

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

Address:	1198 S Main St, Unit 1198, Attleboro, MA 02703-7235		
Map Ref.:	M: 0023	L: 0006-U2	Zoning:
Owner 1:	Adam N Wells		
Owner 2:	Carrie A Fonseca		
Owner Address:	1198 S Main St, Unit 1198, Attleboro, MA 02703-7235		

Property Information

Use:	Condominium	Style:	Condo-Apt
Levels:	2	Lot Size:	0 Acres (1 sqft.)
Year Built:	2000	Total Area:	2184 sqft.
Total Rooms:	5	Living Area:	1344 sqft.
Bedrooms:	3	First Floor Area:	0 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 Air	Basement:	0 sqft.
Fuel Type:		Basement Type:	
Exterior:	Vinyl Siding	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:	Average/Good		

Assessment Information

Last Sale Date:	1/18/2005	Last Sale Price:	\$254,000
Last Sale Book:	14440	Last Sale Page:	165
Map Ref.:	M: 0023	L: 0006-U2	Tax Rate (Res):
Land Value:	\$0	Tax Rate (Comm):	18.28
Building Value:	\$188,200	Tax Rate (Ind):	18.28
Misc Improvements:	\$0	Fiscal Year:	2010
Total Value:	\$188,200	Estimated Tax:	\$2,107.84

Sales History**Recent Sale #1**

Sale Price:	\$254,000	Sale Date:	1/18/2005
Buyer Name:	Adam N Wells	Seller Name:	Paul G Pereira
Lender Name:	Netbank Fsb	Mortgage Amount:	\$241,300
Sale Book:	14440	Sale Page:	165

Recent Sale #2

Sale Price:	\$180,000	Sale Date:	7/17/2002
Buyer Name:	Paul G Pereira	Seller Name:	Brian P Greto
Lender Name:	Option One Mtg Corp	Mortgage Amount:	\$130,000
Sale Book:	10733	Sale Page:	240

Recent Sale #3

Sale Price:	\$122,500	Sale Date:	7/14/2000
Buyer Name:	Brian P Greto	Seller Name:	Jay Calista
Lender Name:	Plymouth Mtg Co	Mortgage Amount:	\$116,375
Sale Book:	8882	Sale Page:	37

Mortgage History**Recent Mortgage #1**

Buyer Name:	Paul G Pereira	Lender Name:	Option One Mtg Corp
Mortgage Amount:	\$162,000	Mortgage Date:	8/30/2004
Mortgage Book:	14024	Mortgage Page:	221

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