

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

<b>Address:</b>	2 Rollins Pl, Boston, MA 02114-3730		
<b>Map Ref.:</b>	<b>W:05 P:02116 S:000</b>	<b>Zoning:</b>	
<b>Owner 1:</b>	Cristina Ferrone		
<b>Owner 2:</b>			
<b>Owner Address:</b>	2 Rollins Pl, Boston, MA 02114-3730		

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Row-Middle
<b>Levels:</b>	3	<b>Lot Size:</b>	0.01 Acres (595 sqft.)
<b>Year Built:</b>	1890	<b>Total Area:</b>	2275 sqft.
<b>Total Rooms:</b>	7	<b>Living Area:</b>	1755 sqft.
<b>Bedrooms:</b>	3	<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>	Mansard	<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>	None
<b>Exterior:</b>	Brick	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	Yes	<b>Fireplaces:</b>	4

**Condition:****Assessment Information**

<b>Last Sale Date:</b>	6/25/2008	<b>Last Sale Price:</b>	\$1,169,000
<b>Last Sale Book:</b>	43718	<b>Last Sale Page:</b>	275
<b>Map Ref.:</b>	<b>W:05 P:02116 S:000</b>	<b>Tax Rate (Res):</b>	13.04
<b>Land Value:</b>	\$349,500	<b>Tax Rate (Comm):</b>	31.92
<b>Building Value:</b>	\$902,300	<b>Tax Rate (Ind):</b>	31.92
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2012
<b>Total Value:</b>	\$1,251,800	<b>Estimated Tax:</b>	\$16,323.47

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

<b>Sale Price:</b>	\$1,169,000	<b>Sale Date:</b>	6/25/2008
<b>Buyer Name:</b>	Cristina Ferrone	<b>Seller Name:</b>	Katherine A Childres
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	43718	<b>Sale Page:</b>	275

**Recent Sale #2**

<b>Sale Price:</b>	\$995,000	<b>Sale Date:</b>	3/6/2007
<b>Buyer Name:</b>	Katherine A Childress	<b>Seller Name:</b>	2 Rollins Place Nt
<b>Lender Name:</b>	Wells Fargo Bank	<b>Mortgage Amount:</b>	\$795,500
<b>Sale Book:</b>	41405	<b>Sale Page:</b>	178

**Recent Sale #3**

<b>Sale Price:</b>	\$697,600	<b>Sale Date:</b>	6/30/1999
<b>Buyer Name:</b>	Rollins Place Nt	<b>Seller Name:</b>	Ronald Larussa
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	23935	<b>Sale Page:</b>	278

**Recent Sale #4**

<b>Sale Price:</b>	\$382,000	<b>Sale Date:</b>	9/10/1993
<b>Buyer Name:</b>	Ronald Larussa	<b>Seller Name:</b>	Matthew E Galligan
<b>Lender Name:</b>	E Cambridge Svgs Bk	<b>Mortgage Amount:</b>	\$300,000
<b>Sale Book:</b>	18495	<b>Sale Page:</b>	118

#### Mortgage History

##### Recent Mortgage #1

<b>Buyer Name:</b>	Cristina Ferrone	<b>Lender Name:</b>	Rbs Citizens Na
<b>Mortgage Amount:</b>	\$400,000	<b>Mortgage Date:</b>	5/9/2011
<b>Mortgage Book:</b>	47890	<b>Mortgage Page:</b>	136

##### Recent Mortgage #2

<b>Buyer Name:</b>	Cristina Ferrone	<b>Lender Name:</b>	Rbs Citizens Na
<b>Mortgage Amount:</b>	\$651,200	<b>Mortgage Date:</b>	12/13/2010
<b>Mortgage Book:</b>	47309	<b>Mortgage Page:</b>	139

##### Recent Mortgage #3

<b>Buyer Name:</b>	Cristina Ferrone	<b>Lender Name:</b>	Massachusetts General
<b>Mortgage Amount:</b>	\$200,000	<b>Mortgage Date:</b>	7/29/2008
<b>Mortgage Book:</b>	43848	<b>Mortgage Page:</b>	72

##### Recent Mortgage #4

<b>Buyer Name:</b>	Cristina Ferrone	<b>Lender Name:</b>	Wells Fargo Bank
<b>Mortgage Amount:</b>	\$417,000	<b>Mortgage Date:</b>	6/25/2008
<b>Mortgage Book:</b>	43718	<b>Mortgage Page:</b>	277

##### Recent Mortgage #5

<b>Buyer Name:</b>	Katherine A Childress	<b>Lender Name:</b>	Wells Fargo Bank
<b>Mortgage Amount:</b>	\$100,000	<b>Mortgage Date:</b>	3/6/2007
<b>Mortgage Book:</b>	41417	<b>Mortgage Page:</b>	335

##### Recent Mortgage #6

<b>Buyer Name:</b>	Ronald Larussa	<b>Lender Name:</b>	North American Mtg Co
<b>Mortgage Amount:</b>	\$280,000	<b>Mortgage Date:</b>	11/24/1998
<b>Mortgage Book:</b>	23147	<b>Mortgage Page:</b>	141

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