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THE FINANCIAL SERVICES AND REAL ESTATE WEEKLY FOR MASSACHUSETTS

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TESTING THE WATERS

Boston developer Trinity Financial hopes to break ground next spring on Boston East, a 200-unit residential complex on Border Street in East Boston.

Photo courtesy of Icon Architecture

The Other Seaport District

How Much Will Eastie Rentals Fetch?

BY STEVE ADAMS
BANKER & TRADESMAN STAFF

Officially it's known as Portside At East Pier, but a better name might be The Litmus Test.

Residents will begin moving into the 175-unit apartment complex on the East Boston waterfront next month, the first in an active pipeline of harborside developments. Roseland Property Co. hopes to find tenants willing to pay $2,400 for one-bedroom units in the 800-square-foot range, part of a phased project that could include up to 576 condos and rentals along with 70,000 square feet of commercial space.

The $65 million project will be a closely-watched barometer of the East Boston waterfront's potential to attract higher-end rents and purchase prices, as developers fine-tune plans for hundreds more condos and luxury rentals on former industrial and wharf parcels.

"We're the first out of the ground and I think it's inspired people to move the projects forward," said Joseph Shea, a senior vice president at Roseland.

Over the next few years, Roseland plans seven buildings containing up to 576 apartments, condos and commercial space on a 26-acre site leased from Massport. The project was originally approved in 2003 but stalled during the housing downturn.

Compared with new luxury rental towers in downtown Boston, which rent in the $3,000 and up range, the new East Boston properties will offer discounts of approximately 20 percent.

"The Seaport is somewhere around $4.50 a foot and we're a dollar a foot less," Shea said. "As an alternative, you have a pretty cool place to live in an established neighborhood with an established subway stop, as opposed to the Silver Line."

Public Investment Primes Pump

East Boston is the latest neighborhood where public investments have enhanced real estate values and made long-neglected parcels more attractive to developers. Two city parks were modernized, the Maverick MBTA station was renovated and expanded to accommodate longer trains and a new public library branch opened.

A planned ferry service from the East Boston Marine Terminal to the Charlestown Navy Yard and South Boston's Fan Pier could get under way by late 2015 after the initial round of bids for two 40-passenger vessels came in over budget last year.

The Boston Redevelopment Authority will readvertise the service this fall with the goal of offering rides every 15 to 30 minutes during rush hour, said Rich McGuinness, the BRA's deputy director of waterfront planning.

Developers have focused on the Jeffries Point neighborhood because of its panoramic skyline views, the proximity of mass transit and availability of vacant waterfront parcels, including those formerly owned by the city and Massport. Commercial properties are being acquired, and commercial and residential properties are changing hands more frequently as long-

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The East Boston Pipeline

Portside at East Pier
29 Marginal St.
Developer: Roseland Property
400 condos, 65,000 square feet of commercial space
Status: 175-unit apartment building opens in October

Clippership Wharf
Lewis Street at Marginal Street
Developer: Winn Cos. of Boston
Up to 400 condos and apartments
Status: Recapitalization and revised development plan

Boston East
122-148 Border St.
Developer: Trinity Financial of Boston Inc.
200 residential units
Status: In permitting

Coppersmith Village
75-109 Border St.
Developer: Neighborhood of Affordable Housing
56 apartments (34 affordable), 15 condos (3 affordable)
3,000 square feet of retail
Status: In permitting

New Street
6-26 New St.
Developer: Gerding Edlen
258 rental units
Status: In permitting

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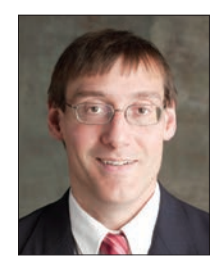
COMMERCIAL INTERESTS

Finally A Winner

Boston-Area Casino License Decision Expected

BY SCOTT VAN VOORHIS
BANKER & TRADESMAN COLUMNIST

A landmark decision looms this week on who will get to develop and operate the cash cow of all cash cows, a $1 billion-plus Boston-area gambling and entertainment palace. And right now, it's Mohegan Sun's game to lose.



SCOTT VAN VOORHIS

By the end of the week, the Massachusetts Gaming Commission expects to announce the winner of the Boston-area casino license, nearly three years after Beacon Hill passed a grand gambling bill.

Mohegan enters this week's final set of public hearings with a pretty clear advantage over Las Vegas titan and rival Steven Wynn, whose efforts have been undercut by everything from controversial land deals to a generic casino design ridiculed by a panel of Bay State architects.

The biggest threat right now to Mohegan may not be Wynn; a statewide casino repeal question is on the ballot this No-

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A TALE OF TWO MARKETS

Regulators Step Up AML Scrutiny

Report Highlights Unique Troubles For Small Banks

BY LAURA ALIX
BANKER & TRADESMAN STAFF

Anti-money laundering (AML) violations may not garner the same headlines as toxic mortgage securities multi-million dollar executive bonuses, but terrorist activities abroad in the 21st century have meant increased regulatory scrutiny of banks' daily operations at home.

Standard Chartered, for instance, recently got slapped with a $300 million fine for its AML compliance problems when it failed to detect potentially suspicious activity at its New York location.

"You see at some of the very largest institutions some of those very big settlements and enforcement actions. I don't think [regulators] want to be caught asleep at the wheel, so that means they ratchet up the pressure on everyone across the board," said Jon Skarin, senior vice president, federal regulatory and legislative policy, at the Massachusetts Bankers Association.

On a smaller scale, AML compliance be-

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THE WEEK ON THE WEB

A ROUNDUP OF OUR MOST POPULAR WEB-ONLY STORIES FROM THE PAST WEEK

If you weren't reading BankerandTradesman.com last week, here's a sampling of what you missed:

HARVARD CLUB ANNEX BUILDING SELLS FOR $8.8M ▼

- The Harvard Club annex building in Boston's Back Bay neighborhood has sold for $8.8 million to a pair of local developers.
- Sea Dar Real Estate Inc. and CNW Capital Partners LLC purchased the building at 380 Commonwealth Ave. from the Harvard Club of Boston.
- Sea Dar Real Estate and CNW Capital Partners plan to convert the building into five luxury condominiums, each with two parking spaces in the Harvard Club's adjacent Newbury Street parking lot. The Harvard Club retains use of a portion of the building.
- Boston Realty Advisors sold the property on behalf of the Harvard Club of Boston.

MARLBOROUGH HOTEL PROJECT MOVES FORWARD

- A Minneapolis company has acquired a parcel in Forest Park in Marlborough for the site of a 160-room hotel.
- CSM Lodging, a division of CSM Corp., paid $1.95 million for the 3.7-acre property on Aug. 14. The hotel will open in early 2016 and contain a restaurant and bar, patio, business center, fitness center and pool, CSM Lodging announced this week.
- Framingham-based Atlantic Management is redeveloping the former Hewlett-Packard campus near Route 495 as a mixed-use development, which will also include a 350-unit AvalonBay apartment complex and 30,000 square feet of retail space.
- GE Healthcare Life Sciences announced earlier this month that it has leased 160,000 square feet of office and lab space at 200 Forest St., a 750,000-square-foot complex built in the 1980s and Quest Diagnostics moved into 204,000 square feet of space in early June.
- "As major corporations continue to move into Marlborough, we recognized a need for a new, updated hotel to accommodate the area's growing community. We are excited by the activity within the immediately adjacent office park and could not be more pleased to make this venture a reality," said Bob Micklash, president of CSM Lodging, in a statement.

poll results

Are condo conversions the answer to Boston's middle-income housing shortage?

Though they disagree on the reasoning, most B&T readers think there's a better solution.

43% I don't think so. Didn't we learn the evils of condo conversions in decades past?

43% Sure, but developers still need to start building new housing for middle-income residents.

14% Yes, it's a creative solution to a growing problem.

MASSDEVELOPMENT, DEVENS VILLAGE GREEN TO CREATE 124 HOUSING UNITS AT DEVENS DEVELOPMENT ►

- MassDevelopment and Lexington-based Devens Village Green LLC have signed a land disposition agreement for up to 124 units of housing in Devens's Grant Road neighborhood.
- The Grant Road neighborhood is a roughly 35-acre portion of the 4,400-acre community. Devens Village Green has proposed a variety of unit types arranged in a walkable neighborhood style, with the first phase of the multi-phase project including about 15 units. The group plans to begin the permitting process this fall with construction starting in spring 2015.
- "Devens Village Green will help meet the increasing demand for local housing given the more than 800 people who have started working in Devens in the last two years," MassDevelopment President and CEO Marty Jones said in a statement. "We look forward to seeing shovels in the ground next year and people in homes as soon as possible."
- Evergreen Village Collaborative plans to build about 40 large and small single-family homes, 40 duplex and townhome units and 40 rental apartments. Twenty-seven units will be affordable to moderate-income households, defined as 80 to 100 percent of area median income.

NORTH SHORE, SAUGUSBANK FINALIZE MERGER ►

- North Shore Bank and Saugusbank officially completed their merger, finalizing the deal on Sept. 1.
- The combined entity, North Shore Bank and its parent company North Shore Bancorp, will have $680 million in assets and 20,000 customers across 11 full-service branches in Eastern Massachusetts.
- North Shore President and CEO David J. LaFlamme will become CEO of the new bank, and Saugusbank President and CEO Kevin M. Tierney Sr. will become president and chief operating officer.
- "We're obviously quite thrilled about our partnership – bringing together the staffs of Saugusbank and North Shore Bank," LaFlamme said in a statement. "Our organizations are extremely similar culturally and we anticipate that the two banks will integrate seamlessly."

NORTH SHORE BANK
Well north of your expectations.™
Saugusbank

HERE'S WHAT YOUR PEERS WERE INTERESTED IN LAST WEEK:

MOST VIEWED:

- Out Of Office Message
- Bose Office Building In Westborough Sold For $47M
- Bay State Foreclosure Petitions Continue to Rise In July
- CoreLogic: U.S. Foreclosures Down 21 Percent In July
- Hingham Company Buys Quincy Office Building For $18.2M
- Boston's Housing Disconnect
- Marlborough Hotel Project Moves Forward
- Community Good Works
- Cape Cod Five To Open New Loan Production Office In Plymouth
- Bay State Single-Family Home And Condo Sales Decrease In July

STORY IDEAS? Email your submissions to our Web team at editorial@thewarrengroup.com

Gaming Commission Expected To Announce Winner Of Boston License

Continued from Page 1

vember, though the poll numbers aren't in favor of the antis, at least for the moment.

Who wins is anything but academic – it could determine the future of billions in future development in and around Boston.

Mohegan's Crucial Advantages

Even amid an historic building boom in Boston and its suburbs, these are huge projects. Wynn wants to build a $1.6 billion hotel and casino tower along the Mystic River in Everett, while Mohegan has proposed its own $1.3 billion behemoth on the Revere side of the Suffolk Downs racetrack.

However, their massive scope aside, there is nothing comparable in the way the projects are being received by some of the Bay State's top planners and architects. Wynn's proposal has triggered a withering stream of harsh critiques in a pair of recently released reports by the Metropolitan Area Planning Council and the Massachusetts chapter of the American Institute of Architects. Both reports have been submitted to the gaming commission, which is surely looking at them closely as it prepares for its final deliberations.

The Metropolitan Area Planning Council's assessment of Wynn's proposal didn't generate big headlines. Things like traffic mitigation are decidedly unsexy. But the group didn't pull any punches in concluding that Wynn's proposed casino could cause traffic gridlock along roadways heating into Boston from the north.

It is "unlikely that any reasonable mitigation package could provide an adequate solution to this problem," according to the report.

That increased traffic congestion, in turn, could stymie development plans in and around Charlestown's Sullivan Square and in neighboring Somerville, MAPC contended.

"Boston's vision for nearby Sullivan Square as a more walkable, bicycle-friendly, better connected area with increased residential and commercial densities would likely be compromised … thus diminishing the economic potential of the area," the group's report found.

While Mohegan's plans would certainly generate lots of traffic as well along the already congested 1A corridor, the casino giant has been working closely with state officials on roadway improvements to ease the crunch, MAPC noted.

Mohegan's proposed casino also has greater potential to generate spinoff development, both in Revere and Boston. That includes both the sprawling acreage of Suffolk Downs, most of which is currently untouched by Mohegan's plan, as well as sites along Revere Beach, according to the MAPC.

A big plus in spurring addition development is the proximity of Mohegan's new casino to public transportation – the Blue Line, to be exact. By contrast, Wynn's proposal lacks any nearby connection to public transportation, the report found.

The Massachusetts chapter of the American Institute of Architects delivered some of the harshest blows to Wynn's proposal.

The panel of prominent local architects has blasted the design of Wynn's proposed Everett casino, deriding it as "woefully inadequate" and even "atrocious." By contrast, the AIA panel found Mohegan's proposed Revere casino to be "fun" and "playful."

Wynn's Stumbles

Too bad there isn't a panel of local political experts to weigh in on the casino competition, for it surely would hand the Wynn team some pretty dismal grades for effectively flailing in the Boston area's treacherous political currents.

Wynn's Everett plans have been beset by a seemingly unending series of controversies related to the casino titan's deal for the proposed development site. A felon tried to worm his way into the land deal, triggering months of negative headlines and requiring Wynn's team to rework the deal and pledge there are no hidden partners. The chairman of the Massachusetts Gaming Commission was even forced to recuse himself from the Boston-area license decision after he revealed that a business partner from long ago was the main owner of the Everett land Wynn plans to buy. If that weren't enough, Wynn's team managed to only cut half as many mitigation deals with local communities as Mohegan has, the MAPC contended.

But the biggest blunder came in Wynn's handling of Marty Walsh, Boston's stubbornly independent-minded mayor. Mohegan successfully inked an $18 million a year mitigation deal with Walsh, placating a potentially powerful opponent. By contract, Walsh pulled out of talks with Wynn, putting at risk millions in potential mitigation dollars should the Las Vegas mogul win. Clearly Walsh has made his own calculations here.

It would be true shocker if Mohegan doesn't walk away with the coveted Boston-area casino license. But as they say, it's not over until it's over. ■

Email: sbvanvoorhis@hotmail.com

Contributed Rendering

Mohegan Sun's proposed casino in Revere.

POINTS

EDITORIAL

What Say You?

What one might call a critical mass of depositor-voters at Beverly Bank delivered what resulted in a "no" verdict last month to a plan by its executives to convert the mutually-owned, four-branch, $332-million bank public. A two-thirds majority was needed to approve the plan; the final tally was 238 yes and 205 no.

According to filings dated July 25, 2014, the bank had hoped to raise $47 million selling up to nearly 4.9 million shares, including over-allotments, at $10 per share. It offered depositors a chance to buy stock in advance of a public offering, but cautioned them that they couldn't put the purchase on their home equity line of credit or borrow against any bank-based IRA to do so. Wise move.

Future rewards for depositors who surrendered their mutual ownership were far less promising than the potential of the departure packages that bank upper management usually receives in the next step on the bank chessboard, when a newly-public bank is acquired by a bigger, publicly-owned entity.

The depositors' vote was taken last month, during the same period that the executive power struggle at the Tewksbury-based Market Basket supermarket chain was at its height. No direct cause and effect there, but the supermarket fight might have had some impact on public opinion.

Beverly Bank CEO Michael Wheeler told The Boston Globe that he understood the possibility of anti-conversion sentiment. Beverly has lost several smaller free-standing banks in recent years.

The difference between the actual vote and the two-thirds majority needed to relinquish depositor ownership may be a measure of how many depositors wanted to retain their stake in a community bank. Or, it may be a reflection of their unwillingness to take the risk of owning stock in an entity as yet untried in the universe of publicly-owned banks.

Since the turn of the century, never mind since the 2008 financial crisis and the advent of basement-level interest rates and more stringent regulations, the number of Massachusetts-based banks has declined by 25 percent, with most of the casualties being mutually-owned community banks.

Thirty years ago, many mutual banks in New England converted to shareholder-owned institutions. They quickly found that shareholders wanted them to put their new capital to work right away, so many of them invested in new real estate developments, either multi-unit condo complexes or big homes. The New England landscape is replete with developments from that era, in which the telltale peaky faux roofs and fanlight windows might as well be an historic plaque reading "Constructed in the 1980s." It took many years to recover from a sudden influx of property in a market that hadn't recovered quickly enough from the devastating inflation of the late 1970s. Not unsurprisingly, the stock of many mutually-converted banks at that time also took a hit.

