

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

<b>Address:</b>	228 Highland Ave, Holden, MA 01520-6505		
<b>Map Ref.:</b>	<b>M:</b> 00161 <b>P:</b> 00090	<b>Zoning:</b>	R20
<b>Owner 1:</b>	Kenny A Lam		
<b>Owner 2:</b>			
<b>Owner Address:</b>	5 Morgan Dr, North Grafton, MA 01536-2206		

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Colonial
<b>Levels:</b>	2	<b>Lot Size:</b>	0.57 Acres (24796 sqft.)
<b>Year Built:</b>	2001	<b>Total Area:</b>	4120 sqft.
<b>Total Rooms:</b>	0	<b>Living Area:</b>	2126 sqft.
<b>Bedrooms:</b>	4	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	2	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	1	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>	Gable	<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Forced Hot Water	<b>Basement:</b>	0 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>	Yes	<b>Fireplaces:</b>	0
<b>Condition:</b>	Average/Good		

**Assessment Information**

<b>Last Sale Date:</b>	1/23/2001	<b>Last Sale Price:</b>	\$264,900
<b>Last Sale Book:</b>	23453	<b>Last Sale Page:</b>	328
<b>Map Ref.:</b>	<b>M:</b> 00161 <b>P:</b> 00090	<b>Tax Rate (Res):</b>	17.37
<b>Land Value:</b>	\$123,700	<b>Tax Rate (Comm):</b>	17.37
<b>Building Value:</b>	\$218,200	<b>Tax Rate (Ind):</b>	17.37
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2013
<b>Total Value:</b>	\$341,900	<b>Estimated Tax:</b>	\$5,938.80

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

<b>Sale Price:</b>	\$264,900	<b>Sale Date:</b>	1/23/2001
<b>Buyer Name:</b>	Kenny A Lam	<b>Seller Name:</b>	Highlands Flagler VI
<b>Lender Name:</b>	First Union Mtg Corp	<b>Mortgage Amount:</b>	\$200,000
<b>Sale Book:</b>	23453	<b>Sale Page:</b>	328

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

<b>Buyer Name:</b>	Kenny A Lam	<b>Lender Name:</b>	Mortgage Trust Group
<b>Mortgage Amount:</b>	\$280,000	<b>Mortgage Date:</b>	4/4/2003
<b>Mortgage Book:</b>	29569	<b>Mortgage Page:</b>	1

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