

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

Address:	54 Rosalie Rd, Newton, MA 02459-3131		
Map Ref.:	S:82 B:011 L:0008	Zoning:	SR2
Owner 1:	Warren D Hirst		
Owner 2:	Zoe A Hughes		
Owner Address:	54 Rosalie Rd,Newton, MA 02459-3131		

Property Information

Use:	1-Family Residence	Style:	Cape-Cod
Levels:	2	Lot Size:	0.37 Acres (16220 sqft.)
Year Built:	1933	Total Area:	6823 sqft.
Total Rooms:	9	Living Area:	4187 sqft.
Bedrooms:	5	First Floor Area:	2012 sqft.
Full Baths:	4	Addl Floor Area:	0 sqft.
Half Baths:	1	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	312 sqft.
Heat Type:	Forced Air	Basement:	1641 sqft.
Fuel Type:	Oil	Basement Type:	Partially Done
Exterior:	Stone/Stucco	Attached Garage:	2
Foundation:		Other Garage:	0
Air Conditioned:	Yes	Fireplaces:	2
Condition:	Good		

Assessment Information

Last Sale Date:	4/27/2012	Last Sale Price:	\$1,392,500
Last Sale Book:	58982	Last Sale Page:	228
Map Ref.:	S:82 B:011 L:0008	Tax Rate (Res):	11.17
Land Value:	\$575,300	Tax Rate (Comm):	21.32
Building Value:	\$622,700	Tax Rate (Ind):	21.32
Misc Improvements:	\$0	Fiscal Year:	2012
Total Value:	\$1,198,000	Estimated Tax:	\$13,381.66

Sales History**Recent Sale #1**

Sale Price:	\$1,392,500	Sale Date:	4/27/2012
Buyer Name:	Warren D Hirst	Seller Name:	James I Ladge
Lender Name:	Premia Mortgage Llc	Mortgage Amount:	\$650,000
Sale Book:	58982	Sale Page:	228

Recent Sale #2

Sale Price:	\$910,000	Sale Date:	12/13/2002
Buyer Name:	Jamesss I Ladge	Seller Name:	James Lyski
Lender Name:	Cambridge Svgs Bk	Mortgage Amount:	\$700,000
Sale Book:	0	Sale Page:	0

Recent Sale #3

Sale Price:	\$799,000	Sale Date:	4/3/2001
Buyer Name:	James Lyski	Seller Name:	George E Thomas Jr
Lender Name:	Pacific Guar Mtg Corp	Mortgage Amount:	\$639,200
Sale Book:	0	Sale Page:	0

Recent Sale #4

Sale Price:	\$691,500	Sale Date:	10/14/1998
Buyer Name:	George E Thomas Jr	Seller Name:	Colton Beatrice S Es
Lender Name:	Phh Us Mortgage Corp	Mortgage Amount:	\$553,200
Sale Book:	0	Sale Page:	0

Mortgage History

Recent Mortgage #1

Buyer Name:	James I Ladge	Lender Name:	Leader Bank Na
Mortgage Amount:	\$910,000	Mortgage Date:	10/4/2011
Mortgage Book:	57577	Mortgage Page:	75

Recent Mortgage #2

Buyer Name:	James I Ladge	Lender Name:	Leader Bank Na
Mortgage Amount:	\$938,000	Mortgage Date:	11/23/2009
Mortgage Book:	53881	Mortgage Page:	329

Recent Mortgage #3

Buyer Name:	James I Ladge	Lender Name:	Charles Schwab Bk Na
Mortgage Amount:	\$100,000	Mortgage Date:	7/23/2008
Mortgage Book:	51475	Mortgage Page:	443

Recent Mortgage #4

Buyer Name:	James I Ladge	Lender Name:	Summit Mortgage
Mortgage Amount:	\$1,000,000	Mortgage Date:	11/28/2005
Mortgage Book:	46543	Mortgage Page:	290

Recent Mortgage #5

Buyer Name:	James I Ladge	Lender Name:	Washington Mutual Bk
Mortgage Amount:	\$1,000,000	Mortgage Date:	10/31/2005
Mortgage Book:	46384	Mortgage Page:	300

Recent Mortgage #6

Buyer Name:	James I Ladge	Lender Name:	Citizens Bank Of Ma
Mortgage Amount:	\$297,500	Mortgage Date:	5/12/2005
Mortgage Book:	45165	Mortgage Page:	453

Recent Mortgage #7

Buyer Name:	James I Ladge	Lender Name:	Peoples Mortgage Corp
Mortgage Amount:	\$70,000	Mortgage Date:	7/30/2003
Mortgage Book:	211	Mortgage Page:	140

Recent Mortgage #8

Buyer Name:	James Lyski	Lender Name:	Pacific Guar Mtg Corp
Mortgage Amount:	\$633,000	Mortgage Date:	7/24/2002
Mortgage Book:	0	Mortgage Page:	0

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