Maybe the decisive voters at Beverly Bank had memories long enough to remember that time. Or maybe they just wanted to say that they value their community bank a lot more than the possible non-FDIC-insured returns that they might realize from holding stock. ■

BANKER & TRADESMAN

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THE NATION'S HOUSING

A Policy Switch At FHA

Lenders To Stop Charging Interest On Mortgages After Principal Debts Paid Off

KENNETH HARNEY

Realtors association president Steve Brown said he applauded the move, which was "long overdue" and should "result in cost savings for millions of Americans who rely on FHA-insured loans to purchase their homes."

BY KENNETH R. HARNEY
WASHINGTON POST COLUMNIST

Hundreds of thousands of home sellers have had their pockets picked at closings during the last decade – they've been charged interest on their mortgages after their principal debts had been fully paid off.

This practice, endorsed by a federal agency, cost consumers staggering amounts, with estimates ranging into the hundreds of millions of dollars a year during periods when mortgage rates were high.

But thanks to a policy switch made final last week, charging extra interest payments on loans insured by the Federal Housing Administration (FHA) will soon be banned. The FHA, which traditionally has served as a major source of financing for moderate income first-time buyers, many of them African-American and Latino, for years has allowed lenders to charge borrowers a full month of interest when they sell or refinance a home. This has been the case even when borrowers pay off the mortgage weeks in advance of the end of the month.

Picture this. Say you went to closing on an FHA loan Sept. 3. Under standard industry rules followed by Fannie Mae, Freddie Mac and the Dept. of Veterans Affairs, your interest charges cannot extend beyond that date. But under FHA's long-standing policy, lenders have been allowed to hit you with interest charges through Sept. 30.

Why? Good question. The Consumer Financial Protection Bureau essentially posed it to FHA last year: Aren't you allowing lenders to soak hapless consumers with post-payment penalties at closings when they have no alternative but to pay up? And, more to the point, didn't the Dodd-Frank financial reform legislation of 2010 prohibit penalties of this sort? How is your policy, which sometimes results in unexpected extra charges of hundreds of dollars, legal?

Fighting For Change

The FHA argued that the bond investors who buy packages of insured mortgages expect full-month payments of interest plus principal, and that in any event, FHA lenders charge borrowers slightly below market rates to help compensate for the post-closing payments. But critics said there was no way this alleged bargain favored borrowers, who inevitably paid far more in extended interest than they ever received in hair-splitting "reduced" interest rates.

The National Association of Realtors, which had railed against FHA's policy for more than a decade, estimated that during 2003 alone, sellers and refinancers were forced to pay nearly $690 million in extra interest charges. Realtors in Maryland even persuaded Sen. Ben Cardin, a Democrat and ally of the Obama administration, to introduce legislation that would have prohibited the extra interest fees. But the FHA didn't like the bill and it died without getting even a hearing in the Senate.

Asked for comment on the FHA's policy change, Realtors association president Steve Brown said he applauded the move, which was "long overdue" and should "result in cost savings for millions of Americans who rely on FHA-insured loans to purchase their homes."

Here are the details of the policy reform: Starting Jan. 21, new FHA mortgages will require lenders to collect interest only on the balance remaining on the date of closing for a home sale or refinancing. Under the revised policy, if you're selling your home and you have a $150,000 balance left on your FHA loan, the lender will have to stop charging you interest on the date of the closing, not compute the interest charges that would be due through the end of the month and roll them into your bottom line.

In guidance published in the Federal Register, the FHA urged lenders not to find new ways to penalize borrowers. The agency said they should "look elsewhere" to recoup whatever revenues they expect to lose by virtue of the policy change, and continue "to offer [consumers] the same interest rates that they offer now," rather than finding some way to tack on a premium.

So could these changes make the FHA more attractive to borrowers compared with the alternatives? Yes, but there are two caveats: Sellers and refinancers who currently have FHA loans and expect to close before Jan. 21 won't likely see much benefit. Plus the FHA's other current negatives – super-high mortgage insurance premiums that are non-cancellable for extended periods – won't be disappearing.

Nonetheless, the FHA remains the go-to choice if you have minimal cash down payment (3.5 percent), issues in your credit files and you are not eligible for a VA loan, which is the best deal around with zero down and generous underwriting. ■

Ken Harney's email address is kenharney@earthlink.net.

OPINION

CHANGING TIDES

The Future Of Resilient Design

Report A Call To Action For More Adaptable Boston

BY SHAWN SMITH
SPECIAL TO BANKER & TRADESMAN

An integrated plan is needed to reduce our future exposure, even as the risk profile for the city continues to change.

Resiliency. Adaptability. The "New Normal." The modern real estate community is alive with buzzwords. As more extreme weather and rising tides begin to impact our daily lives and built environments, it has come time to ask: What does a more resilient Boston actually look like?


SHAWN SMITH

In August 2013, the World Bank commissioned a report, "Future Flood Losses in Major Coastal Cities," to evaluate 136 of the largest coastal cities in the world. This study predicted that global flood losses could exceed more than $1 trillion per year by 2050 if these cities did not move towards adaptation and flood protection. Of the 136 cities studied, Boston was ranked as the eighth most vulnerable in terms of overall cost of damage, a list which included in the top 10 Miami, New York City, New Orleans and Tampa-St. Petersburg.

Over the past decade, we have witnessed firsthand the results of such vulnerabilities in the aftermaths of Hurricanes Sandy and Katrina. Here in Boston, Sandy was a near miss. Widespread flooding and property damage was avoided by a mere five hours – the time between high tide and the most powerful portions of the storm. As global tides continue to rise, such windows will become smaller, and as the climate continues to warm, such storms will be become more powerful. Clearly, an integrated plan is needed to reduce our future exposure, even as the risk profile for the city continues to change.

Recognizing this need, the city of Boston, Mayor Martin Walsh and Gov. Deval Patrick have taken leadership roles to drive responsible development along our threatened areas and waterfronts. Brian Swett and the Office of Environment, Energy and Open Space – in concert with other city departments – are pursuing ways to increase resilient development, including modifications to the BRA's Article 80 process, and the pursuit of a local ordinance for vulnerable property. Though certain portions of Boston's development and property management sectors have begun to follow suit, it is difficult to envision such a complex issue achieving full resolution without full participation of all sectors.

Adapting Traditional Design

This past May, with funding from The Kresge Foundation, the Boston District Council of the Urban Land Institute held a day-long charrette, "Living with Water: The Urban Implications," in an effort to drive the conversation towards new, adaptable and resilient design strategies and methods of thinking about our built environment.

The charrette convened more than 70 professionals from the local real estate community, including developers, financiers, engineers, architects, public policy drivers, property insurance specialists and sea level rise experts. Together, they immersed themselves in the challenges of four Boston-area locations: the Innovation District of South Boston; Back Bay; Cambridge's Alewife neighborhood; and Revere Beach. The challenge was to create new paradigms for responsible development that consider the bigger questions surrounding sea level rise.

The focus was not necessarily on emergency preparedness, but rather how designers and developers should adapt to sea level projections. What happens to Boston and its neighbors when high tides reach 2.5 feet, 4 feet, or even 7.5 feet higher than they are today? How does our infrastructure change? Can buildings continue to exist as they currently are? Though these higher-end projections are not expected for some time, it is important to understand today's implications, especially since rising seas may occur within the lifecycles of new and existing buildings.

In October, ULI Boston's Sustainability Council and Sea-Level Rise Committee will host an event following the release of the final "Urban Implications" report in September. There, participants will have a chance to present their resiliency strategies and answer questions from the development community.

This report should be a call to action. It will show the importance of development and infrastructure planning across each of the studied locations and the reality that the built environment and its financing vehicles are undivorcable. Resiliency planning must consider the linkages between the past, present and future of these concepts. If one thing is certain, it is that the sooner we begin the process of integrating resiliency into financial models, development planning, and infrastructure policy, the more effective it will be. ■

Shawn P. Smith, PE, LEED AP BD+C, is a senior engineer specializing in sustainable urban development at Nitsch Engineering in Boston. He is a founding member of ULI Boston's Sustainability Council and Sea Level Rise committees.

LIKE-KIND AND LOVING IT

Tax-Free Exchanges Of Art, Airplanes, Alcohol Flourish

Like-Kind Exchanges Applied Beyond Real Estate

BY JOSEPH B. DARBY III
SPECIAL TO BANKER & TRADESMAN

The rules governing like-kind real-estate exchanges are well developed, although surprisingly complex and nuanced at the margins and at the cutting edge.

There are certain words and phrases that naturally grab your attention: **Naked. 80 percent off. Cold beer. Patriots' tickets.**

For the readers of *Banker & Tradesman*, however, there is one phrase above all else that immediately catches everyone's interest: **Tax-free**.


JOSEPH DARBY

For many years, the real estate industry has understood, benefited and indeed prospered thanks to the good offices of Internal Revenue Code section 1031, a tax-law provision that permits nonrecognition of gain when real property is exchanged for other real property of like kind.

The rules governing like-kind real-estate exchanges are well developed, although surprisingly complex and nuanced at the margins and at the cutting edge. What is less well-known is that like-kind exchanges (LKEs) can also be arranged for many types of property besides real estate. Common LKE transactions include exchanges of airplanes, automobiles and other vehicles, and an increasingly exotic list of other properties, ranging from intellectual property (patents for patents, copyrights for copyrights) to exchanges of fine art and even wines.

The purpose of this article is to review briefly the basic rules, and then to talk about how creative thinking and economic necessity have led to the use of LKEs in new and interesting ways.

The 1031 Basics

The basic rules for a 1031 exchange are well known, but it is always good to remind ourselves about what we already know.

An LKE must involve an exchange of "like kind" property. In addition, the property exchanged in both directions must be held for productive use in a trade or business or for investment. In the real estate industry, the "like kind" requirement is easy: All fee simple real estate is like-kind with all other fee simple real estate. However, this is complicated by the fact that "real estate" has been interpreted in interesting and inventive ways. Real estate that is like-kind to fee simple real estate includes not only land and the improvements thereon, but leaseholds with 30 years or more remaining, including options, and also in certain instances includes air rights, certain kinds of building rights and permits, perpetual riparian (water) rights, and even operating leases in oil and gas drilling.

In addition, the real property must be used in a trade business or held for investment. This is not always straightforward: For example, can a home be used as a personal residence, then rented out to tenants, and then exchanged for other rental or business property? Yes with proper planning.

Starker Regulations

An important (and necessary) element of flexibility is provided by regulations that permit both "deferred" and "reverse" exchanges. In fact, LKEs are rarely a pure "exchange" transaction between two taxpayers. Instead, exchanges are implemented using the so-called "Starker" regulations, which allow a taxpayer, through a paid qualified intermediary (QI), to sell property, have the QI hold the proceeds, and then spend the proceeds on replacement property designated by the taxpayer.

In a simple transaction (these are never really simple), the taxpayer sells the "relinquished" property, and the proceeds are delivered to the QI to be held in a qualified escrow or trust account. The taxpayer then designates up to three replacement properties (or an unlimited number of properties representing up to 200 percent of the value of the relinquished property) within 45 days of the sale transaction. After that, the taxpayer has up to 180 days (measured from the sale of the relinquished property) to close on the acquisition of one or more of the identified properties. If the taxpayer does not identify any properties within 45 days, or if the taxpayer identifies timely but does not close within 180 days, the exchange is "blown" and the original sale transaction becomes fully taxable.

Art, Airplanes, Automobiles And Wine Collections

And then there is everything else. The author this year has been involved in exchanges of:

1. A world-famous work of art, in exchange for several Picassos and Warhols (Picassos and Warhols are the most liquid of all art works).
2. Several large, private aircraft for several even larger private aircraft – aircraft depreciate rapidly, and if you don't do an LKE, you pay a staggering tax bill.
3. Approximately $5 billion to $10 billion of automobiles and trucks, under "fleet" LKE programs structured to comply with Rev. Proc. 2003-39.
4. The exchange, with friends, of several expensive bottles of champagne – which would have qualified as an LKE, except that all the wine was immediately thereafter consumed.

The point is, if you use LKEs to defer gain in the other areas first, you will want to pop the cork and enjoy your wine. ■

Joseph B. Darby III is a partner at Sullivan & Worcester LLP in Boston, focused on business and transactional tax law.

By The Numbers

A WEEKLY COMPENDIUM OF DATA AND ARCANA

SPOTLIGHT:
Belmont

YEAR SETTLED:
1636

YEAR INCORPORATED AS A TOWN:
1859

TOTAL AREA:
4.7 square miles

POPULATION:
24,729

DENSITY:
5,300 per square mile

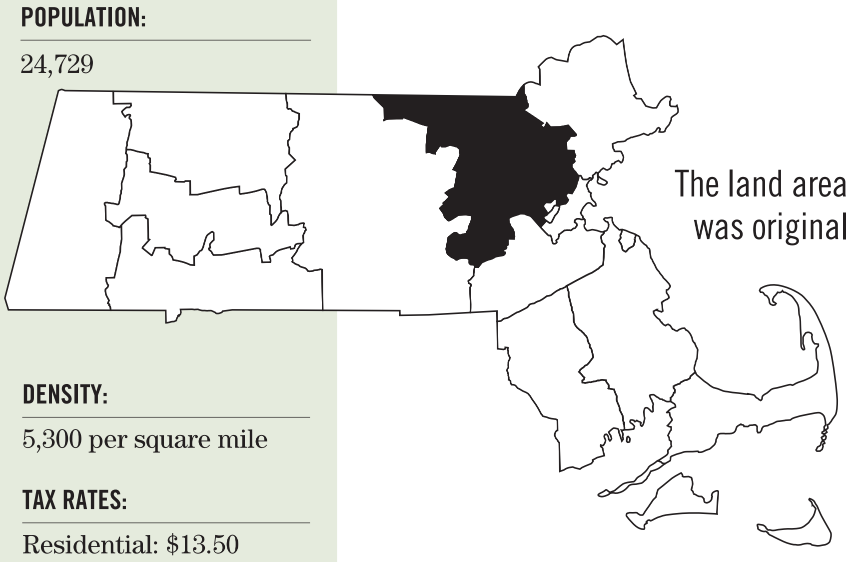
TAX RATES:
Residential: $13.50
Commercial: $13.50

TOTAL NUMBER OF HOUSING UNITS:
10,184

"In coming to America from Armenia, my parents opened the door of Freedom to me. America's public schools and libraries opened my eyes to the unlimited opportunity in this great land, as well as the privileges and obligations of citizenship. May this library serve over the years as a similar inspiration to all who use it. In memory of my father and mother Sarkis and Vosgitel Mugar. By their grateful son."

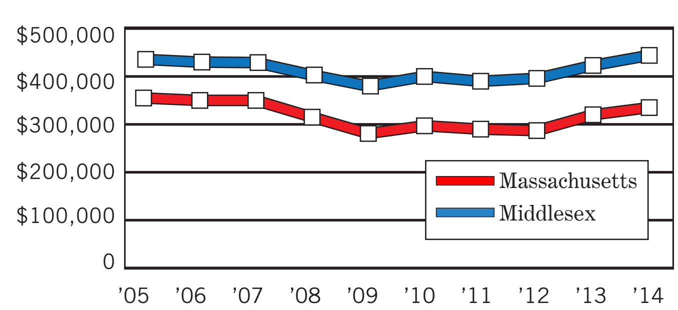
— Dedication of Boston University's Mugar Memorial Library, donated by Belmont resident Stephen P. Mugar (1901–1982)

COUNTY CLOSE-UP
MIDDLESEX



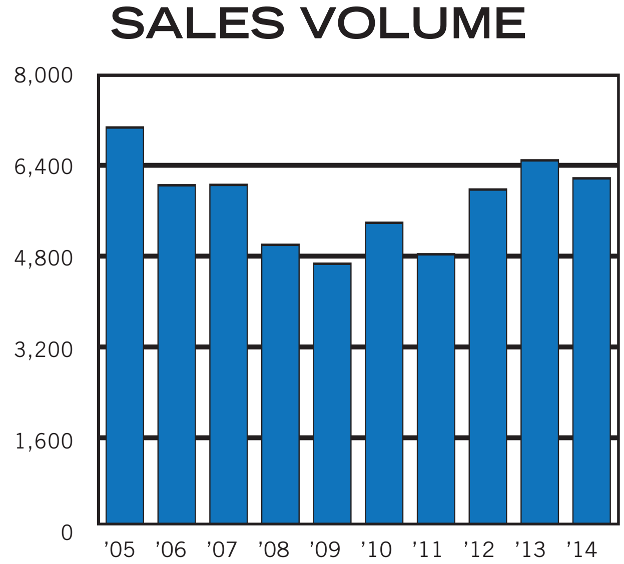
The land area that includes Belmont was originally called "Pequosette," after the local Native American tribe.

