

Assessment and Sales Report

Location & Ownership Information

Address:	740 Central St, Unit C2, Leominster, MA 01453		
Map Ref.:	M: 0441 B: 0084 L: 0002C	Zoning:	
Owner 1:	David M Pare		
Owner 2:			
Owner Address:	740 Central St,Unit C2,Leominster, MA 01453		

Property Information

Use:	Condominium	Style:	Condo-Apt
Levels:	1	Lot Size:	0 Acres (0 sqft.)
Year Built:	1972	Total Area:	755 sqft.
Total Rooms:	4	Total Living Area:	755 sqft.
Bedrooms:	1	First Floor Area:	0 sqft.
Full Baths:	1	Addl Floor Area:	0 sqft.
Half Baths:	0	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Baseboard	Basement:	0 sqft.
Fuel Type:	Electric	Basement Type:	
Exterior:	Brick	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	Yes	Fireplaces:	0
Condition:	Fair		

Assessment Information

Last Sale Date:	3/31/2006	Last Sale Price:	\$65,000
Last Sale Book:	6068	Last Sale Page:	147
Map Ref.:	M: 0441 B: 0084 L: 0002C	Tax Rate (Res):	16.56
Land Value:	\$0	Tax Rate (Comm):	16.56
Building Value:	\$75,700	Tax Rate (Ind):	16.56
Misc Improvements:	\$0	Fiscal Year:	2022
Total Value:	\$75,700	Estimated Tax:	\$1,253.59

Sales History

Recent Sale #1

Sale Price:	\$65,000	Sale Date:	3/31/2006
Buyer Name:	David M Pare	Seller Name:	Mark J Deegan
Lender Name:	ERA Mtg	Mortgage Amount:	\$58,500
Sale Book:	6068	Sale Page:	147

Recent Sale #2

Sale Price:	\$57,500	Sale Date:	2/25/2004
Buyer Name:	Mark J Deegan	Seller Name:	Michael Larosa Jr
Lender Name:	Washington Mutual Bk	Mortgage Amount:	\$46,000
Sale Book:	5154	Sale Page:	325

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