

# ValuePoint4 Report

For Property Located At

**18 FIELD ST, MAYNARD MA 01754-2003 C008**

Owner Name: **ASPROGIANNIS KOSTAS / ASPROGIANNIS EFTIHIA**

## Valuation Result

Estimated Value:	<b>\$479,000</b>
Estimated Value Range:	<b>\$407,000 - \$545,000</b>
Value As Of:	<b>08/11/2005</b>
Processed Date:	<b>11-Aug-2005</b>
Score:	<b>86</b>
Comment:	<b>VP4 Valuation Successful</b>

### Last Market Sale Information:

Sale Price: **\$393,500**  
 Sale Date: **n/a**  
 Sale Type: **n/a**  
 Seller Name: **PHANEUF NEIL H JR / KERSTIN A**  
 1<sup>st</sup> Mtg Amount: **\$275,000**  
 1<sup>st</sup> Mtg Type: **CONVENTIONAL**  
 2<sup>nd</sup> Mtg Amount: **n/a**

### Prior Sale Information:

Prior Sale Price: **\$231,000**  
 Prior Sale Date: **11/21/1994**  
 Prior Sale Type: **n/a**  
 Prior Seller Name: **n/a**  
 Prior 1<sup>st</sup> Mtg Amount: **\$184,800**  
 Prior 1<sup>st</sup> Mtg Type: **n/a**

### Location Information:

County: **MIDDLESEX, MA**  
 Census Tract: **3641.02**  
 Absentee Owner : **N**

APN: **MAYN-000025-000000-000144**  
 Township Name: **MAYNARD**

### Property Information:

Living Area: **1,966**  
 Total Rooms: **7**  
 Bedrooms: **3**  
 Bath(F/H): **2 / 1**  
 Pool: **N**  
 Number of Stories: **2**

Land Use: **SFR**  
 Lot Area: **14,374**  
 Year Built: **1994**  
 Air Conditioning: **N**  
 Fireplace: **Y**  
 Parking:

### Tax Information:

Assessed Value: **\$259,700**  
 Land Value: **\$114,000**

Assessed Year: **2003**  
 Improvement Value: **\$145,700**

## Area Market Sales

For Property Located At

**18 FIELD ST, MAYNARD MA 01754-2003 C008**

Comp#:	1	Distance From Subject: .31 (miles)
Address:	2 DETTLING RD, MAYNARD MA 01754-2155	
Owner Name:	MONTY MELINDA / SCOTT	Total Living Area: 1,926
Seller Name:	PEPI BRIAN S / DIANA M;+	Total Rooms: 8
APN:	MAYN-000029-000000-000063	Land Use: SFR
County:	MIDDLESEX, MA	Parking: 0
Sale Price:	\$460,000	Prior Sale Price: \$423,000
Recording Date:	06/30/2005	Prior Recording Date: 09/05/2003
1 <sup>st</sup> Mortgage Amount:	\$368,000	Lot Area: 11,297
Total Assessed Value:	\$236,300	Number of Stories: 2
		Bedrooms: 4
		Bath(F/H): 2 / 1
		Year Built: 1989
		Air Conditioning: N
		Fireplace: Y
		Pool: N

Comp#:	2	Distance From Subject: .36 (miles)
Address:	189 GREAT RD, MAYNARD MA 01754-2011	
Owner Name:	POTENZA PATRICIA E / VINCENT A	Total Living Area: 1,976
Seller Name:	SNODDY JO-ANN / MICHAEL B;+	Total Rooms: 8
APN:	MAYN-000024-000000-000010-A000000	Land Use: SFR
County:	MIDDLESEX, MA	Parking: 0
Sale Price:	\$425,000	Prior Sale Price: \$200,000
Recording Date:	06/10/2005	Prior Recording: 05/31/1996
1 <sup>st</sup> Mortgage Amount:	\$382,500	Lot Area: 10,106
Total Assessed Value:	\$235,100	Number of Stories: 2
		Bedrooms: 4
		Bath(F/H): 2 / 1
		Year Built: 1996
		Air Conditioning: N
		Fireplace: Y
		Pool: N

Comp#:	3	Distance From Subject: .35 (miles)
Address:	5 VOSE HILL RD, MAYNARD MA 01754-2158	
Owner Name:	BUCHHOLZ CHRISTOPHER	Total Living Area: 1,912
Seller Name:	MEMOLI CHRISTOPHER / SUSAN M;+	Total Rooms: 8
APN:	MAYN-000029-000000-000062	Land Use: SFR
County:	MIDDLESEX, MA	Parking: 0
Sale Price:	\$462,000	Prior Sale Price: \$352,400
Recording Date:	06/02/2005	Prior Recording Date: 07/17/2001
1 <sup>st</sup> Mortgage Amount:	\$359,000	Lot Area: 10,082
Total Assessed Value:	\$234,900	Number of Stories: 2
		Bedrooms: 4
		Bath(F/H): 2 / 1
		Year Built: 1988
		Air Conditioning: N
		Fireplace: Y
		Pool: N

Comp#:	4	Distance From Subject: .33 (miles)
Address:	7 DETTLING RD, MAYNARD MA 01754-2153	
Owner Name:	BANEGAS ROMEL	Total Living Area: 1,976
Seller Name:	ARUMAINAYAGAM ALLEN	Total Rooms: 8
APN:	MAYN-000029-000000-000038	Land Use: SFR
County:	MIDDLESEX, MA	Parking: 0
Sale Price:	\$450,000	Prior Sale Price: \$200,000
Recording Date:	04/19/2005	Prior Recording Date: 09/24/1993
1 <sup>st</sup> Mortgage Amount:	\$359,650	Lot Area: 15,234
Total Assessed Value:	\$239,800	Number of Stories: 2
		Bedrooms: 4
		Bath(F/H): 2 / 1
		Year Built: 1992
		Air Conditioning: N
		Fireplace: Y
		Pool: N

Comp#:	5	Distance From Subject: .01 (miles)
Address:	12 FIELD ST, MAYNARD MA 01754-2003	
Owner Name:	LAPPAS ALLAN G / JEAN M	Total Living Area: 1,992
Seller Name:	HALIG ABDEL H / ANNETTE	Total Rooms: 7
APN:	MAYN-000025-000000-000147	Land Use: SFR
County:	MIDDLESEX, MA	Parking: 0
Sale Price:	\$500,000	Prior Sale Price: \$250,000
Recording Date:	08/30/2004	Prior Recording Date: 11/20/1996
1 <sup>st</sup> Mortgage Amount:	\$390,000	Lot Area: 14,374
Total Assessed Value:	\$277,200	Number of Stories: 2
		Bedrooms: 4
		Bath(F/H): 2 / 1
		Year Built: 1994
		Air Conditioning: N
		Fireplace: Y
		Pool: N