MEDIAN SALES PRICES



❑ All sales thru July YTD
❑ Graph based on single-family home sales of $1,000 and above, excluding condominiums and foreclosure deeds
❑ Source: The Warren Group

SALES VOLUME



❑ All sales thru July YTD
❑ Graph based on single-family home sales of $1,000 and above, excluding condominiums and foreclosure deeds
❑ Source: The Warren Group

STATISTICAL SNAPSHOT

Community	MEDIAN SALES PRICE Jan.-July 2014	MEDIAN SALES PRICE Change from 2013	SALES VOLUME Jan.-July 2014	SALES VOLUME Change from 2013
Acton	$529,950	-1.21%	32	0.00%
Arlington	$612,000	2.00%	41	51.85%
Ashby	$270,000	n/a	3	200.00%
Ashland	$465,000	32.95%	25	127.27%
Ayer	$297,500	4.39%	5	0.00%
Bedford	$547,500	-15.83%	16	-46.67%
Belmont	$875,000	8.43%	25	47.06%
Billerica	$361,375	6.29%	48	17.07%
Boxboro	$641,333	8.70%	6	20.00%
Burlington	$407,500	4.96%	22	0.00%
Cambridge	$1,415,000	65.50%	19	5.56%
Carlisle	$869,173	33.31%	14	0.00%
Chelmsford	$376,500	8.50%	37	-13.95%
Concord	$899,500	6.39%	34	30.77%
Dracut	$254,700	-2.41%	30	-9.09%
Dunstable	$482,000	6.41%	3	-25.00%
Everett	$309,000	16.60%	11	-15.38%
Framingham	$365,000	5.81%	81	6.58%
Groton	$432,500	11.47%	17	6.25%
Holliston	$544,900	35.04%	13	-50.00%
Hopkinton	$650,000	16.19%	29	20.83%
Hudson	$331,000	4.09%	18	-30.77%
Lexington	$877,500	5.79%	66	-21.43%
Lincoln	$940,000	-12.56%	9	28.57%
Littleton	$450,000	6.57%	15	50.00%
Lowell	$225,500	0.22%	46	2.22%
Malden	$335,000	3.08%	35	52.17%
Marlborough	$311,000	-2.05%	34	-10.53%
Maynard	$270,000	-23.94%	13	-35.00%
Medford	$443,000	12.28%	40	-4.76%
Melrose	$534,000	20.00%	40	-23.08%
Natick	$519,000	13.07%	50	11.11%
Newton	$970,000	5.41%	68	-43.80%
North Reading	$472,500	1.09%	22	0.00%
Pepperell	$320,000	4.92%	11	-15.38%
Reading	$460,000	-3.97%	38	-9.52%
Sherborn	$985,000	43.27%	9	12.50%
Shirley	$380,000	41.53%	3	-75.00%
Somerville	$529,500	9.63%	18	38.46%
Stoneham	$415,000	-1.19%	19	-45.71%
Stow	$430,000	0.00%	17	54.55%
Sudbury	$775,000	9.62%	53	47.22%
Tewksbury	$369,000	15.31%	35	6.06%
Townsend	$246,763	7.99%	14	27.27%
Tyngsboro	$422,849	47.33%	12	-29.41%
Wakefield	$431,000	0.70%	31	-16.22%
Waltham	$445,000	3.86%	53	15.22%
Watertown	$501,000	-0.40%	17	-15.00%
Wayland	$750,000	25.63%	15	-40.00%
Westford	$472,800	-9.73%	30	-11.76%
Weston	$1,347,938	-0.70%	32	33.33%
Wilmington	$397,500	9.28%	33	17.86%
Winchester	$1,000,000	14.29%	33	-13.16%
Woburn	$375,000	1.35%	35	16.67%
Middlesex County	$478,000	5.05%	1,475	-3.72%

❑ Statistics based on single-family home sales of $1,000 and above, excluding condominiums and foreclosure deeds
❑ Source: The Warren Group

TOP 3 MORTGAGE LENDERS

2014* Rank	2013* Rank	Lender	Percent of Market Share
1	2	RBS Citizens Bank	7.01%
2	3	Bank of America FSB	4.94%
3	6	Leader Bank	3.19%

*2014 & 2013 Rank / Market share stats include loans filed through July
❑ Market share percentage based on number of mortgages
❑ Source: The Warren Group

TOP 10 EXISTING HOME SALES

Rank	Street Address / Community	Buyer / Seller	Date / Price
1	63 Winsor Way / Weston	UMW LLC / James M Benson	07/18/2014 / $12,500,000
2	32 Suffolk Rd / Newton	Thomas F Gilbane 3rd / Joseph B Fuller	05/30/2014 / $9,500,000
3	43 Eliot Hill Rd / Natick	Sandra O Campanella / Peter C Dunlap	06/20/2014 / $9,444,000
4	11 Dellbrook Rd / Weston	Jamie Monovoukas / Kuldip K Vaid	06/13/2014 / $8,100,000
5	52 Chestnut St / Weston	Yi Zhang / Carolyn D Dagres RET	06/03/2014 / $5,075,000
6	85 Chestnut St / Weston	85 Chestnut NT / Kimberly S Moss	05/07/2014 / $4,600,000
7	23 Cart Path Rd / Weston	23 CPRD NT / Douglas B Macrae	07/21/2014 / $4,275,000
8	23 Walnut Rd / Weston	Brett F Sumsion / 23 Walnut Rd NT	07/22/2014 / $4,150,000
9	20 Claremont St / Newton	20 Claremont RT / James Vanbergh	06/20/2014 / $3,925,000
10	75 Buttricks Hill Dr / Concord	Belinda H Gower / 75 Buttricks Hill RT	06/17/2014 / $3,635,000

❑ Statistics from April-June 2014 ❑ New Construction Excluded ❑ Source: The Warren Group

Residential Real Estate Briefs

MassHousing Provides $16.6M To Preserve Affordability At Beacon House

MassHousing has closed on $16.6 million in loans to preserve the affordability of 135 housing units for senior citizens on Beacon Hill.

MassHousing provided a $14 million permanent loan and a $2.6 million subordinate loan to the 135-unit Beacon House on Beacon Hill. The property at 19 Myrtle St. consists of 126 studio apartments and nine one-bedroom apartments in two semi-attached, eight-story brick and stone buildings.

An affiliate of Rogerson Communities used the MassHousing loans to acquire Beacon House and has entered into an agreement with the city of Boston to extend the affordability for the residents there for the life of the property.

The property was originally financed by MassHousing in 1983, and the loan matured in October 2013. The owner has also renewed the 20-year Section 8 Housing Assistance Payment (HAP) contract for 85 apartments occupied by low-income seniors, and 32 apartments are regulated by the Boston Redevelopment Authority and rented to individuals with low and moderate incomes. The remaining 18 apartments are subject to a long-term lease with Massachusetts General Hospital (MGH) for use by out-of-town patients and visitors.

The property has five ground-floor commercial spaces and common facilities include an atrium, roof deck, community room, library and computer lab with professional classes for residents. MGH operates a community-based health promotion program and Kit Clark Senior Services runs a meals program out of the property for the Beacon Hill Community.

"Beacon House is an important source of affordable housing for senior citizens living on Beacon Hill and now that affordability will be extended in perpetuity," MassHousing Executive Director Thomas R. Gleason said in a statement. "The property is in very good condition, and Rogerson Communities has made a major commitment to providing quality affordable housing to the elderly residents who live there by working with the city of Boston to ensure the affordability there for the life of the property." ■

MassDevelopment, Devens Village Green To Create 124 Housing Units At Devens Development

MassDevelopment and Lexington-based Devens Village Green LLC have signed a land disposition agreement for up to 124 units of housing in Devens's Grant Road neighborhood.

The Grant Road neighborhood is a roughly 35-acre portion of the 4,400-acre community. Devens Village Green has proposed a variety of unit types arranged in a walkable neighborhood style, with the first phase of the multi-phase project including about 15 units. The group plans to begin the permitting process this fall with construction starting in spring 2015.

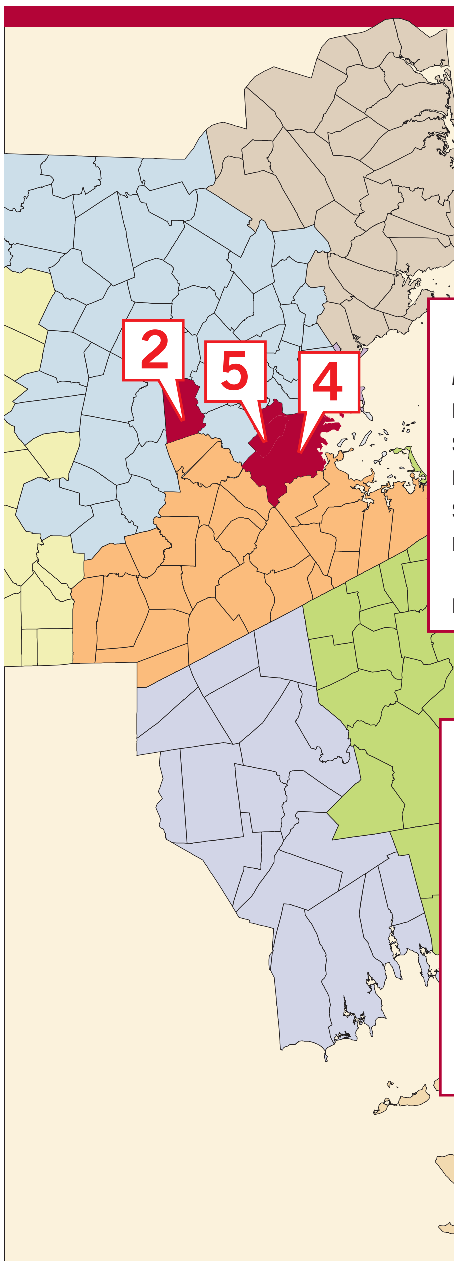
"Devens Village Green will help meet the increasing demand for local housing given the more than 800 people who have started working in Devens in the last two years," MassDevelopment President and CEO Marty Jones said in a statement. "We look forward to seeing shovels in the ground next year and people in homes as soon as possible."

Evergreen Village Collaborative plans to build about 40 large and small single-family homes, 40 duplex and townhome units and 40 rental apartments. Twenty-seven units will be affordable to moderate-income households, defined as 80 to 100 percent of area median income.

"We are eager to get started on this exciting new community and look forward to collaborating with MassDevelopment and the Devens Enterprise Commission to complete the permitting process as expeditiously as possible," Dan Gainsboro, co-developer at Devens Village Green, said in a statement. "The master plan and architecture of this community will encourage social connection and foster a sense of place and neighborhood." ■

Gossip REPORT

A strong week for team Coldwell, with the boys and girls in blue bagging all the mainland listings.



NANTUCKET 1

ADDRESS: 23 W. 201 Eel Point Rd., Nantucket
PRICE: $5,800,000
SIZE: 2,347 sq. ft. on 1.4 acres
BUYER: Sunset RT and Steven L. Cohen
SELLER: JR Steele LLCDate: 08/08/2014
BROKERAGE: Maury People Sotheby's International Realty
DATE: 8/15/2014

WESTON 2

ADDRESS: 370 Concord Rd., Weston
PRICE: $5,425,000
SIZE: 12,000 sq. ft. on 6.02 acres
BUYER: Anne Mitchell and Jeffrey Mitchell
SELLER: Seth W. Lawry and Cynthia C. Lawry
AGENT: Richlen and Yates Team, Coldwell Banker Residential Brokerage
DATE: 8/12/2014

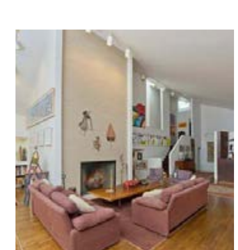
NANTUCKET 3

ADDRESS: 7 Hinckley Ln., Nantucket
PRICE: $3,950,000
SIZE: 2,087 sq. ft.
BUYER: Langdale Holdings 2 LLC
SELLER: Sand & Weed LLC
BROKERAGE: Great Point Properties
DATE: 8/15/2014

BOSTON 4

ADDRESS: 1 Charles St., Boston
PRICE: $3,300,000
SIZE: 2,296 sq. ft.
BUYER: Carl Simons RET
SELLER: Bosque Properties LLC
AGENT: Lili Banani, Coldwell Banker Residential Brokerage
DATE: 08/06/2014

BROOKLINE 5



ADDRESS: 102 Fernwood Rd., Brookline
PRICE: $3,277,500
SIZE: 5,022 sq. ft. on 1.05 acres
BUYER: Milagros Gonzalez
SELLER: 102 Fernwood T. and Samuel M. Starr
AGENT: Deborah Gordon, Coldwell Banker Residential Brokerage
DATE: 8/12/2014

Compiled by Colleen M. Sullivan, residential real estate reporter.

In Person

Investing In A Good Story

BY LAURA ALIX | BANKER & TRADESMAN STAFF

David Smith admits that he didn't know Rockland Trust was in the money management business when he was job-hunting in 2003. He landed at the commercial bank "somewhat serendipitously" after being laid off from a startup group within Mellon and immediately settled into his role growing the bank's wealth management business. This summer, Bright Rock Capital Management, a subsidiary of Rockland Trust, surpassed $200 million in assets under management. Smith recently sat down with Banker & Tradesman to talk about Bright Rock's story.

David B. Smith

Title: Senior Vice President & Chief Investment Officer, Investment Management Group, Rockland Trust

Age: 46

Experience: 24 years

Q: Can you tell me about the inception of Bright Rock?

A: We are very good at managing large cap money. It's the core of our client portfolios and we do that for our larger clients on an individual security basis. The challenge that we faced was, if a client came to us with a large account and then they wanted their children to be clients of ours, and maybe the children's account wasn't very large yet.

We decided to build a large cap strategy so that we could provide that to all of the accounts we manage, essentially with the same strategy as a mutual fund format. Once we'd built the fund out, we decided we would allow others who might want to use our large cap capability for their clients, so the fund was made available on a variety of different platforms, including Fidelity, LPL, T Ameritrade, SEI and Merrill Lynch.

The bulk of the money comes from our own clientele. It's been a very steady up, and to the right kind of growth, as we continue going forward, and it's coming from a variety of different places, which is what we like to see. There are advisors on all those platforms and our own business, and it's growing.

Q: You've mentioned that advisors "like the story" – so what is that story?

A: There are two components. One of them is quality, that's in the name of the fund. It's called the Bright Rock Quality Large Cap Fund. We have our own proprietary methodology for screening companies for quality, but we believe very strongly that investing in great companies is the way that you outperform over a market cycle, not trading stocks, so that's a little different.

The other thing we do that's very different is we equal weight all 10 economic sectors of the S&P 500, so every sector is very close to 10 percent. There will be 10 percent in health care companies, 10 percent in tech companies and so on, and that skews us from the S&P 500, which is capitalization weighted.

We've done an awful lot of work to understand how we could add value, and one of the things we discovered after 2008 is that if you equal weight all 10 economic sectors over a cycle, you outperform the S&P 500 with lower volatility. In a period like the late '90s, when technology was going crazy, if we were stuck at 10 percent, we're leaving money on the table, but when it blows up, we're significantly outperforming, so over that period of boom and bust, we do a little better.

> We may celebrate $300 million, but in my mind, the next milestone is $500 million.

Q: What's the next milestone? $300 million? And what are you doing to reach that point?

A: We'll continue to do what we're doing. The numbers have to be good. The good news is we've been at this now for a few years and we've got very high ratings on Morningstar. We actually had a five-star rating for a period of time; it's now back to four stars, but that's still very good. Our numbers recently have been good, too. As long as the performance stays up, opportunities will present themselves, and we also are looking at working with an outside sales force to help us raise assets.

So if the numbers stay good, we still get positive reviews from Morningstar and others, and we have a dedicated team out there selling this, we think our growth will accelerate. We may celebrate $300 million, but in my mind, the next milestone is $500 million. ■

5 DAVID SMITH'S TOP FIVE THINGS TO DO IN THE SUMMER:

1. Spending time with friends and family at our Cape house.
2. Fishing.
3. Destination boating, including Martha's Vineyard, Nantucket and the Elizabeth Islands.
4. Enjoying frequent and varied views while walking the peninsula.
5. Watching the sun rise and set.

