

 **Assessment and Sales Report**
Location & Ownership Information**Address:** 109 Creeper Hill Rd, Grafton, MA 01536-1432**Map Ref.:** **M:**0017 **B:**0000 **L:**0002.0 **Zoning:****Owner 1:** Troiano Realty Llc**Owner 2:****Owner Address:** 109 Creeper Hill Rd,North Grafton, MA 01536**Property Information****Use:** Trucking Terminal**Style:****Levels:** 0 **Lot Size:** 5.2 Acres (226512 sqft.)**Year Built:** **Total Area:** 0 sqft.**Total Rooms:** 0 **Total Living Area:** 0 sqft.**Bedrooms:** 0 **First Floor Area:** 0 sqft.**Full Baths:** 0 **Addl Floor Area:** 0 sqft.**Half Baths:** 0 **Attic Area:** 0 sqft.**Roof Type:** **Finished Basement:** 0 sqft.**Heat Type:** **Basement:** 0 sqft.**Fuel Type:** **Basement Type:****Exterior:** **Attached Garage:** 0**Foundation:** **Other Garage:** 0**Air Conditioned:** No **Fireplaces:** 0**Condition:****Assessment Information****Last Sale Date:** 4/14/2008 **Last Sale Price:** \$500,000**Last Sale Book:** 42692 **Last Sale Page:** 289**Map Ref.:** **M:**0017 **B:**0000 **L:**0002.0 **Tax Rate (Res):** 16.59**Land Value:** \$367,500 **Tax Rate (Comm):** 16.59**Building Value:** \$799,500 **Tax Rate (Ind):** 16.59**Misc Improvements:** \$0 **Fiscal Year:** 2018**Total Value:** \$1,167,000 **Estimated Tax:** \$19,360.53**Sales History****Recent Sale #1****Sale Price:** \$500,000 **Sale Date:** 4/14/2008**Buyer Name:** Troiano Realty Llc **Seller Name:** M&j Rt**Lender Name:** Commerce Bk & Tr **Mortgage Amount:** \$650,000**Sale Book:** 42692 **Sale Page:** 289**Recent Sale #2****Sale Price:** \$180,000 **Sale Date:** 10/26/2000**Buyer Name:** Westboro Road Rt **Seller Name:** Edmund K Russell**Lender Name:** **Mortgage Amount:** \$0**Sale Book:** 23136 **Sale Page:** 189**Recent Sale #3****Sale Price:** \$13,500 **Sale Date:** 4/17/1998**Buyer Name:** M&j Rt **Seller Name:** Marshall Rt**Lender Name:** **Mortgage Amount:** \$0

Sale Book:	19840	Sale Page:	135
-------------------	-------	-------------------	-----

Mortgage History**Recent Mortgage #1**

Buyer Name:	Troiano Realty Llc	Lender Name:	Avidia Bank
Mortgage Amount:	\$275,000	Mortgage Date:	10/26/2018
Mortgage Book:	59600	Mortgage Page:	213

Recent Mortgage #2

Buyer Name:	Troiano Realty Llc	Lender Name:	Avidia Bank
Mortgage Amount:	\$3,760,000	Mortgage Date:	8/23/2016
Mortgage Book:	55846	Mortgage Page:	307

Recent Mortgage #3

Buyer Name:	Troiano Realty Llc	Lender Name:	Avidia Bank
Mortgage Amount:	\$100,000	Mortgage Date:	2/3/2016
Mortgage Book:	54901	Mortgage Page:	175

Recent Mortgage #4

Buyer Name:	Troiano Realty Llc	Lender Name:	Avidia Bank
Mortgage Amount:	\$650,000	Mortgage Date:	4/17/2014
Mortgage Book:	52228	Mortgage Page:	168

Recent Mortgage #5

Buyer Name:	Troiano Realty Llc	Lender Name:	Hossein Khalili
Mortgage Amount:	\$60,000	Mortgage Date:	8/16/2013
Mortgage Book:	51364	Mortgage Page:	358

Recent Mortgage #6

Buyer Name:	M&j Rt	Lender Name:	Commercial Bk & Tr
Mortgage Amount:	\$114,000	Mortgage Date:	7/1/1998
Mortgage Book:	20140	Mortgage Page:	14

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
MLS PIN is not responsible for the accuracy or completeness of this information.