

## Assessment and Sales Report

### Location & Ownership Information

<b>Address:</b>	30 Monument Sq, Unit 411, Charlestown, MA 02129-3424		
<b>Map Ref.:</b>	<b>W:02 P:03150 S:088</b>	<b>Zoning:</b>	
<b>Owner 1:</b>	Beth Christiansen		
<b>Owner 2:</b>	Phillip Goelz		
<b>Owner Address:</b>	30 Monument Sq,Unit 411,Charlestown, MA 02129-3424		

### Property Information

<b>Use:</b>	Condominium	<b>Style:</b>	Low-Rise
<b>Levels:</b>	2	<b>Lot Size:</b>	0.04 Acres (1847 sqft.)
<b>Year Built:</b>	1908	<b>Total Area:</b>	1847 sqft.
<b>Total Rooms:</b>	5	<b>Living Area:</b>	1847 sqft.
<b>Bedrooms:</b>	2	<b>First Floor Area:</b>	0 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>		<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Heat Pump	<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>	Yes	<b>Fireplaces:</b>	0

### Condition:

### Assessment Information

<b>Last Sale Date:</b>	4/30/2012	<b>Last Sale Price:</b>	\$737,500
<b>Last Sale Book:</b>	49435	<b>Last Sale Page:</b>	96
<b>Map Ref.:</b>	<b>W:02 P:03150 S:088</b>	<b>Tax Rate (Res):</b>	13.04
<b>Land Value:</b>	\$0	<b>Tax Rate (Comm):</b>	31.92
<b>Building Value:</b>	\$853,100	<b>Tax Rate (Ind):</b>	31.92
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2012
<b>Total Value:</b>	\$853,100	<b>Estimated Tax:</b>	\$11,124.42

### Sales History

#### Recent Sale #1

<b>Sale Price:</b>	\$737,500	<b>Sale Date:</b>	4/30/2012
<b>Buyer Name:</b>	Beth Christiansen	<b>Seller Name:</b>	Robert P Trebby
<b>Lender Name:</b>	Usaa Federal Sb	<b>Mortgage Amount:</b>	\$237,500
<b>Sale Book:</b>	49435	<b>Sale Page:</b>	96

#### Recent Sale #2

<b>Sale Price:</b>	\$734,900	<b>Sale Date:</b>	9/1/2006
<b>Buyer Name:</b>	Barbara D Trebby	<b>Seller Name:</b>	Brandon Kelly
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	40311	<b>Sale Page:</b>	247

#### Recent Sale #3

<b>Sale Price:</b>	\$629,000	<b>Sale Date:</b>	8/6/2003
<b>Buyer Name:</b>	Brandon Kelly	<b>Seller Name:</b>	Irene M Wymann
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	32345	<b>Sale Page:</b>	188

#### Recent Sale #4

<b>Sale Price:</b>	\$565,000	<b>Sale Date:</b>	8/16/2002
<b>Buyer Name:</b>	Irene Wyman	<b>Seller Name:</b>	Barry P Field
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	29139	<b>Sale Page:</b>	264

**Recent Sale #5**

<b>Sale Price:</b>	\$504,000	<b>Sale Date:</b>	5/22/2000
<b>Buyer Name:</b>	Barry P Field	<b>Seller Name:</b>	Gunwyn-Charlestown L
<b>Lender Name:</b>	Summit Funding Co	<b>Mortgage Amount:</b>	\$400,000
<b>Sale Book:</b>	24966	<b>Sale Page:</b>	121

**Mortgage History**

**Recent Mortgage #1**

<b>Buyer Name:</b>	Rebecca Chu	<b>Lender Name:</b>	Richard J Kelley
<b>Mortgage Amount:</b>	\$146,332	<b>Mortgage Date:</b>	5/11/2004
<b>Mortgage Book:</b>	34493	<b>Mortgage Page:</b>	326

**Recent Mortgage #2**

<b>Buyer Name:</b>	Barry P Field	<b>Lender Name:</b>	Summit Mortgage
<b>Mortgage Amount:</b>	\$398,000	<b>Mortgage Date:</b>	10/1/2001
<b>Mortgage Book:</b>	27134	<b>Mortgage Page:</b>	153

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