Commercial & Industrial

Development Surges Ahead In Eastie

Continued from Page 1

time owners look to cash out, said Philip Giffee, executive director of East Boston-based Neighborhood of Affordable Housing Inc. (NOAH).

"The neighborhood is affected by what's happening on the waterfront," said Giffee, whose group is planning a 56-unit residential project on Border Street. "You're seeing properties scooped up, sometimes by people who want to live here and sometimes by people who want to flip it."

Giffee's organization is attempting to line up $32 million in financing from city and state sources for Coppersmith Village, a mixed-income housing complex. NOAH acquired the parcel, currently occupied by vacant warehouses, in May for $1.6 million. Projected rents would range from $375,000 for market-rate condos to $222,000 for affordable units, while market-rate apartments are expected to rent for $2,100, compared with $1,100 for affordable units.

Shaving Development Costs

Three other developers are moving forward with major projects after revising plans to reduce costs.

Portland, Ore.-based developer Gerding Edlen is updating plans for 26 New St. Gerding Edlen acquired the property in January – now occupied by a vacant warehouse – after a previous developer failed to move forward with a 258-unit apartment complex.

The new plans, submitted to the Boston Redevelopment Authority in June, eliminate underground parking garage in favor of a three-level garage. They replace a previously-approved new six-story building with a three-story addition to the renovated main building.

Kelly Saito, president of Gerding Edlen, said the complex will attract tenants who can't afford to live downtown but are attracted by the option of getting there in a two-minute ride on the MBTA's Blue Line.

Boston-based developer Trinity Financial hopes to complete all state and local permitting by November or its 200-unit Boston East development on Border Street. Trinity recently eliminated 30 parking spaces and switched from steel to wood-framed construction. The company hopes to achieve rents of approximately $3.19 per square foot, vice president Abby Goldenfarb said, with amenities such as a community art gallery on the ground floor, roof deck and kayak launch.

Boston-based WinnCompanies is in the process of recapitalizing the $190-million Clippership Wharf residential project at 65 Lewis St. which originally would have included 400 condos and 670 parking spaces.

WinnCompanies is scaling back the overall number of units and adding rentals to the mix, Vice President Chris Fleming said. It's also reducing the approved 670 parking spaces, as the city has relaxed parking requirements at sites near mass transit. The reduction in underground parking spaces near the waterfront will reduce development costs, Fleming said, and average apartments will be reduced to approximately 850 square feet.

WinnCompanies is in talks to bring on an equity partner and expects to submit the updated proposal to the Boston Redevelopment Authority this fall.

"East Boston was a little behind, but finally the market feels right," Fleming said. "There's a lot of energy down there." ■

Email: sadams@thewarrengroup.com

Photo: Steve Adams | Banker & Tradesman Staff

The first phase of Roseland Property Co.'s Portside At East Pier apartment complex will open in October on the East Boston waterfront, in what could be the first in a series of major harborside developments in the Jeffries Point neighborhood.

GENTRIFICATION BET

Investors Bullish On Eastie Income Properties

Prices 'Seemed Too Good To Be True'

BY STEVE ADAMS
BANKER & TRADESMAN STAFF

While national developers draw up plans for hundreds of residential units on the East Boston waterfront, local investors see the chance to profit by sprucing up the neighborhood's aging housing stock.

A partnership of Quincy-based Grossman Cos. and Alex Hodara, a Boston real estate investor, has acquired seven multi-family buildings in Jeffries Point during the last year and renovated 18 units at a total cost of $4 million. The result: they're now fetching average rents of $2,300 for three-bedroom apartments in what has historically been one of the city's least expensive neighborhoods.

Hodara became a rental agent as a college freshman before starting his own brokerage and development company, Hodara Real Estate Group. Two years ago, he identified East Boston as a neighborhood on the cusp of gentrification, with the promise of significant rent growth.

The partnership spent an average of $200 per square foot on acquisition and renovation of the properties. The price "seemed too good to be true," said David Grossman, director of acquisitions and finance for the Grossman Cos. But many of them were in extremely poor shape, Hodara said. One property in Maverick Square had major fire damage.

Following a year-long renovation program ranging from $20,000 to $150,000 per property, adding stainless steel appliances, marble bathrooms and granite countertops, the portfolio is 100 percent leased.

Originally, Hodara hoped to rent the completed apartments for $650 per bedroom.

"We were able to attain $775 a bed, so there was a huge demand for people who wanted to be close to downtown and also have less expensive rent," he said.

The venture is a new niche for Grossman Cos., which owns 2.5 million square feet of commercial and industrial real estate, but sought a partner with expertise in the East Boston rental market.

"Nobody was interested until we met Alex, who had done exactly what we were planning to do," Grossman said.

The strategy is to hold the properties for the long term as income-producing investments and an inflation hedge, Grossman said. Backed by Cambridge Savings Bank and Blue Hills Bank, the partnership is acquiring 20 additional properties totaling more than 60 units in the second phase of investment, closing in mid-October.

In the short run, Hodara said, a market correction is likely in Jeffries Point, where one property recently sold for $290 a square foot. In the long run, however, gentrification is likely to lift rents in Orient Heights and Eagle Hill, two other East Boston neighborhoods where the partnership is acquiring properties, Hodara said. ■

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HOT PROPERTY

Each week, Banker & Tradesman commercial real estate reporter Steve Adams will spotlight a commercial real estate property in Massachusetts notable for its high deal activity, unique design or one-of-a-kind special features.

WHERE:
Worcester

WHAT:
Webster Square shopping center

OWNER:
Related Beal

BUILT:
1958 (expanded 2004)

WHY IT'S HOT:

- Related Beal has finalized five lease renewals totaling nearly 50,000 square feet of retail space at the Webster Square Shopping Center in Worcester. The renewals maintain the property's 93-percent leased occupancy rate.
- Existing tenant Marshalls has renewed its 25,708-square-foot lease for a five-year term. Dollar Tree renewed its 7,500-square-foot lease for a five-year term. Gibbons Liquors, a local liquor store, and Kai Sushi Bar and Grill, a local restaurant specializing in Asian cuisine, have also renewed their respective 2,000-square-foot leases for five years. Rainbow Apparel / Fashion Gallery, a national women's apparel store, renewed its 11,336-square-foot lease for another five-year term.
- Michael Tammaro, vice president with Related Beal, represented the owner in the lease transactions.
- Webster Square Shopping Center is a 202,000-square-foot neighborhood shopping center, anchored by Shaw's Supermarket located along Route 9.

THEY SAID IT:

"We are thrilled that five of our existing tenants at Webster Square Shopping Center have elected to renew their leases, which confirms the property's superior position in the Worcester marketplace. Webster Square's central location, ease of accessibility and complementary tenant roster continue to make it a strong, well-performing asset in our portfolio."
– Stephen N. Faber, executive vice president, Related Beal

THINK YOUR PROPERTY IS HOT?
Drop Steve a line at sadams@thewarrengroup.com

Banking & Lending

Regulators Step Up AML Oversight

Continued from Page 1

comes challenging when banks do business with money service businesses that may be commercial customers of theirs. A local convenience store that offers check-cashing services or has a non-bank ATM installed in the corner might be one example, he said.

Pain Points

In a recent report, "AML: Smaller Financial Institutions in Search of Solutions," the research firm Aite Group explored the day-to-day realities of anti-money laundering compliance at smaller to mid-sized financial institutions, compared with that of the megabanks that generate headlines whenever they're slapped with a fine.

In the banking world, it's practically a given that while regulators will say they're tempering their expectations of smaller community banks with simpler business models, the reality demonstrates that best practices at the very largest financial institutions do eventually trickle down to smaller banks in the form of regulatory expectations.

Julie Conroy, research director for Aite Group's retail banking practice, specializes in anti-money laundering, among other subjects, and said she studied the problem of AML at smaller financial institutions because she felt she wanted to broaden her coverage of AML beyond the very largest banks.

"I was expecting to hear some points of divergence between big financial institutions and small financial institutions, but I think the extent of that divergence surprised me," Conroy said. "Some of the things I hear from big financial institutions, for instance the documentation that regulators are asking them to do or the challenges associated with beneficial ownership, none of those really even registered with the smaller guys."

"I think right now, it really is a tale of two markets. That said, we do typically see that the pain of the big guys does eventually become the pain of the small guys," she said.

One particular pain point that emerged in Conroy's report was that of false positives, with a majority of the executives surveyed responding that false positives from either transaction monitoring or watch-list filtering was either a moderate or significant issue.

But Conroy says false positives are a rather universal pain point in anti-money laundering compliance. Executives surveyed in the Aite study also said they would like to see enhancements to currency transaction report (CTR) automation in order to help weed out false positives, and some voiced frustration at the current CTR limit of $10,000 and suggested it should be changed to reflect the present-day value of the dollar.

Smaller institutions also rely more heavily on their core providers, which can make technological choices a bit more challenging, and Conroy said she was also surprised at the number of smaller financial institutions looking to change vendors, with one-third of her respondents saying they were "very likely" or "somewhat likely" to change at least one AML provider within the next few years.

Seeking Solutions

In her report for Aite, Conroy encourages smaller financial institutions to shop around for AML solutions. She also encouraged collaboration and communication between peers and advises smaller banks and credit unions to watch what happens at larger financial institutions for clues as to regulators' next points of emphasis.

One trend to keep an eye on, for instance, is predictive or behavioral analytics, which will likely emerge as a standard in anti-money laundering compliance in the next few years, Conroy said.

The challenge, especially for smaller financial institutions, is that BSA and AML compliance touch nearly every aspect of banking right on down to the teller line, Skarin said.

And while regulators may step up consent orders and fines for AML violations, Conroy said that unless there's been willful negligence at play, bankers who've been playing by the rules all along ought to be fine.

"As long as they deal with it, they're not going to get these death penalty types of fines, but if it's disclosed that there are folks complicit in closing their eyes, then you will see some very significant actions taken," she said. ■

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BANKING & LENDING

SUCCESSION VERSUS SALE

CEO Age A Marker For Bank Sale

65 A 'Sell-By' Date For Smaller Banks

BY CHRISTINA P. O'NEILL
BANKER & TRADESMAN STAFF

Keefe Bruyette & Woods Analyst Nishil Patel minced no words last month when he told global financial and business news provider SNL Financial that the potential selling bank list compiled by KBW is marked by institutions whose CEOS "tend to be pretty old." Specifically, that's an average CEO age of 65 as an indicator of a likely selling bank, and every CEO age year above that increasing the likelihood of a sale.

Getting away from the SNL report for a moment, life expectancies measured at birth have increased since the current generation of bank CEOs was born, and for our purposes we're using the statistics for white males, who are the ones predominantly in the corner offices. According to census figures, a white male born in 1950 had a life expectancy of 72.2 years; by 1970, that age had inched up to 75.6 years.

But then there are the profound medical advances that have been made since 1970, which are more likely to be accessed by white males. These advances will likely result in extended lives for the people who can access them, though that does not necessarily imply the ability to remain in the workforce, and of course, there's the rub.

In the face of all this, a traditional retirement age of 65 is still fairly entrenched in bank management plans. The retirement plans for today's generation of bank CEOs were inked decades ago, in line with life expectancies of the time. To the advantage of current management, they were very likely able to build and/or reconstruct portfolio assets during a time which had at least as many boom years (the early 1980s and mid- to late 1990s) as down years (late 1980s and the early part of the 21st century).

> KBW's Patel said that a lack of succession plans are more common among smaller banks of less than $2 billion or $3 billion in assets, particularly those which are family-run with no succeeding generation in place.

The three Massachusetts-based banks cited in the SNL report are: Quaint Oak Bancorp, of Southampton; Hingham Institution for Savings, Hingham; and Peoples Federal Bancshares Inc. of Brighton, which is being acquired by Rockland, Mass.-based Independent Bank Corp, parent of Rockland Bank. The SNL list limited itself to public banks and thrifts with CEOs at least 65 years of age and with 30 percent or more insider ownership – it does not include banks on which SNL has no data on CEO age.

The average age of a selling CEO in the nine largest national deals from early 2012 to early 2013 was 64 – compared to 58 for the average small and mid-cap CEO, according to a 2013 KBW analysis as reported by SNL. Patel said the analysis has not been updated recently, but he believes 2014 deals would support the findings.

A Walk Through History

A critical decision marker is whether a merger will result in an acquisition price of five times book value – a key ratio identified by many banks KBW surveyed – coupled with increased regulatory costs and possible instances of "board fatigue," are contributing to pressure on some smaller banks to sell, according to SNL Financial.

The causes of the pressure to sell go back at least 20 years, about the amount of time it takes to cultivate a next generation of leadership. During the banking crisis of the late 1980s and early 1990s, training programs were curtailed as banks struggled to put out fires on the lending front. Then, after flush times in the mid- to late 1990s, difficult times after the turn of the 21st century stifled many long-term programs to cultivate the next generation.

In speaking to SNL, Larry Mazza, president and CEO of Fairmont, W.Va.-based MVB Financial Corp. cited a recent study suggesting that CEOs in their 50s merge to join the larger bank's leadership team, 60-year-olds sell to retire, while those in their 70s and older are inclined to stay put.

KBW's Patel said that a lack of succession plans are more common among smaller banks of less than $2 billion or $3 billion in assets, particularly those which are family-run with no succeeding generation in place.

Additionally, the increased focus on risk management as a priority over community- and business-building is a deterrent to would-be entrants. The biggest barriers include the increased capital requirements of Basel III, and the extensive administrative burden of the Dodd-Frank law.

Terry Stroud, a former OCC and OTS regulator and now CEO of Dallas-based consulting firm Opportunity Group, told SNL that bankers entering the field tend to focus on risk minimization rather than community-building. "My generation thought about making or creating something," he said. "That is not the mentality of today's younger banker." ■

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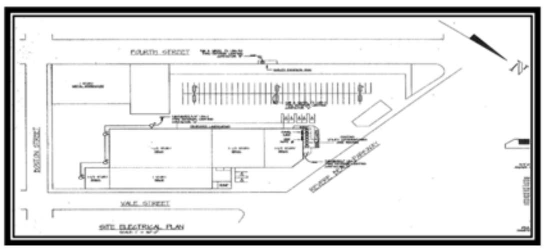

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COMMERCIAL LOAN CREDIT OFFICER TO $80,000 PLUS BONUS

A growing local bank is looking to hire a commercial loan credit officer. The candidate will need to possess a college degree, along with a minimum of three years of experience within a commercial loan environment. The position will offer exposure to both C&I and real estate deals. The role will offer a long term flexible career path within the commercial lending arena.

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RISK AND COMPLIANCE MANAGER
MASSHOUSING

SUMMARY

Assist in formulating and implementing operational risk management policies, procedures and standards. Assume a critical role in the assessment of risk to key business objectives; the implementation of controls to prevent, eliminate or mitigate losses; and in monitoring the outcomes/risk levels of loans being purchased from participating MassHousing lenders.

Manage and maintain the Quality Assurance Plan for MassHousing's HomeOwnership business line as it relates to the purchasing of residential mortgage loans from approved MassHousing lenders. Monitor and advise executive staff on mortgage compliance industry laws and regulations currently in place, as well as pending legislation, and provide regulatory expertise to the Director of HomeOwnership Lending and the Director of HomeOwnership Servicing and Operations. Issue compliance bulletins, train staff on compliance issues, and assist MassHousing employees with day-to-day compliance issues.

Provide oversight of pre- and post-closing quality control audit functions to ensure MassHousing's underwriting, closing, and compliance processes are followed. Represent MassHousing during investor, regulator, and auditor examinations to ensure appropriate responses/actions are provided during and following examination.

This position also has supervisory responsibilities.

RESPONSIBILITIES

Compliance:

- Responsible for MassHousing's compliance policy. Work with external legal counsel currently assisting with some aspects of mortgage industry compliance and in-house legal staff.
- In conjunction with MassHousing's legislative staff, monitor pending legislation and current laws, regulations, agency guidelines and rules to ensure compliance with federal, state, agency and local requirements, and create and administer policies and procedures as necessary.
- Assist MassHousing employees with day-to-day compliance issues/questions and develop and provide training, as necessary.
- Issue compliance bulletins to MassHousing lenders to ensure understanding and adherence to compliance changes on a timely basis.
- Review and develop disclosures and documents in accordance with federal and state law, regulations and rules including but not limited to RESPA, the Truth in Lending Act, The Equal Credit Opportunity Act, the Fair Credit Reporting Act, the Fair Housing Act, state licensing laws, consumer credit laws, usury laws, deceptive and unfair trade laws, and real property laws.
- Coordinate with HomeOwnership departments, IT, and outside vendors to develop proper compliance controls and documentation testing for all compliance changes.

