

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

<b>Address:</b>	3 Hilary St, Charlestown, MA 02129-2507
<b>Map Ref.:</b>	<b>W:02 P:03127 S:000</b> <b>Zoning:</b>
<b>Owner 1:</b>	Jason B Slocum
<b>Owner 2:</b>	Caroline G Slocum
<b>Owner Address:</b>	3 Hilary St, Charlestown, MA 02129-2507

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Semi-Detachd
<b>Levels:</b>	3	<b>Lot Size:</b>	0.03 Acres (1414 sqft.)
<b>Year Built:</b>	1875	<b>Total Area:</b>	2816 sqft.
<b>Total Rooms:</b>	7	<b>Living Area:</b>	1901 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>	Gable	<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>	Wood Side/Shingles	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	No	<b>Fireplaces:</b>	1

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

<b>Last Sale Date:</b>	4/17/2012	<b>Last Sale Price:</b>	\$789,000
<b>Last Sale Book:</b>	49366	<b>Last Sale Page:</b>	124
<b>Map Ref.:</b>	<b>W:02 P:03127 S:000</b>	<b>Tax Rate (Res):</b>	13.04
<b>Land Value:</b>	\$222,500	<b>Tax Rate (Comm):</b>	31.92
<b>Building Value:</b>	\$324,700	<b>Tax Rate (Ind):</b>	31.92
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2012
<b>Total Value:</b>	\$547,200	<b>Estimated Tax:</b>	\$7,135.49

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

<b>Sale Price:</b>	\$789,000	<b>Sale Date:</b>	4/17/2012
<b>Buyer Name:</b>	Jason B Slocum	<b>Seller Name:</b>	Elizabeth N Mornings
<b>Lender Name:</b>	Mortgage Master Inc	<b>Mortgage Amount:</b>	\$631,200
<b>Sale Book:</b>	49366	<b>Sale Page:</b>	124

**Recent Sale #2**

<b>Sale Price:</b>	\$729,000	<b>Sale Date:</b>	7/14/2004
<b>Buyer Name:</b>	Timothy P Morningstar	<b>Seller Name:</b>	David M Gesmondi
<b>Lender Name:</b>	Poli Mtg Group	<b>Mortgage Amount:</b>	\$429,000
<b>Sale Book:</b>	35016	<b>Sale Page:</b>	163

**Recent Sale #3**

<b>Sale Price:</b>	\$596,250	<b>Sale Date:</b>	4/10/2002
<b>Buyer Name:</b>	David M Gesmondi	<b>Seller Name:</b>	Ricahrd A Toelke
<b>Lender Name:</b>	Boston Federal Svgsbk	<b>Mortgage Amount:</b>	\$400,000
<b>Sale Book:</b>	28346	<b>Sale Page:</b>	178

**Recent Sale #4**

<b>Sale Price:</b>	\$325,000	<b>Sale Date:</b>	4/9/1997
<b>Buyer Name:</b>	Richard A Toelke	<b>Seller Name:</b>	Bradford J Smith
<b>Lender Name:</b>		<b>Mortgage Amount:</b>	\$0
<b>Sale Book:</b>	21320	<b>Sale Page:</b>	209

### Mortgage History

#### Recent Mortgage #1

<b>Buyer Name:</b>	Timothy P Morningstar	<b>Lender Name:</b>	Leader Mtg
<b>Mortgage Amount:</b>	\$395,000	<b>Mortgage Date:</b>	8/26/2010
<b>Mortgage Book:</b>	46828	<b>Mortgage Page:</b>	17

#### Recent Mortgage #2

<b>Buyer Name:</b>	Elizabeth N Morningstar	<b>Lender Name:</b>	Poli Mtg Group
<b>Mortgage Amount:</b>	\$407,900	<b>Mortgage Date:</b>	2/27/2008
<b>Mortgage Book:</b>	43157	<b>Mortgage Page:</b>	190

#### Recent Mortgage #3

<b>Buyer Name:</b>	David M Gesmondi	<b>Lender Name:</b>	Boston Federal Svgsbk
<b>Mortgage Amount:</b>	\$397,000	<b>Mortgage Date:</b>	8/20/2003
<b>Mortgage Book:</b>	32506	<b>Mortgage Page:</b>	279

#### Recent Mortgage #4

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	Sib Mtg Co
<b>Mortgage Amount:</b>	\$200,000	<b>Mortgage Date:</b>	3/27/2002
<b>Mortgage Book:</b>	28240	<b>Mortgage Page:</b>	305

#### Recent Mortgage #5

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	Chase Manhattan Bk
<b>Mortgage Amount:</b>	\$48,000	<b>Mortgage Date:</b>	4/29/1999
<b>Mortgage Book:</b>	23698	<b>Mortgage Page:</b>	71

#### Recent Mortgage #6

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	First Financial Inc
<b>Mortgage Amount:</b>	\$326,000	<b>Mortgage Date:</b>	4/2/1999
<b>Mortgage Book:</b>	23613	<b>Mortgage Page:</b>	3

#### Recent Mortgage #7

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	First Financial Inc
<b>Mortgage Amount:</b>	\$320,000	<b>Mortgage Date:</b>	7/2/1998
<b>Mortgage Book:</b>	22639	<b>Mortgage Page:</b>	330

#### Recent Mortgage #8

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	First Financial Inc
<b>Mortgage Amount:</b>	\$49,000	<b>Mortgage Date:</b>	7/2/1998
<b>Mortgage Book:</b>	0	<b>Mortgage Page:</b>	0

#### Recent Mortgage #9

<b>Buyer Name:</b>	Richard A Toelke	<b>Lender Name:</b>	Cambridge Svgs Bk
<b>Mortgage Amount:</b>	\$317,250	<b>Mortgage Date:</b>	4/9/1997
<b>Mortgage Book:</b>	21320	<b>Mortgage Page:</b>	121

#### Recent Mortgage #10

<b>Buyer Name:</b>	Kathleen D Smith	<b>Lender Name:</b>	Fleet Natl Bk
<b>Mortgage Amount:</b>	\$78,821	<b>Mortgage Date:</b>	11/26/1996
<b>Mortgage Book:</b>	21034	<b>Mortgage Page:</b>	162

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