

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

Address:	579 Pontiac Ave, Cranston, RI 02910-4703		
Map Ref.:	M:9-3 L:1067 U:	Zoning:	
Owner 1:	Michael A Zarro		
Owner 2:	Elizabeth A Valente		
Owner Address:	579 Pontiac Ave,Cranston, RI 02910-4703		

Property Information

Use:	1-Family Residence	Style:	Conventional
Levels:	2	Lot Size:	0.11 Acres (4903 sqft.)
Year Built:	1924	Total Area:	2982 sqft.
Total Rooms:	6	Living Area:	1360 sqft.
Bedrooms:	3	First Floor Area:	0 sqft.
Full Baths:	2	Addl Floor Area:	0 sqft.
Half Baths:	0	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Steam	Basement:	0 sqft.
Fuel Type:	Oil	Basement Type:	
Exterior:	Vinyl Siding	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:	Average		

Assessment Information

Last Sale Date:	9/2/2005	Last Sale Price:	\$260,000
Last Sale Book:	3129	Last Sale Page:	102
Map Ref.:	M:9-3 L:1067 U:	Tax Rate (Res):	22.84
Land Value:	\$36,700	Tax Rate (Comm):	34.26
Building Value:	\$98,400	Tax Rate (Ind):	34.26
Misc Improvements:	\$0	Fiscal Year:	2013
Total Value:	\$135,100	Estimated Tax:	\$3,085.68

Sales History**Recent Sale #1**

Sale Price:	\$260,000	Sale Date:	9/2/2005
Buyer Name:	Michael A Zarro	Seller Name:	Vanessa J Durand
Lender Name:	Prime Mtg Corp	Mortgage Amount:	\$207,900
Sale Book:	3129	Sale Page:	102

Recent Sale #2

Sale Price:	\$155,000	Sale Date:	7/30/2002
Buyer Name:	Vanessa J Durand	Seller Name:	Linda Sperber
Lender Name:	Principal Res Mtg Inc	Mortgage Amount:	\$152,065
Sale Book:	1793	Sale Page:	243

Recent Sale #3

Sale Price:	\$90,500	Sale Date:	6/25/1999
Buyer Name:	Linda Sperber	Seller Name:	Michael Zifcak
Lender Name:	Greenpoint Mtg Corp	Mortgage Amount:	\$65,000
Sale Book:	1093	Sale Page:	213

Recent Sale #4

Sale Price:	\$65,000	Sale Date:	12/21/1995
Buyer Name:	Michael Zifcak	Seller Name:	Chemical Mtg Co
Lender Name:	Commonwealth Untd Mtg	Mortgage Amount:	\$63,957
Sale Book:	918	Sale Page:	804

Recent Sale #5

Sale Price:	\$95,000	Sale Date:	5/14/1990
Buyer Name:	William F Corson	Seller Name:	Angelo J Lentini
Lender Name:	Shawmut Mtg Co	Mortgage Amount:	\$96,150
Sale Book:	0	Sale Page:	0

Mortgage History

Recent Mortgage #1

Buyer Name:	Michael A Zarro	Lender Name:	Prime Mtg Corp
Mortgage Amount:	\$52,000	Mortgage Date:	9/2/2005
Mortgage Book:	3129	Mortgage Page:	122

Recent Mortgage #2

Buyer Name:	Vanessa Durand	Lender Name:	Lenders Network
Mortgage Amount:	\$155,000	Mortgage Date:	12/19/2003
Mortgage Book:	2476	Mortgage Page:	223

Recent Mortgage #3

Buyer Name:	Linda Sperber	Lender Name:	Sherwood Group Inc
Mortgage Amount:	\$101,250	Mortgage Date:	9/20/2001
Mortgage Book:	1510	Mortgage Page:	107

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