Operational Risk:

- Oversee the vendor relationship with third-party quality control service provider to ensure timely and quality work is being performed by the vendor.
- Oversee preparation and distribution of summary reports regarding post-closing audits to the HomeOwnership Quality Control Committee and management, including the recommendation of corrected actions based upon audit findings.
- Identify and monitor trends to provide consistent and timely feedback to management on strengths and areas in need of improvement in all aspects of QC.
- Perform short and long-term strategic planning, direction and execution to ensure quality loans are being purchased by MassHousing.
- Oversee the approval and annual recertification process of lenders selling loans to MassHousing.
- Work closely with Secondary, Business Development, Product Management, and MassHousing's Mortgage Insurance Fund on implementation of new policies, products, and programs to ensure quality control considerations.

REQUIREMENTS

- Bachelor's degree in law, business, or finance.
- J.D. licensed in Massachusetts preferred.
- 10+ years' experience in residential mortgage compliance and quality control.
- Strong knowledge of the laws regulating mortgage banking.
- Significant expertise with respect to residential mortgage products and industry best practices.
- Demonstrated complex project management skills and experience.

Qualified candidates should forward a letter of interest and a resume to Human Resources, MassHousing, One Beacon Street, Boston, MA 02108, or fax to 617.624.9494, or email to **jobs@masshousing.com.**

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On the premises

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BALANCE DUE IN 30 DAYS.

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On the premises

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Boston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	37	28
Median Price	$2,272,500	$3,071,000

► REAL ESTATE SALES

65 ANDERSON ST U:1B $1,661,000
B: Karen M Smith Tr, KMH Courtney T
S: Gina Usechek & Scott Usechek
Book/Page: 53365/17, Date: 08/18/14
Use: 2 Bdrm Condo, Lot: 1400sf
Prior Sale: $1,399,000 (08/07)

500 ATLANTIC AVE U:18C $1,050,000
B: James A Marcinelli & Michelle J Marcinelli
S: Nancy S Dwight & Donald R Dwight
Book/Page: 53374/225, Date: 08/20/14
Mtg: First Republic Bk $587,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 1132sf
Prior Sale: $832,000 (05/12)

1 AVERY ST U:33A $3,107,500
B: Eli Luria Tr, Leah Luria T
S: Gary S Anderson Tr, Anderson FT
Book/Page: 53383/203, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 2242sf
Prior Sale: $2,150,000 (11/02)

50 BATTERY ST U:306 .... $1,985,000
B: Karen A Knuston Tr, Boston Knutson FT
S: Paula A Luccio Tr, LER 50 NT
Book/Page: 53380/208, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 1397sf
Prior Sale: $965,000 (11/03)

232 BEACON ST U:5 .... $1,557,000
B: Jennifer C Platt Tr, 232 Beacon Brownstone RT
S: Peter L Lesaffre & Mary L Lesaffre
Book/Page: 53381/327, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 1445sf
Prior Sale: $1,495,000 (08/13)

286 BEACON ST U:7 .... $825,000
B: Terence Yeo
S: Harron Ellenson Tr, 286 Beacon Street NT
Book/Page: 53378/300, Date: 08/21/14
Mtg: Washington Trust Mtg $660,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 1067sf

899 BEACON ST $1,300,000
B: 899 Beacon Street LLC
S: Henry J Divaio Tr, Henry J Divaio RET
Book/Page: 53373/196, Date: 08/20/14
Mtg: Century Bk Tr Co $650,000
Use: Apartment Bldg - 4-8 Units, Lot: 2803sf

100 BELVIDERE ST U:5H $2,725,000
B: Edward J Faneuil & Helene O Faneuil
S: Patti Abrams
Book/Page: 53373/135, Date: 08/20/14
Mtg: Bank of America NA $1,500,000
Use: 2 Bdrm Condo, Lot: 1705sf
Prior Sale: $1,500,000 (09/02)

220 BOYLSTON ST U:9010 .... $1,050,000
B: John Stracuzzi
S: William L Tregoning
Book/Page: 53390/28, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 929sf
Prior Sale: $711,000 (01/00)

1111 BOYLSTON ST U:21 .... $405,000
B: Craig Peper & Mary Vadnais
S: Peter Sazani
Book/Page: 53389/25, Date: 08/22/14
Mtg: Jean DArc CU $303,750
Use: 2 Bdrm Condo, Lot: 635sf
Prior Sale: $379,000 (06/13)

1 CHARLES ST S U:6E $1,160,000
B: Dennis P Mark
S: Amy E Koch
Book/Page: 53364/11, Date: 08/18/14
Mtg: Monument Mtg Co $760,000
Use: 1 Bdrm Condo, Lot: 1150sf
Prior Sale: $980,000 (05/13)

4 CHARLESGATE E U:206 .... $775,000
B: Vo A Dung & Nguyen T Mai
S: Charles Bame-Aldred & Shelley B Aldred
Book/Page: 53381/231, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 1059sf
Prior Sale: $590,000 (09/07)

60 CHARLESGATE E U:118 .... $395,000
B: Lan H Tang & Sze O Lee
S: M A Sanford Tr, Robert Russell Bennett T
Book/Page: 53370/111, Date: 08/19/14
Use: 1 Bdrm Condo, Lot: 585sf
Prior Sale: $291,000 (07/08)

542 COLUMBUS AVE U:4 .... $775,000
B: Graham Mcgrath
S: Stephen W Finocchio & Alexandra Proshina
Book/Page: 53380/309, Date: 08/21/14
Use: 1 Bdrm Condo, Lot: 920sf
Prior Sale: $374,000 (10/00)

586 COLUMBUS AVE U:2 .... $449,900
B: Jonathan A Weisman
S: David F Hafey
Book/Page: 53372/205, Date: 08/20/14
Mtg: Randolph Svgs Bk $360,000
Use: 2 Bdrm Condo, Lot: 733sf

558 COLUMBUS AVE U:A $743,000
B: Jay M Theva & Didi P Theva
S: Ken Theva Tr, Columbus Avenue RET
Book/Page: 53361/168, Date: 08/18/14
Use: 2 Bdrm Condo, Lot: 1574sf
Prior Sale: $743,000 (07/08)

142 COMMERCIAL ST U:401 .... $609,000
B: Adam Davis & Connie Liu
S: Mark Mclennan & Meredith Mclennan
Book/Page: 53385/221, Date: 08/22/14
Mtg: Wells Fargo Bank $450,000
Use: 1 Bdrm Condo, Lot: 780sf
Prior Sale: $415,000 (06/04)

500 COMMERCIAL ST U:D $2,150,000
B: Donna M Difillippo Tr, Ruttner Difillippo FT
S: Kevinb P Brude & Patricia A Bruce
Book/Page: 53382/313, Date: 08/21/14
Mtg: UBS Bank USA $1,505,000
Use: 2 Bdrm Condo, Lot: 1962sf
Prior Sale: $1,795,000 (11/07)

374-380 COMMONWEALTH AVE $8,819,853
B: 380 Commonwealth Ave LLC
S: Harvard Clb Of Boston
Book/Page: 53364/98, Date: 08/18/14
Mtg: Boston Private Bank $13,870,000
Use: Mixed Use-prim Res & Comm, Lot: 34550sf

466 COMMONWEALTH AVE U:104 .... $615,000
B: ET Business Ventures LLC
S: Bradford A Spencer
Book/Page: 53381/125, Date: 08/21/14
Mtg: Digital FCU $430,500
Use: 3 Bdrm Condo, Lot: 1072sf
Prior Sale: $160,000 (07/96)

7 STILLMAN PL U:9 .... $570,000
B: Cecile T Lauzon & Denise L Lauzon
S: Colby S Tallman
Book/Page: 53385/165, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 726sf
Prior Sale: $485,000 (03/11)

73 E DEDHAM ST $3,395,000
B: Boston Medical Ctr Corp
S: Boston Real Estate Collab
Book/Page: 53388/194, Date: 08/22/14

65 E INDIA ROW U:22G $735,000
B: Paul T Antosca
S: John E Drew Tr, Harbor Towers RT
Book/Page: 53364/144, Date: 08/18/14
Mtg: FBC Mtg LLC $417,000
Use: 1 Bdrm Condo, Lot: 931sf
Prior Sale: $405,000 (08/99)

9 HAWTHORNE PL U:9P $375,000
B: Leonard&Snow LLC
S: Ada T Au & Shing C Au
Book/Page: 53380/214, Date: 08/21/14
Use: 1 Bdrm Condo, Lot: 637sf
Prior Sale: $171,000 (08/00)

39 HEMENWAY ST U:10 .... $240,000
B: 39 Hemenway Street LLC
S: Abigail B Kaplan Tr, MKC T
Book/Page: 53384/327, Date: 08/22/14
Mtg: Washington Tr Co $180,000
Use: 1 Bdrm Condo, Lot: 507sf
Prior Sale: $240,000 (07/08)

39 HEMENWAY ST U:25 .... $220,000
B: 39 Hemenway Street LLC
S: Nancy L Donahue & Gary L Donahue
Book/Page: 53384/274, Date: 08/22/14
Mtg: Washington Trust Mtg $165,000
Use: 1 Bdrm Condo, Lot: 306sf
Prior Sale: $183,150 (06/10)

1 HUNTINGTON AVE U:413 .... $702,000
B: Barbara E Sanderson Tr, Barbara E Sanderson T
S: Betsy Abrams
Book/Page: 53362/294, Date: 08/18/14
Use: 1 Bdrm Condo, Lot: 783sf
Prior Sale: $396,400 (09/00)

249 MARLBOROUGH ST U:2 .... $1,540,000
B: Jurrien Timmer
S: Patrick J Sullivan Tr, Patrick J Sullivan T
Book/Page: 53368/54, Date: 08/19/14
Mtg: First Republic Bk $600,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1810sf
Prior Sale: $1,222,500 (04/12)

291 MARLBOROUGH ST U:3 .... $1,030,000
B: John Korfias & Monique M Marin-Santoni
S: Ellison D Suthoff & Brian Suthoff
Book/Page: 53376/323, Date: 08/20/14
Mtg: Washington Trust Mtg $722,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 1025sf
Prior Sale: $773,750 (06/06)

338 MARLBOROUGH ST U:3 .... $710,000
B: John H Donegan
S: Daniel L Spector
Book/Page: 53364/347, Date: 08/18/14
Use: 2 Bdrm Condo, Lot: 836sf
Prior Sale: $570,000 (09/09)

375 MARLBOROUGH ST U:4 .... $1,000,000
B: 375 Marlborough LLC
S: Deborah Lotterman & Gordon Gossage
Book/Page: 53378/164, Date: 08/21/14
Mtg: Needham Bk $1,050,000
Use: 2 Bdrm Condo, Lot: 1380sf
Prior Sale: $340,000 (04/94)

2 N BENNET CT U:4 .... $410,000
B: Andrew Dimasi
S: Philip W Johnston
Book/Page: 53366/267, Date: 08/19/14
Mtg: Prospect Mortgage LLC $307,500
Use: 1 Bdrm Condo, Lot: 585sf
Prior Sale: $333,000 (06/04)

1-5 PETERBOROUGH ST $60,000
B: Boylston Kenmore 1260 LLC
S: Wait Street Assoc
Book/Page: 53385/62, Date: 08/22/14
Mtg: Wait Street Associate $55,000
Use: Chapter 121a Exempt Property, Lot: 13048sf

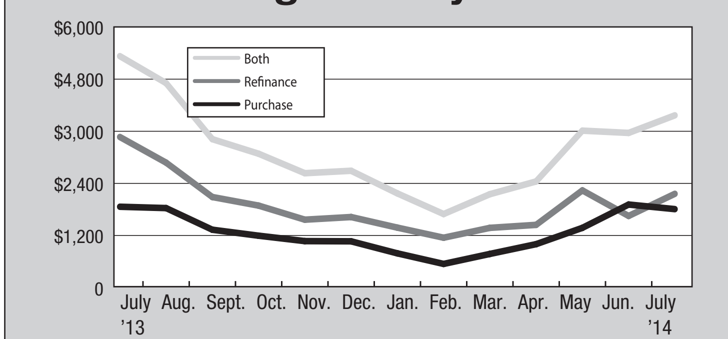
11 PETERBOROUGH ST $60,000
B: Boylston Kenmore 1260 LLC
S: James H Mitchell Tr, Solomon RT
Book/Page: 53385/72, Date: 08/22/14
Mtg: James H Mitchell $55,000
Use: Apartment Bldg - 9 + Units, Lot: 6548sf
Prior Sale: $1,150,000 (01/92)

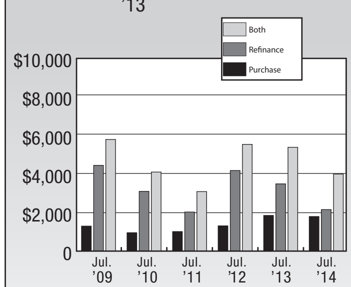
19 PETERBOROUGH ST $60,000
B: Boylston Kenmore 1260 LLC
S: James H Mitchell Tr, Solomon RT
Book/Page: 53385/72, Date: 08/22/14
Mtg: James H Mitchell $55,000
Use: Apartment Bldg - 9 + Units, Lot: 6569sf

77 REVERE ST $2,380,000
B: David Parker & Janet Tiampo
S: Michael E Ruttner Tr, Ruttner Difillippo FT
Book/Page: 53373/321, Date: 08/20/14
Use: 4 Bdrm Row-middle, Lot: 787sf
Prior Sale: $1,600,000 (11/04)

MASSACHUSETTS MARKET STATISTICS

Dollar Volume of Mortgages for Single-Family Homes





Month	Purchase	Refinance	Both
Jul. 2009	$1,318	$4,411	$5,729
Jul. 2010	$983	$3,087	$4,070
Jul. 2011	$1,041	$2,035	$3,076
Jul. 2012	$1,329	$4,149	$5,478
Jul. 2013	$1,862	$3,469	$5,331
Jul. 2014	$1,807	$2,160	$3,967

❑ Statistics based on single-family home loans ❑ Dollar amounts in milions
❑ Source: The Warren Group

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County Sales Charts In This Week's Issue

None

Real Estate Records

Credit Records

SUFFOLK REGISTRY
continued

378 RIVERWAY U:3 .... **$420,000**
B: Naibiao Tang
S: Anastas Angjeli
Book/Page: 53376/294, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 1125sf
Prior Sale: $330,000 (08/06)

65 SALEM ST U:2 .... **$455,000**
B: 65 Salem 2 LLC
S: Jeffrey N Krupa & Kathleeen A Krupa
Book/Page: 53383/140, Date: 08/22/14
Mtg: Southbridge Svgs Bk $482,250
Use: 1 Bdrm Condo, Lot: 783sf
Prior Sale: $120,000 (04/97)

160 SALEM ST U:1 .... **$865,000**
B: Eivind Lange & Mary Puma
S: Kent Blades & Lorraine B Blades
Book/Page: 53382/135, Date: 08/21/14
Use: 4 Bdrm Condo, Lot: 1512sf
Prior Sale: $330,000 (09/99)

151 TREMONT ST U:22H **$576,000**
B: Steven Horng
S: Alan Greenfield & Paul Kowal
Book/Page: 53370/117, Date: 08/19/14
Mtg: Mortgage Master Inc $416,250
Use: 1 Bdrm Condo, Lot: 605sf
Prior Sale: $422,000 (06/11)

16-24 UNION PARK ST **$4,610,000**
B: Union Park LLC
S: Michelle A Mannix
Book/Page: 53373/333, Date: 08/20/14
Mtg: Cambridge Tr Co $3,457,500
Use: Mixed Use-prim Res & Comm, Lot: 3327sf

52 WALTHAM ST U:4 .... **$525,000**
B: Katie L Keady
S: John Clarke
Book/Page: 53369/346, Date: 08/19/14
Use: 2 Bdrm Condo, Lot: 974sf

1672 WASHINGTON ST U:101 .... **$630,000**
B: Krikor Dekermenjian & Anthony Giovannone
S: Gary R Halloran & Karen A Halloran
Book/Page: 53375/142, Date: 08/20/14
Mtg: MSA Mortgage LLC $430,000
Use: Condo

