Name:	Cartus Financial Corp	Seller Name:	Rajesh Subramanian
Lender Name:		Mortgage Amount:	\$0
Sale Book:	0	Sale Page:	0

Recent Sale #3

Sale Price:	\$275,000	Sale Date:	2/24/2004
Buyer Name:	Rajesh Subramanian	Seller Name:	Edward M Arminio
Lender Name:	ERA Mtg	Mortgage Amount:	\$220,000
Sale Book:	0	Sale Page:	0

Mortgage History

Recent Mortgage #1

Buyer Name:	John C Branca	Lender Name:	Reliant Mtg Co
Mortgage Amount:	\$203,500	Mortgage Date:	2/25/2010
Mortgage Book:	0	Mortgage Page:	0
Recent Mortgage #2			
Buyer Name:	John C Branca	Lender Name:	Bank Of America Na
Mortgage Amount:	\$50,000	Mortgage Date:	4/22/2009
Mortgage Book:	0	Mortgage Page:	0
Recent Mortgage #3			
Buyer Name:	John C Branca	Lender Name:	Bank Of America Na
Mortgage Amount:	\$50,000	Mortgage Date:	10/26/2007
Mortgage Book:	0	Mortgage Page:	0
Recent Mortgage #4			
Buyer Name:	Linda M Arminio	Lender Name:	Guaranty Bank Ssb
Mortgage Amount:	\$95,000	Mortgage Date:	12/17/2002
Mortgage Book:	0	Mortgage Page:	0
Recent Mortgage #5			
Buyer Name:	Linda M Roche	Lender Name:	Medway Savings Bank
Mortgage Amount:	\$78,000	Mortgage Date:	4/1/1996
Mortgage Book:	0	Mortgage Page:	0

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