

# Assessment and Sales Report

## Location & Ownership Information

<b>Address:</b>	254 Oak St, Uxbridge, MA 01569-1226		
<b>Map Ref.:</b>	<b>M:</b> 013.0 <b>B:</b> 1857 <b>L:</b> 0000.0	<b>Zoning:</b>	
<b>Owner 1:</b>	Cyril J Bellavance		
<b>Owner 2:</b>	Lisa N Bellavance		
<b>Owner Address:</b>	254 Oak St,Uxbridge, MA 01569-1226		

## Property Information

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Split-Level
<b>Levels:</b>	1	<b>Lot Size:</b>	0.7 Acres (30492 sqft.)
<b>Year Built:</b>	1974	<b>Total Area:</b>	2332 sqft.
<b>Total Rooms:</b>	7	<b>Living Area:</b>	1220 sqft.
<b>Bedrooms:</b>	3	<b>First Floor Area:</b>	1220 sqft.
<b>Full Baths:</b>	2	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	0	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>	Hip	<b>Finished Basement:</b>	800 sqft.
<b>Heat Type:</b>	Forced Hot Water	<b>Basement:</b>	304 sqft.
<b>Fuel Type:</b>	Natural Gas	<b>Basement Type:</b>	Partial
<b>Exterior:</b>	Wood Side/Shingles	<b>Attached Garage:</b>	1
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	Yes	<b>Fireplaces:</b>	2
<b>Condition:</b>	Good		

## Assessment Information

<b>Last Sale Date:</b>	7/25/2007	<b>Last Sale Price:</b>	\$320,000
<b>Last Sale Book:</b>	41542	<b>Last Sale Page:</b>	309
<b>Map Ref.:</b>	<b>M:</b> 013.0 <b>B:</b> 1857 <b>L:</b> 0000.0	<b>Tax Rate (Res):</b>	12.55
<b>Land Value:</b>	\$128,800	<b>Tax Rate (Comm):</b>	12.55
<b>Building Value:</b>	\$202,500	<b>Tax Rate (Ind):</b>	12.55
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2010
<b>Total Value:</b>	\$331,300	<b>Estimated Tax:</b>	\$4,157.82

## Sales History

### Recent Sale #1

<b>Sale Price:</b>	\$320,000	<b>Sale Date:</b>	7/25/2007
<b>Buyer Name:</b>	Cyril J Bellavance	<b>Seller Name:</b>	Earl S Titlebaum
<b>Lender Name:</b>	Suntrust Mortgage Inc	<b>Mortgage Amount:</b>	\$256,000
<b>Sale Book:</b>	41542	<b>Sale Page:</b>	309

### Recent Sale #2

<b>Sale Price:</b>	\$197,000	<b>Sale Date:</b>	5/27/1999
<b>Buyer Name:</b>	Tobit B Morral	<b>Seller Name:</b>	Peter J Lutsic
<b>Lender Name:</b>	Marathon Mtg Co Inc	<b>Mortgage Amount:</b>	\$147,700
<b>Sale Book:</b>	21438	<b>Sale Page:</b>	282

### Recent Sale #3

<b>Sale Price:</b>	\$170,000	<b>Sale Date:</b>	4/13/1998
<b>Buyer Name:</b>	Peter J Lutsic	<b>Seller Name:</b>	Michelle E Chiacchia
<b>Lender Name:</b>	Bankboston	<b>Mortgage Amount:</b>	\$173,400

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<b>Sale Book:</b>	19819	<b>Sale Page:</b>	363
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**Mortgage History**

**Recent Mortgage #1**

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<b>Buyer Name:</b>	Cyril J Bellavance	<b>Lender Name:</b>	Suntrust Mortgage Inc
<b>Mortgage Amount:</b>	\$48,000	<b>Mortgage Date:</b>	7/25/2007
<b>Mortgage Book:</b>	41542	<b>Mortgage Page:</b>	326

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**Recent Mortgage #2**

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<b>Buyer Name:</b>	Mary Morral	<b>Lender Name:</b>	Washington Mutual Bk
<b>Mortgage Amount:</b>	\$20,000	<b>Mortgage Date:</b>	1/26/2007
<b>Mortgage Book:</b>	40568	<b>Mortgage Page:</b>	40

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**Recent Mortgage #3**

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<b>Buyer Name:</b>	Mary G Coniglio	<b>Lender Name:</b>	Washington Mutual Bk
<b>Mortgage Amount:</b>	\$182,746	<b>Mortgage Date:</b>	11/14/2006
<b>Mortgage Book:</b>	40160	<b>Mortgage Page:</b>	140

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**Recent Mortgage #4**

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<b>Buyer Name:</b>	Tobit B Morral	<b>Lender Name:</b>	Washington Mutual Bk
<b>Mortgage Amount:</b>	\$189,000	<b>Mortgage Date:</b>	8/31/2001
<b>Mortgage Book:</b>	24744	<b>Mortgage Page:</b>	386

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**Recent Mortgage #5**

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<b>Buyer Name:</b>	Tobit B Morral	<b>Lender Name:</b>	Marathon Mtg Co
<b>Mortgage Amount:</b>	\$39,400	<b>Mortgage Date:</b>	5/27/1999
<b>Mortgage Book:</b>	0	<b>Mortgage Page:</b>	0

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