6 WHITTIER PL U:4R **$450,000**
B: Peter Dib
S: Tarrant L Sibley & Erin O Sibley
Book/Page: 53363/83, Date: 08/18/14
Use: 1 Bdrm Condo, Lot: 802sf
Prior Sale: $355,000 (11/00)

8 WHITTIER PL U:22G **$386,000**
B: Heaton LLC
S: Sorapop Kaitpongsan
Book/Page: 53376/115, Date: 08/20/14
Use: 1 Bdrm Condo, Lot: 589sf
Prior Sale: $269,000 (05/10)

Allston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	7	6
Median Price	$520,000	$592,000

► REAL ESTATE SALES

19-21 GORDON ST **$830,000**
B: Ralph Jaeger
S: Rita Kraner
Book/Page: 53388/266, Date: 08/22/14
Mtg: Winter Hill Fed SB $622,500
Use: 2-Family Duplex, Lot: 3580sf
Prior Sale: $535,000 (08/08)

27 GORDON ST **$520,000**
B: Ralph Jaeger
S: Rita Kraner
Book/Page: 53388/303, Date: 08/22/14
Mtg: Winter Hill Fed SB $416,000
Use: 5 Bdrm Colonial, Lot: 2880sf
Prior Sale: $399,000 (05/10)

287 N HARVARD ST **$660,000**
B: Yee Y Lau & Elaine Lau
S: King Pang & Lisa Pang
Book/Page: 53374/263, Date: 08/20/14
Use: 2-Family Two Family, Lot: 5009sf
Prior Sale: $318,000 (08/99)

5 SPOFFORD RD U:17 .... **$125,000**
B: Victor F Servello Jr & Victor F Servello
S: John R Crowley
Book/Page: 53366/209, Date: 08/19/14
Mtg: Bank of Canton $93,750
Type: Adj
Use: 1 Bdrm Condo, Lot: 246sf

Brighton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	27
Median Price	$517,500	$530,000

► REAL ESTATE SALES

30 ACADEMY HILL RD **$975,000**
B: Eric M Klotch
S: 28-30 Academy Hill Rd LLC
Book/Page: 53380/219, Date: 08/21/14
Use: Apartment Bldg - 4-8 Units, Lot: 2411sf

30 ACADEMY HILL RD **$570,000**
B: Eric M Klotch
S: 28-30 Academy Hill Rd LLC
Book/Page: 53380/273, Date: 08/21/14
Mtg: Mortgage Master Inc $399,000
Use: Apartment Bldg - 4-8 Units, Lot: 2411sf

112 ACADEMY HILL RD U:2 .... **$638,000**
B: Luning Li & Yan Wang
S: Saul Epstein & Sara L Robinson
Book/Page: 53364/269, Date: 08/18/14
Mtg: Mortgage Networks Inc $390,000
Use: 3 Bdrm Condo, Lot: 2405sf
Prior Sale: $585,000 (06/12)

300 ALLSTON ST U:501 .... **$555,000**
B: Dongping Tan
S: Phillip H Leef
Book/Page: 53390/140, Date: 08/22/14
Mtg: Guaranteed Rate Inc $380,000
Use: 2 Bdrm Condo, Lot: 1384sf
Prior Sale: $453,000 (08/11)

43 BRACKETT ST U:3 .... **$413,000**
B: Marc S Krell
S: Stanislava Surensky
Book/Page: 363/4, Date: 08/18/14
Use: 3 Bdrm Condo, Lot: 1351sf
Prior Sale: $349,500 (08/03)

38 BRECK AVE U:1 .... **$432,800**
B: Shujie Cheng
S: Vadim Bubes & Yelizaveta Goltser
Book/Page: 53384/162, Date: 08/22/14
Use: 3 Bdrm Condo, Lot: 1471sf

99 CHESTNUT HILL AVE U:217 .... **$595,000**
B: Amy A Ryan
S: Sara Meyers & Zev Meyers
Book/Page: 53362/66, Date: 08/18/14
Use: 2 Bdrm Condo, Lot: 1456sf
Prior Sale: $450,000 (04/09)

133 CHISWICK RD U:1 .... **$375,000**
B: Doug Freeman
S: Alan Phillips
Book/Page: 53389/257, Date: 08/22/14
Mtg: UniBank for Savings $300,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 1157sf
Prior Sale: $140,000 (01/12)

15 COLLISTON RD U:3 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Mtg: Brookline Bank $600,000
Use: 2 Bdrm Condo, Lot: 690sf

15 COLLISTON RD U:4 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 690sf

15 COLLISTON RD U:7 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 690sf

15 COLLISTON RD U:3 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 690sf

15 COLLISTON RD U:4 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 690sf

15 COLLISTON RD U:7 .... **$910,000**
B: Hyslop Equity Partners
S: Robert J White Tr, WZD RT
Book/Page: 53377/117, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 690sf

1576 COMMONWEALTH AVE U:4 .... **$172,000**
B: Guang Qi & Ziqing Wang
S: Alvin W Lyckman
Book/Page: 99/708, Date: 08/21/14
Use: 1 Bdrm Condo, Lot: 310sf
Prior Sale: $135,000 (09/04)

1677 COMMONWEALTH AVE U:10 .... **$338,000**
B: Yihan Wang
S: Robert L Coval Tr, R&D Comm Ave NT
Book/Page: 53361/91, Date: 08/18/14
Use: 2 Bdrm Condo, Lot: 749sf
Prior Sale: $247,000 (06/08)

1789 COMMONWEALTH AVE **$1,682,605**
B: Bradford A Spencer Tr, 1789 RT
S: Growthworks LLC
Book/Page: 635/147, Date: 08/22/14
Mtg: First Republic Bk $1,225,000
Use: 3-Family Conventional, Lot: 14061sf
Prior Sale: $1,150,000 (04/07)

15 COMMONWEALTH CT U:14 .... **$290,000**
B: Laura B Chen & Hong H Chen
S: IBK LLC
Book/Page: 35/430, Date: 08/19/14
Use: 1 Bdrm Condo, Lot: 688sf
Prior Sale: $152,500 (05/00)

52 FAIRBANKS ST **$810,000**
B: David C Maserjian & Arthur M Maserjian
S: Uyen Dang & Julie Dang
Book/Page: 53390/334, Date: 08/22/14
Mtg: Brookline Bank $648,000
Use: 2-Family Two Family, Lot: 4730sf
Prior Sale: $533,000 (12/08)

3 MENLO ST U:3A **$750,000**
B: Michael Klompas
S: Robert J Kramer
Book/Page: 53377/149, Date: 08/20/14
Mtg: Residential Mtg Svcs $525,000
Use: 3 Bdrm Condo, Lot: 2048sf
Prior Sale: $540,000 (03/07)

36 NONANTUM ST **$627,500**
B: Katherine S Herold
S: Robert S Davison
Book/Page: 53373/328, Date: 08/20/14
Use: 3 Bdrm Bngl/cottage, Lot: 3038sf
Prior Sale: $239,000 (01/99)

93 STRATHMORE RD U:B **$252,000**
B: Kiok Lee & Hang Lee
S: Kyla A Triveri
Book/Page: 53381/262, Date: 08/21/14
Mtg: Leader Bank NA $127,000
Use: 1 Bdrm Condo, Lot: 540sf
Prior Sale: $207,000 (05/07)

164 STRATHMORE RD U:5 .... **$250,000**
B: Irina Feldman
S: Lina Feldman & Iosif Feldman
Book/Page: 53372/97, Date: 08/20/14
Mtg: Northstar Mtg Corp $237,500
Use: 2 Bdrm Condo, Lot: 945sf
Prior Sale: $219,000 (10/00)

63 SUTHERLAND RD U:B **$157,500**
B: Eve E Annenberg
S: Manas Adhikari
Book/Page: 53388/262, Date: 08/22/14
Use: 1 Bdrm Condo, Lot: 325sf
Prior Sale: $139,500 (07/13)

WALLINGFORD RD L:17-20 .... **$67,395**
B: Bradford A Spencer Tr, 1789 RT
S: Growthworks LLC
Book/Page: 646/21, Date: 08/22/14
Mtg: First Republic Bk $1,225,000
Type: Adj
Use: Commercial Potntl Dvlp Land, Lot: 7473sf
Prior Sale: $10,000 (05/13)

WALLINGFORD RD L:Q20 .... **$67,395**
B: Bradford A Spencer Tr, 1789 RT
S: Growthworks LLC
Book/Page: 646/21, Date: 08/22/14
Mtg: First Republic Bk $1,225,000
Type: Adj

24-26 WILTSHIRE RD **$1,000,000**
B: Zev Meyers & Sara Meyers
S: Jayne E Lane
Book/Page: 646/156, Date: 08/18/14
Mtg: Brookline Bank $500,000
Use: 2-Family Two Family, Lot: 6138sf
Prior Sale: $680,000 (10/02)

Charlestown

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	46	38
Median Price	$749,500	$664,000

► REAL ESTATE SALES

42 8TH ST U:5209 .... **$539,000**
B: Seth C Paparian & Patricia P Paparian
S: James Blume & Kerri Blume
Book/Page: 53386/100, Date: 08/22/14
Mtg: Prospect Mortgage LLC $417,000
Use: 1 Bdrm Condo, Lot: 1013sf
Prior Sale: $503,000 (08/12)

42 8TH ST U:3110 .... **$580,000**
B: Anne T Pedicini & Kenneth W Pedicini
S: Robert Sutton
Book/Page: 53381/335, Date: 08/21/14
Mtg: Cape Cod Five Cent Bk $380,000
Use: 1 Bdrm Condo, Lot: 939sf
Prior Sale: $467,500 (02/05)

22 CHESTNUT ST U:101 .... **$1,125,000**
B: Nicholas J Carlucci Tr, Nicholas J Carlucci IRT
S: 22 Chesnut Partners LLC
Book/Page: 53388/295, Date: 08/22/14
Use: Condo

47 HARVARD ST U:87 .... **$690,000**
B: Thomas J Brophy & Jane M Brophy
S: Stephen M Marquardt
Book/Page: 53382/230, Date: 08/21/14
Use: Condo Parking-residential, Lot: 153sf

TOWN/REGISTRY GUIDE

Town Name	Registry
Abington	Plymouth
Acton	Middlesex South
Acushnet	Bristol South
Adams	Berkshire North
Agawam	Hampden
Alford	Berkshire South
Allston	Suffolk
Amesbury	Essex South
Amherst	Hampshire
Andover	Essex North
Aqinnah	Dukes
Arlington	Middlesex South
Ashburnham	Worcester North
Ashby	Middlesex South
Ashfield	Franklin
Ashland	Middlesex South
Athol	Worcester
Attleboro	Bristol North
Auburn	Worcester
Avon	Norfolk
Ayer	Middlesex South
Barnstable	Barnstable
Barre	Worcester
Becket	Berkshire Middle
Bedford	Middlesex South
Belchertown	Hampshire
Bellingham	Norfolk
Belmont	Middlesex South
Berkley	Bristol North
Berlin	Worcester
Bernardston	Franklin
Beverly	Essex South
Billerica	Middlesex North
Blackstone	Worcester
Blandford	Hampden
Bolton	Worcester
Boston	Suffolk
Bourne	Barnstable
Boxboro	Middlesex South
Boxford	Essex South
Boylston	Worcester
Braintree	Norfolk
Brewster	Barnstable
Bridgewater	Plymouth
Brighton	Suffolk
Brimfield	Hampden
Brockton	Plymouth
Brookfield	Worcester
Brookline	Norfolk
Buckland	Franklin
Burlington	Middlesex South
Cambridge	Middlesex South
Canton	Norfolk
Carlisle	Middlesex North
Carver	Plymouth
Centerville	Barnstable
Charlemont	Franklin
Charlestown	Suffolk
Charlton	Worcester
Chatham	Barnstable
Chelmsford	Middlesex North
Chelsea	Suffolk
Cheshire	Berkshire North
Chester	Hampden
Chesterfield	Hampshire
Chicopee	Hampden
Chilmark	Dukes
Clarksburg	Berkshire North
Clinton	Worcester
Cohasset	Norfolk
Colrain	Franklin
Concord	Middlesex South
• Conway	Franklin
Cotuit	Barnstable
Cummington	Hampshire
Dalton	Berkshire Middle
Danvers	Essex South
Dartmouth	Bristol South
Dedham	Norfolk
Deerfield	Franklin
Dennis	Barnstable
Dighton	Bristol North
Dorchester	Suffolk
Douglas	Worcester
Dover	Norfolk
Dracut	Middlesex North
Dudley	Worcester
Dunstable	Middlesex North
Duxbury	Plymouth
East Boston	Suffolk
East Bridgewater	Plymouth
East Brookfield	Worcester
East Longmeadow	Hampden
Eastham	Barnstable
Easthampton	Hampshire
Easton	Bristol North
Egremont	Berkshire South
Erving	Franklin
Essex	Essex South
Everett	Middlesex South
Fairhaven	Bristol South
Fall River	Bristol Fall River
Falmouth	Barnstable
Fitchburg	Worcester North
Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
Freetown	Bristol Fall River
Gardner	Worcester
Georgetown	Essex South
Gill	Franklin
Gloucester	Essex South
Goshen	Hampshire
Grafton	Worcester
Gosnold	Dukes
Granby	Hampshire
Granville	Hampden
• Great Barrington	Berkshire South
Greenfield	Franklin
Greenwich	Hampshire
Groton	Middlesex South
Groveland	Essex South
Hadley	Hampshire
Halifax	Plymouth
Hamilton	Essex South
Hampden	Hampden
• Hancock	Berkshire North
Hanover	Plymouth
Hanson	Plymouth
Hardwick	Worcester
Harvard	Worcester
Harwich	Barnstable
Hatfield	Hampshire
Haverhill	Essex South
Hawley	Franklin
Heath	Franklin
Hingham	Plymouth
Hinsdale	Berkshire Middle
Holbrook	Norfolk
Holden	Worcester
Holland	Hampden
Holliston	Middlesex South
Holyoke	Hampden
Hopedale	Worcester
Hopkinton	Middlesex South
Hubbardston	Worcester
Hudson	Middlesex South
Hull	Plymouth
Huntington	Hampshire
Hyannis	Barnstable
Hyde Park	Suffolk
Ipswich	Essex South
Jamaica Plain	Suffolk
Kingston	Plymouth
Lakeville	Plymouth
Lancaster	Worcester
Lanesboro	Berkshire North
Lawrence	Essex North
Lee	Berkshire Middle
Leicester	Worcester
Lenox	Berkshire Middle
Leominster	Worcester North
Leverett	Franklin
Lexington	Middlesex South
Leyden	Franklin
Lincoln	Middlesex South
Littleton	Middlesex South
Longmeadow	Hampden
Lowell	Middlesex North
Ludlow	Hampden
Lunenburg	Worcester North
Lynn	Essex South
Lynnfield	Essex South
Malden	Middlesex South
Manchester	Essex South
Mansfield	Bristol North
Marblehead	Essex South
Marion	Plymouth
Marlborough	Middlesex South
Marshfield	Plymouth
Marstons Mills	Barnstable
Mashpee	Barnstable
Mattapan	Suffolk
Mattapoisett	Plymouth
Maynard	Middlesex South
Medfield	Norfolk
Medford	Middlesex South
Medway	Norfolk
Melrose	Middlesex South
Mendon	Worcester
Merrimac	Essex South
Methuen	Essex North
Middleboro	Plymouth
Middlefield	Hampshire
Middleton	Essex South
Milford	Worcester
Millbury	Worcester
Millis	Norfolk
Millville	Worcester
Milton	Norfolk
Monroe	Franklin
Monson	Hampden
Montague	Franklin
Monterey	Berkshire South
Montgomery	Hampden
Mt Washington	Berkshire South
Nahant	Essex South
Nantucket	Nantucket
Natick	Middlesex South
Needham	Norfolk
New Ashford	Berkshire North
New Bedford	Bristol South
New Braintree	Worcester
New Marlboro	Berkshire South
New Salem	Franklin
Newbury	Essex South
Newburyport	Essex South
Newton	Middlesex South
Norfolk	Norfolk
North Adams	Berkshire North
North Andover	Essex North
North Attleboro	Bristol North
North Brookfield	Worcester
North Reading	Middlesex South
Northampton	Hampshire
Northborough	Worcester
Northbridge	Worcester
Northfield	Franklin
Norton	Bristol North
Norwell	Plymouth
Norwood	Norfolk
Oak Bluffs	Dukes
Oakham	Worcester
Orange	Franklin
Orleans	Barnstable
Osterville	Barnstable
Otis	Berkshire Middle
Oxford	Worcester
Palmer	Hampden
Paxton	Worcester
Peabody	Essex South
Pelham	Hampshire
Pembroke	Plymouth
Pepperell	Middlesex South
Peru	Berkshire Middle
Petersham	Worcester
Phillipston	Worcester
Pittsfield	Berkshire Middle
Plainfield	Hampshire
Plainville	Norfolk
Plymouth	Plymouth
Plympton	Plymouth
Princeton	Worcester
Provincetown	Barnstable
Quincy	Norfolk
Randolph	Norfolk
Raynham	Bristol North
Reading	Middlesex South
Rehoboth	Bristol North
Revere	Suffolk
Richmond	Berkshire Middle
Rochester	Plymouth
Rockland	Plymouth
Rockport	Essex South
Roslindale	Suffolk
Rowe	Franklin
Rowley	Essex South
Roxbury	Suffolk
Royalston	Worcester
Russell	Hampden
Rutland	Worcester
Salem	Essex South
Salisbury	Essex South
Sandisfield	Berkshire South
Sandwich	Barnstable
Saugus	Essex South
• Savoy	Berkshire North
Scituate	Plymouth
Seekonk	Bristol North
Sharon	Norfolk
Sheffield	Berkshire South
Shelburne	Franklin
Sherborn	Middlesex South
Shirley	Middlesex South
Shrewsbury	Worcester
Shutesbury	Franklin
Somerset	Bristol Fall River
Somerville	Middlesex South
South Boston	Suffolk
South Hadley	Hampshire
Southampton	Hampshire
Southborough	Worcester
Southbridge	Worcester
Southwick	Hampden
Spencer	Worcester
Springfield	Hampden
Sterling	Worcester
Stockbridge	Berkshire Middle
Stoneham	Middlesex South
Stoughton	Norfolk
Stow	Middlesex South
Sturbridge	Worcester
Sudbury	Middlesex South
Sunderland	Franklin
Sutton	Worcester
Swampscott	Essex South
Swansea	Bristol Fall River
Taunton	Bristol North
Templeton	Worcester
Tewksbury	Middlesex North
Thorndike	Hampden
Tisbury	Dukes
Tolland	Hampden
Topsfield	Essex South
Townsend	Middlesex South
Truro	Barnstable
Tyngsboro	Middlesex North
Tyringham	Berkshire Middle
Upton	Worcester
Uxbridge	Worcester
Wakefield	Middlesex South
Wales	Hampden
Walpole	Norfolk
Waltham	Middlesex South
Ware	Hampshire
Wareham	Plymouth
Warren	Worcester
Warwick	Franklin
Washington	Berkshire Middle
Watertown	Middlesex South
Wayland	Middlesex South
Webster	Worcester
Wellesley	Norfolk
Wellfleet	Barnstable
Wendell	Franklin
Wenham	Essex South
West Boylston	Worcester
West Bridgewater	Plymouth
West Brookfield	Worcester
West Newbury	Essex South
West Roxbury	Suffolk
West Springfield	Hampden
West Stockbridge	Berkshire South
West Tisbury	Dukes
Westborough	Worcester
Westfield	Hampden
Westford	Middlesex North
Westhampton	Hampshire
Westminster	Worcester North
Weston	Middlesex South
Westport	Bristol South
Westwood	Norfolk
Weymouth	Norfolk
Whately	Franklin
Whitman	Plymouth
Wilbraham	Hampden
Williamsburg	Hampshire
Williamstown	Berkshire North
Wilmington	Middlesex North
Winchendon	Worcester
Winchester	Middlesex South
Windsor	Berkshire North
Winthrop	Suffolk
Woburn	Middlesex South
Worcester	Worcester
Worthington	Hampshire
Wrentham	Norfolk
Yarmouth	Barnstable

