

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

<b>Address:</b>	24 Harvard St, Unit 4, Charlestown, MA 02129-3716		
<b>Map Ref.:</b>	<b>W:02 P:03725 S:008</b>	<b>Zoning:</b>	
<b>Owner 1:</b>	Jennifer Bryant		
<b>Owner 2:</b>			
<b>Owner Address:</b>	24 Harvard St,Unit 4,Charlestown, MA 02129-3716		

**Property Information**

<b>Use:</b>	Condominium	<b>Style:</b>	Row-End
<b>Levels:</b>	1	<b>Lot Size:</b>	0.01 Acres (532 sqft.)
<b>Year Built:</b>	1880	<b>Total Area:</b>	532 sqft.
<b>Total Rooms:</b>	3	<b>Living Area:</b>	532 sqft.
<b>Bedrooms:</b>	1	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	1	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	0	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>		<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Forced Hot Water	<b>Basement:</b>	0 sqft.
<b>Fuel Type:</b>		<b>Basement Type:</b>	
<b>Exterior:</b>	Brick	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	No	<b>Fireplaces:</b>	0
<b>Condition:</b>			

**Assessment Information**

<b>Last Sale Date:</b>	5/15/2009	<b>Last Sale Price:</b>	\$318,000
<b>Last Sale Book:</b>	44939	<b>Last Sale Page:</b>	252
<b>Map Ref.:</b>	<b>W:02 P:03725 S:008</b>	<b>Tax Rate (Res):</b>	13.04
<b>Land Value:</b>	\$0	<b>Tax Rate (Comm):</b>	31.92
<b>Building Value:</b>	\$289,900	<b>Tax Rate (Ind):</b>	31.92
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2012
<b>Total Value:</b>	\$289,900	<b>Estimated Tax:</b>	\$3,780.30

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

<b>Sale Price:</b>	\$318,000	<b>Sale Date:</b>	5/15/2009
<b>Buyer Name:</b>	Jennifer Bryant	<b>Seller Name:</b>	Tara N Teneyck
<b>Lender Name:</b>	Cambridge Mtg Grp	<b>Mortgage Amount:</b>	\$238,400
<b>Sale Book:</b>	44939	<b>Sale Page:</b>	252

**Recent Sale #2**

<b>Sale Price:</b>	\$252,500	<b>Sale Date:</b>	6/17/2003
<b>Buyer Name:</b>	Tara N Teneyck	<b>Seller Name:</b>	James B Byrne
<b>Lender Name:</b>	Countrywide Home Loan	<b>Mortgage Amount:</b>	\$239,875
<b>Sale Book:</b>	31763	<b>Sale Page:</b>	276

**Recent Sale #3**

<b>Sale Price:</b>	\$120,000	<b>Sale Date:</b>	8/25/1997
<b>Buyer Name:</b>	James B Byrne	<b>Seller Name:</b>	Barbara Lund
<b>Lender Name:</b>	Boston Federal Svgsbk	<b>Mortgage Amount:</b>	\$96,000
<b>Sale Book:</b>	21669	<b>Sale Page:</b>	99

**Recent Sale #4**

<b>Sale Price:</b>	\$88,000	<b>Sale Date:</b>	5/23/1994
<b>Buyer Name:</b>	Barbara A Lund	<b>Seller Name:</b>	Deborah M Sarson
<b>Lender Name:</b>	First Financial Inc	<b>Mortgage Amount:</b>	\$70,400
<b>Sale Book:</b>	19085	<b>Sale Page:</b>	84

**Mortgage History**

**Recent Mortgage #1**

<b>Buyer Name:</b>	Tara N Teneyck	<b>Lender Name:</b>	Citibank Federal Sb
<b>Mortgage Amount:</b>	\$28,500	<b>Mortgage Date:</b>	5/24/2004
<b>Mortgage Book:</b>	34592	<b>Mortgage Page:</b>	133

**Recent Mortgage #2**

<b>Buyer Name:</b>	Tara N Teneyck	<b>Lender Name:</b>	Citimortgage Inc
<b>Mortgage Amount:</b>	\$228,000	<b>Mortgage Date:</b>	5/24/2004
<b>Mortgage Book:</b>	34592	<b>Mortgage Page:</b>	108

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