Village	Town
Annisquam	Gloucester
Assabet	Maynard
Assonet	Freetown
Auburndale	Newton
Bass River	Yarmouth
Bradford	Haverhill
Brant Rock	Marshfield
Bryantville	Pembroke
Buzzards Bay	Bourne
Byfield	Newbury
Cataumet	Bourne
Cedarville	Plymouth
Chestnut Hill	Newton
Cochituate	Natick
Feeding Hills	Agawam
Fiskdale	Sturbridge
Florence	Northampton
Fort Devens	Ayer
Forestdale	Sandwich
Gilbertville	Hardwick
Glendale	Stockbridge
Gosnold	Edgartown
Green Harbor	Marshfield
Haydenville	Northampton
Humarock	Scituate
Indian Orchard	Springfield
Islington	Westwood
Jefferson	Holden
Leeds	Northampton
Linwood	Northbridge
Magnolia	Gloucester
Manomet	Plymouth
Mill River	New Marlboro
Millers Falls	Greenfield
Monponsett	Halifax
New Seabury	Mashpee
Nutting Lake	Billerica
Ocean Bluff	Marshfield
Onset	Wareham
Pinehurst	Billerica
Pocasset	Bourne
Prides Crossing	Beverly
Sagamore	Bourne
Saxonville	Framingham
Shattuckvile	Colrain
Sheldonville	Wrentham
Siasconset	Nantucket
Teaticket	Falmouth
Three Rivers	Palmer
Turners Falls	Greenfield
Waban	Newton
Waquoit	Barnstable
Waverly	Belmont
Wellington	Medford
Whitinsville	Northbridge
Woods Hole	Falmouth
Woronoco	Westfield

How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the twenty-one registries of deeds in the state. All property transfers with a sales price of at least $100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds, or Mortgages.) The exception is Suffolk Registry and the City of Boston which appear first.

L The statistics at the beginning of each town are for all single-family home sales with a purchase price of $100 and above from January through the most recent complete calendar month.

MARKET STATISTICS THROUGH FEBRUARY

	YTD 1993	YTD 1994
Number of Sales	17	23
Median Price	$47,000	$85,000

•Year-to-Date (YTD) statistics for all single-family home transactions within our price range criteria.

L The amount appearing on the same line as the street address is the purchase price from the deed. We print "No Amt Given" when the amount did not appear on the document we review. "No Street Given" appears in place of the street address when it was not available. The volume, page of the deed and filing date appear for all sales.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

► REAL ESTATE SALES

315 MAIN ST U:15. . . . . $98,000
Pleasant Towers Condo
B:John Doe & Mary Smith
S:Jane Jones & Thomas Jones
Mtg:Main Street Bank $70,000
Mtg2:Seller $8,400
Prior Sale:$93,000 (11/90)

• The first two buyer (B) names and seller (S) names listed on the deed are shown.

• Prior sale data (back to 1982) appears only when the address of the new sale matches exactly with the address of the older sale in our database.

L In communities where we have a file of all properties from the assessor's office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property.

The "Use" is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as "Multi-use" and "Multi-bldg" respectively.

► REAL ESTATE SALES

32 ELM ST. $175,000
B:John Doe & Mary Smith
S:Jane Jones & Thomas Jones
Mtg:Main Street Mtg Co $140,000
Use:3 Bdrm Colonial, Lot:6459sf
Prior Sale:$170,000 (9/89)

• "Use" distinguishes residential homes from land sales and commercial sales.

• For residential homes, the number of bedrooms and house style appear when available.

• The lot size (Lot) is shown in square feet.

✭ These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

► FORECLOSURE DEEDS

43 MAIN ST $142,200
B:Main St Bank
S:John Smith & Main St Bank
Prior Sale:$190,000 (11/85)

• The prior sale shows the original price paid for the property.

Please note: The information contained in this newspaper is taken from public records. While every precaution is taken, no responsibility is assumed for errors or omissions. Readers should confirm any information before taking action.

KEY TO LABELS
B = Buyer
S = Seller
Mtg = Mortgage lender and amount
Mtg2 = Second Mortgage
Use = Building use
Bdrm = bedrooms
Lot = lot size in square feet
YTD = year-to-date

KEY TO ABBREVIATIONS
LP = Limited Partnership
Tr = Trustee
T = Trust
IRT = Irrevocable Trust
ReT = Revocable Trust
RT = Realty Trust
FT = Family Trust
NT = Nominee Trust
Est = Estate
Ex = Executor

7 HOLDEN ROW.................................... $990,000
B: Novo Development LLC
S: Richard P Lapointe Tr, Joseph G Lapointe LT
Book/Page: 53365/50, Date: 08/18/14
Use: 3-Family Row-end, Lot: 1062sf

399 MAIN ST.. $562,000
B: Tracey Ferriter
S: Kendrick LLC
Book/Page: 53372/178, Date: 08/20/14
Mtg: NE Moves Mortgage Co $350,000
Use: 3-Family Semi Detachd, Lot: 1200sf
Prior Sale: $675,000 (06/13)

514 MEDFORD ST $576,000
B: Jared Morley
S: Mathew Gallo
Book/Page: 53387/324, Date: 08/22/14
Mtg: Prospect Mortgage LLC $417,000
Type: Adj
Use: 2 Bdrm Row-middle, Lot: 760sf
Prior Sale: $457,500 (03/13)

42 PLEASANT ST U:1 .... $515,000
B: Christopher Winnyk
S: Mccluskey G Houghton
Book/Page: 53386/131, Date: 08/22/14
Mtg: Sage Bank $412,000
Use: 2 Bdrm Condo, Lot: 765sf
Prior Sale: $399,000 (06/07)

66 SCHOOL ST...................................... $665,000
B: Timothy Heintzelman & Jennifer Heintzelman
S: Stephen Bagdasarian & Trisha Russo
Book/Page: 53389/200, Date: 08/22/14
Mtg: Northern Bk & Tr Co $417,000
Use: 3 Bdrm Semi Detachd, Lot: 1041sf
Prior Sale: $520,000 (07/12)

Chelsea

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	17
Median Price	$237,000	$262,000

► REAL ESTATE SALES

124 ADDISON ST U:4 .... $55,000
B: Wade Lee
S: Dennis M Correa
Book/Page: 212/70, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $149,500 (06/07)

50 BLOOMINGDALE ST $251,500
B: Jacqueline Orellana & Erick Orellana
S: David Camacho
Book/Page: 53386/89, Date: 08/22/14
Mtg: New Fed Mtg Corp $246,944
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $245,000 (03/10)

55 JEFFERSON AVE.............................. $366,000
B: Dimas C Nunez
S: Mark C Perry
Book/Page: 587/114, Date: 08/22/14
Mtg: Santander Bank NA $355,020
Use: 2-Family Two Family, Lot: 3256sf

Dorchester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	79	114
Median Price	$315,000	$359,000

► REAL ESTATE SALES

377 ADAMS ST U:5 .... $357,000
B: Sarah Kuck & Joseph Cabral
S: Sarah Kuck & Darron Jalbert
Book/Page: 53377/60, Date: 08/20/14
Mtg: Eastern Bank $285,600
Use: 2 Bdrm Condo, Lot: 2309sf
Prior Sale: $339,900 (06/04)

541 ADAMS ST U:26 .... $143,000
B: Fahim A Khan & Mdmonjur A Khan
S: Jenny J Chen
Book/Page: 53383/35, Date: 08/21/14
Mtg: RBS Citizens NA $138,710
Use: 2 Bdrm Condo, Lot: 686sf
Prior Sale: $89,000 (04/11)

866 ADAMS ST...................................... $520,000
B: Jennifer Kirwan & Alan Kirwan
S: Judith A Fay
Book/Page: 53381/32, Date: 08/21/14
Mtg: East Boston Svgs Bk $390,000
Use: 2-Family Two Family, Lot: 6109sf

791 COLUMBIA RD................................ $640,000
B: Standrard Dorchester LLC
S: Madueno L Vieira
Book/Page: 53362/185, Date: 08/18/14
Mtg: Cooperative Bank $512,000
Use: 3-Family Semi Detachd, Lot: 3080sf
Prior Sale: $300,000 (11/01)

23 DOWNER AVE.................................. $200,000
B: James Reen Tr, 23 Downer Avenue RT
S: Christine Walter
Book/Page: 53371/25, Date: 08/20/14
Use: 2-Family Two Family, Lot: 4214sf

59 DOWNER AVE U:3............................. $305,000
B: Robin M Kelley
S: Emily J Copeman & Nicholas Sullivan
Book/Page: 53385/272, Date: 08/22/14
Mtg: MSA Mortgage LLC $228,750
Use: 2 Bdrm Condo, Lot: 915sf
Prior Sale: $255,000 (05/13)

72 DOWNER AVE.................................. $650,000
B: Michael Propp
S: Carlita A Murrell
Book/Page: 53386/274, Date: 08/22/14
Use: 3-Family Decker, Lot: 4774sf

28 EDISON GRN U:1 .... $389,000
B: Brittany Fahey & Elizabeth Garlo
S: George Morris
Book/Page: 53377/346, Date: 08/21/14
Mtg: Guaranteed Rate Inc $369,550
Use: Condo

295 FREEPORT ST................................ $2,600,000
B: 103 IBEW Bldg Corp
S: Hurwitz Realty LLC
Book/Page: 53373/7, Date: 08/20/14
Mtg: East Boston Svgs Bk $4,080,000
Use: Office Bldg-general, Lot: 22200sf

11-A HARVEST ST.................................. $58,875
B: Matthew Ohara Tr, SMG RT
S: Reza Navid
Book/Page: 53378/232, Date: 08/21/14
Use: 2-Family Two Family, Lot: 2728sf
Prior Sale: $642,000 (06/14)

35-35R HOLBORN ST............................ $160,000
B: Walford Way Investments
S: Martin Dessie B Est & Alan C Kimenker
Book/Page: 53381/90, Date: 08/21/14
Mtg: Commonwealth Eq Fund $250,000
Use: 6 Bdrm Colonial, Lot: 6418sf

16 HUBBARDSTON RD $735,000
B: Ming T Wong & Yao X Ye
S: George L Wallace Jr Tr, George&Janice Wallace RET
Book/Page: 53368/343, Date: 08/19/14
Mtg: Rockland Tr Co $536,250
Use: 3-Family Decker, Lot: 5548sf
Prior Sale: $51,400 (04/11)

265 HUMBOLDT AVE............................ $535,000
B: Fervin Villar & Francy Villar
S: Carlos A Melendez & Elvirin Pena
Book/Page: 53386/239, Date: 08/22/14
Mtg: Norwich Commercal Grp $525,309
Use: 3-Family Decker, Lot: 4832sf
Prior Sale: $300,000 (04/09)

108 KING ST U:2.................................... $281,000
B: Mac Loughlin & Ashley M Cullen
S: Paul J Luna & Timothy W Gentle
Book/Page: 53373/68, Date: 08/20/14
Mtg: First Home Mtg $281,000
Use: 2 Bdrm Condo, Lot: 1050sf
Prior Sale: $249,000 (09/04)

12 MALLET ST....................................... $300,000
B: Be T Pham Tr, 12 Mallet Street RT
S: Carl A Micciantuono & Daniel E Micciantuono
Book/Page: 53391/32, Date: 08/22/14
Use: 3 Bdrm Colonial, Lot: 11530sf

91-93 MAXWELL ST U:93-2..................... $7,500
B: Alexander V Pevzner
S: John O Desmond
Book/Page: 53364/197, Date: 08/18/14
Use: Condo

73-75 NIGHTINGALE ST $495,000
B: Sava Kelesidis
S: Trevon Campbell Tr, 73-75 Nightingale St RT
Book/Page: 53363/56, Date: 08/18/14
Mtg: Cambridge Svgs Bk $396,000
Use: 3-Family Decker, Lot: 2988sf
Prior Sale: $323,000 (11/13)

NORTHAM PARK L:1 .... $55,000
B: Jemast 2 LLC
S: Leonald Wetterburg Tr, Wetterberg FT
Book/Page: 53363/307, Date: 08/18/14

NORTHAM PARK L:2 .... $55,000
B: Jemast 2 LLC
S: Leonald Wetterburg Tr, Wetterberg FT
Book/Page: 53363/307, Date: 08/18/14

NORTHAM PARK L:3 .... $55,000
B: Jemast 2 LLC
S: Leonald Wetterburg Tr, Wetterberg FT
Book/Page: 53363/307, Date: 08/18/14

47 OLDFIELDS RD U:1........................... $216,500
B: Darrin H Korte
S: Daniel T Curtin Tr, Stanwood Street Lending T
Book/Page: 53369/318, Date: 08/19/14
Mtg: Century 21 Mtg Corp $173,200
Use: 3 Bdrm Condo, Lot: 1366sf

29 RIDGEWOOD ST................................ $620,000
B: Galina Barry & Alexandr Belenky
S: Edward Byrne
Book/Page: 53382/287, Date: 08/21/14
Mtg: Prospect Mortgage LLC $465,000
Use: 3-Family Decker, Lot: 3969sf
Prior Sale: $489,900 (04/04)

84 ROSECLAIR ST U:2........................... $350,000
B: Mitchell R Hornsby
S: Monte W Foster
Book/Page: 53384/166, Date: 08/22/14
Mtg: Meetinghouse Coop Bk $280,000
Use: 2 Bdrm Condo, Lot: 993sf

► FORECLOSURE DEEDS

388 ADAMS ST...................................... $287,000
B: First Suffolk LLC
S: Yen T Do & Nationstar Mortgage LLC
Book/Page: 53369/245, Date: 08/19/14
Mtg: Endeavor Capital LLC $300,000
Use: 3 Bdrm Colonial, Lot: 7029sf
Prior Sale: $370,000 (05/06)

131 CRAWFORD ST............................... $280,000
B: Aristo Mortgage LLC
S: Doris A Vanstory & Aristo Mortgage LLC
Book/Page: 53368/271, Date: 08/19/14
Use: 2-Family Two Family, Lot: 6190sf

East Boston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	27	20
Median Price	$290,000	$330,000

► REAL ESTATE SALES

106 BYRON ST $432,000
B: Luz M Garcia & Kely Y Martinez
S: Patrick Casey
Book/Page: 53390/237, Date: 08/22/14
Mtg: Mortgage Master Inc $410,400
Use: 3-Family Conventional, Lot: 2700sf
Prior Sale: $325,000 (02/12)

235 CHELSEA ST U:3............................. $179,000
B: Richard Beliveau
S: 235 Chelsea Street LLC
Book/Page: 53383/347, Date: 08/22/14
Mtg: Avidia Bank $125,300
Use: 2 Bdrm Condo, Lot: 780sf
Prior Sale: $151,000 (10/06)

336-340 CHELSEA ST $400,000
B: Magrath Realty LLC
S: Paul Tauro Tr, Tauro Brothers FT
Book/Page: 53361/265, Date: 08/18/14
Mtg: East Boston Svgs Bk $560,000
Use: Retail-service, Lot: 4250sf
Prior Sale: $266,000 (05/03)

121 COTTAGE ST.................................. $800,000
B: 121 Cottage Street LLC
S: Samuel Depaulo Tr, Depaulo RT
Book/Page: 53383/106, Date: 08/21/14
Mtg: Blue Hills Bank $836,000
Use: 3-Family Row-end, Lot: 2000sf

174 COTTAGE ST U:402 .... $215,000
B: Helene Guezennec
S: Maria Galvez
Book/Page: 53370/21, Date: 08/19/14
Mtg: Northern Bk & Tr Co $172,000
Use: 2 Bdrm Condo, Lot: 658sf
Prior Sale: $154,000 (01/03)

116 FAYWOOD AVE.............................. $469,000
B: Marta A Londono & Luciano Depina
S: Janet M Triant & George N Triant
Book/Page: 53390/91, Date: 08/22/14
Mtg: GMH Mtg Services $337,680
Use: 3 Bdrm Colonial, Lot: 4612sf

52 HAYNES ST...................................... $340,000
B: Mihaela R Nadaban
S: Property Acquisition Grp
Book/Page: 53374/186, Date: 08/20/14
Use: 2 Bdrm Conventional, Lot: 736sf
Prior Sale: $305,000 (05/04)

148 HORACE ST U:1 .... $310,000
B: Jebbifer S Stellin & Adam S Yellin
S: Bethany M Seed
Book/Page: 53364/309, Date: 08/18/14
Mtg: First Home Mtg $232,500
Use: 2 Bdrm Condo, Lot: 1025sf

265 LEXINGTON ST U:1......................... $109,000
B: Meghan Viveiros
S: Todd Prada
Book/Page: 53385/89, Date: 08/22/14
Mtg: First Fed Svgs Boston $109,000
Use: Condo, Lot: 460sf
Prior Sale: $55,500 (04/08)

46 W EAGLE ST U:1.............................. $339,000
B: Elizabeth A Kay
S: Brian J Hosker Tr, Westeaglehosdav T
Book/Page: 53388/334, Date: 08/22/14
Use: Condo

Hyde Park

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	63	54
Median Price	$315,000	$325,000

► REAL ESTATE SALES

30 GWINNETT ST.................................. $225,000
B: Joshua R Merullo
S: Obrian Daniel J Jr Est & Kathleen A Smith
Book/Page: 53373/93, Date: 08/20/14
Mtg: Guaranteed Rate Inc $220,924
Use: 3 Bdrm Colonial, Lot: 8962sf

17 MAPLE LEAF DR............................... $632,500
B: Alexia Thomas & Keith Thomas
S: Stony Brook Farm LLC
Book/Page: 53390/112, Date: 08/22/14
Mtg: Leader Bank NA $470,350
Use: Residential Developable Land, Lot: 15458sf

79 PIERCE ST....................................... $335,000
B: Esther Sanchez & Jorge L Class
S: Eugene J Kerrigan Tr, Kerrigan RT
Book/Page: 611/15, Date: 08/22/14
Mtg: Prospect Mortgage LLC $318,250
Use: 2 Bdrm Raised Ranch, Lot: 7267sf

165 SHERRIN ST $335,000
B: Richard J Parziale & Mica C Astion
S: Kara J Clifford
Book/Page: 602/42, Date: 08/22/14
Mtg: Mortgage Networks Inc $318,250
Use: 3 Bdrm Ranch, Lot: 5479sf
Prior Sale: $300,000 (09/04)

20 VALENCIA RD.................................. $335,000
B: Elliot Guerrero
S: Maxine L Macpherson
Book/Page: 485/137, Date: 08/22/14
Mtg: East Boston Svgs Bk $324,950
Use: 3 Bdrm Split Level, Lot: 12522sf

1 WESTINGHOUSE PLZ U:2 .... $1,900,000
B: Warehouse K LLC
S: Mother Brook LLC
Book/Page: 53363/162, Date: 08/18/14
Mtg: First Republic Bk $1,235,000
Use: Non-residential Condo, Lot: 45842sf
Prior Sale: $175,000 (01/12)

Jamaica Plain

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	49	43
Median Price	$570,000	$675,000

► REAL ESTATE SALES

9 ANSON ST $667,000
B: Michael R Clark
S: Helen H Haller
Book/Page: 53377/35, Date: 08/20/14
Mtg: Prospect Mortgage LLC $533,600
Use: 2-Family Two Family, Lot: 3000sf
Prior Sale: $215,000 (01/98)

12 ASHLEY ST....................................... $780,000
B: David Geffen Constr Co
S: Sombat Pornprasert & Maria B Pornprasert
Book/Page: 53370/53, Date: 08/19/14
Use: 3-Family Decker, Lot: 2882sf

12 BREWER ST...................................... $254,200
B: Susan Klein & Wendy S Pilson
S: Sherrie Krasner Tr, Rose M Reilly LT
Book/Page: 53380/181, Date: 08/21/14
Mtg: Berkshire Bank $203,300
Use: 2-Family Two Family, Lot: 4931sf

112 BROOKSIDE AVE U:1 .... $246,375
B: 112 Brookside Avenue LLC
S: Donna J Naughton Tr, HD RT
Book/Page: 53382/218, Date: 08/21/14
Use: 1 Bdrm Condo, Lot: 720sf

112 BROOKSIDE AVE U:2...................... $284,272
B: 112 Brookside Avenue LLC
S: Donna J Naughton Tr, HD RT
Book/Page: 53382/221, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 770sf

112 BROOKSIDE AVE U:3...................... $284,354
B: 112 Brookside Avenue LLC
S: Donna J Naughton Tr, HD RT
Book/Page: 53382/224, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 770sf

1020 CENTRE ST U:4............................ $329,500
B: Solomon N Benveniste
S: Gail Curley
Book/Page: 53368/309, Date: 08/19/14
Use: 3 Bdrm Condo, Lot: 1232sf
Prior Sale: $329,000 (09/10)

22 DALRYMPLE ST U:3 .... $461,000
B: Eytan Wurman
S: Olufemi J Obi & Nicole Obi
Book/Page: 53388/214, Date: 08/22/14
Mtg: Everbank $368,800
Use: 5 Bdrm Condo, Lot: 1965sf
Prior Sale: $334,000 (08/08)

44 GARTLAND ST U:3............................ $341,000
B: Stephen Ruigh
S: Lorraine L Sorgman
Book/Page: 53381/239, Date: 08/21/14
Mtg: Mortgage Networks Inc $272,800
Use: 2 Bdrm Condo, Lot: 1041sf

46 GREEN ST U:3.................................. $615,000
B: Elisa Delloglio & Andrea Vergani
S: Eric S Stepper
Book/Page: 53389/167, Date: 08/22/14
Mtg: Boston Private Bank $265,000
Use: 2 Bdrm Condo, Lot: 1344sf
Prior Sale: $534,000 (06/07)

251 HEATH ST U:101............................. $236,049
B: Jonathan E Lazar
S: Eileen M Kirk & Anthony O Kirk
Book/Page: 53365/181, Date: 08/19/14
Mtg: Blue Hills Bank $228,968
Use: Condo, Lot: 679sf
Prior Sale: $159,300 (11/07)

106 HYDE PARK AVE............................ $722,000
B: JP Rox LLC
S: Christopher Roof & Katherine O Roof
Book/Page: 53372/127, Date: 08/20/14
Mtg: Norwood CooperativeBk $577,000
Use: 3-Family Semi Detachd, Lot: 2889sf
Prior Sale: $512,500 (06/04)

108 HYDE PARK AVE............................ $722,000
B: JP Rox LLC
S: Christopher Roof & Katherine O Roof
Book/Page: 53372/153, Date: 08/20/14
Mtg: Norwood CooperativeBk $577,000
Use: 3-Family Semi Detachd, Lot: 2889sf

54 MARMION ST $601,908
B: Omar Hecht & Tess Scheflan
S: Burt Johnnie W Est & John W Burt
Book/Page: 53375/52, Date: 08/20/14
Mtg: Citibank Na $470,350
Use: 3 Bdrm Colonial, Lot: 3228sf

76-80 MOZART ST $400,000
B: Filomania Falcucci
S: Falcucci Properties LLC
Book/Page: 53377/87, Date: 08/20/14
Mtg: Needham Bk $300,000
Use: Mixed Use-prim Res & Comm, Lot: 2313sf
Prior Sale: $680,000 (07/13)

SUFFOLK REGISTRY
continued

78 MOZART ST U:2 .... $362,000
B: Rosalie Cirio
S: Falcucci Properties LLC
Book/Page: 53389/64, Date: 08/22/14
Mtg: Guaranteed Rate Inc $339,660
Type: Adj
Use: Condo

78 MOZART ST U:3 .... $365,000
B: Bradley R Schlagheck
S: Falcucci Properties LLC
Book/Page: 53381/61, Date: 08/21/14
Mtg: Guaranteed Rate Inc $328,500
Type: Adj
Use: Condo

40 ROBINWOOD AVE U:2 .... $490,000
B: Jeffrey Kimball & Vivian Kimball
S: Romi A Webster & Ronald R Marshall Jr
Book/Page: 53388/32, Date: 08/22/14
Mtg: Leader Bank NA $392,000
Use: 2 Bdrm Condo, Lot: 1326sf
Prior Sale: $340,000 (06/02)

23 WENHAM ST U:3 .... $315,000
B: Laura A Koenig
S: Diana V Arnell
Book/Page: 53388/58, Date: 08/22/14
Mtg: Santander Bank NA $305,500
Use: 3 Bdrm Condo, Lot: 884sf
Prior Sale: $231,677 (09/10)

Mattapan

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	18	23
Median Price	$239,500	$256,000

► REAL ESTATE SALES

45 CARYLL ST $1,250
B: Ian Williamson
S: Valerie H Manuel & Harel S Sparrow
Book/Page: 53365/1, Date: 08/18/14
Use: 3 Bdrm Raised Ranch, Lot: 12012sf

38 GREENDALE RD $80,000
B: Matthew T Karasch
S: Dot City Investments LLC
Book/Page: 643/160, Date: 08/20/14
Mtg: Ky X Le $500,000
Use: Residential Developable Land, Lot: 5500sf
Prior Sale: $65,005 (11/12)

74 HOLLINGSWORTH ST $375,000
B: Esaie Thenor & Fabiola Civil
S: Marcia Edwards & Maurice Edwards
Book/Page: 53369/76, Date: 08/19/14
Mtg: Mortgage Master Inc $368,207
Use: 2-Family Two Family, Lot: 4000sf
Prior Sale: $490,000 (10/05)

66 OSCEOLA ST $300,000
B: Carolyn Blackstone
S: Deutsche Bk Natl T Co
Book/Page: 53367/43, Date: 08/19/14
Mtg: Wells Fargo Bank $285,000
Use: 4 Bdrm Cape Cod, Lot: 5237sf
Prior Sale: $200,000 (05/12)

155 SAVANNAH AVE $300,000
B: Tiffany R Chaplin
S: Lateisha Scales
Book/Page: 53367/66, Date: 08/19/14
Mtg: RBS Citizens NA $240,000
Use: 3 Bdrm Colonial, Lot: 8400sf

63 TAMPA ST $217,500
B: Carmen Rodriguez
S: Renee B Rodriguez
Book/Page: 53379/150, Date: 08/21/14
Mtg: Integrity Frst Finan $174,000
Use: 2 Bdrm Bngl/cottage, Lot: 4800sf
Prior Sale: $67,500 (10/96)

Revere

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	97	87
Median Price	$250,000	$284,000

► REAL ESTATE SALES

54 BEACH RD $325,000
B: Jamie Russo
S: Rosalind J Lillo & Frank A Lillo
Book/Page: 53369/183, Date: 08/19/14
Mtg: MSA Mortgage LLC $300,000
Use: 2 Bdrm Old Style, Lot: 4800sf

632 BEACH ST $80,000
B: Maria C Tolbalino & Roberto Tolbalino
S: Ana M Betancourt
Book/Page: 53363/312, Date: 08/18/14
Use: Retail-service, Lot: 1447sf
Prior Sale: $60,000 (01/11)

117 CENTENNIAL AVE $340,000
B: Theodore G Beilizario & M T Nguyen-Belizario
S: 117-119 Centennil Ave LLC
Book/Page: 53362/166, Date: 08/18/14
Mtg: RBS Citizens NA $333,841
Use: Mixed Use-prim Res & Comm, Lot: 3886sf
Prior Sale: $25,000 (01/95)

300 FENNO ST U:9 .... $240,000
B: Leonard A Greco 3rd
S: Antonio Fialho & Monique Fialho
Book/Page: 53365/216, Date: 08/19/14
Mtg: Eagle Bank $155,000
Use: 2 Bdrm Condo
Prior Sale: $232,500 (08/07)

19 HALL ST $290,000
B: Guillermo Landaverde
S: Paul J Mckeever Jr & Charles Martinelli
Book/Page: 53379/191, Date: 08/21/14
Mtg: Wells Fargo Bank $261,000
Use: 3 Bdrm Old Style, Lot: 5000sf
Prior Sale: $372,000 (01/04)

376 OCEAN AVE U:1201 .... $249,000
B: Karl Maas & Laura Maas
S: Wenshong Shieh
Book/Page: 53362/134, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $140,000 (02/99)

110 ORVIS RD $352,000
B: Louis Penta
S: Theresa M Stanchi
Book/Page: 620/163, Date: 08/20/14
Mtg: Gateway Fndng Mtg $332,000
Use: 3 Bdrm Ranch, Lot: 8856sf

123 ORVIS RD $336,000
B: Daniel Farouqi
S: Danielle Ballantine & Kevin Keyes
Book/Page: 614/61, Date: 08/22/14
Mtg: Washington Trust Mtg $285,600
Use: 1 Bdrm Cape Cod, Lot: 4798sf
Prior Sale: $368,500 (08/06)

15 PIER VIEW AVE $100,000
B: Andrew J Burke
S: Robert J Cotton
Book/Page: 53378/48, Date: 08/21/14
Use: 2-Family Mlti-unt Blg, Lot: 2822sf
Prior Sale: $380,000 (11/04)

40 TUTTLE ST $120,000
B: Ephesus LLC
S: Adelina Coppola Tr, 40 Tuttle St NT
Book/Page: 53361/83, Date: 08/18/14
Use: 3 Bdrm Old Style, Lot: 2100sf
Prior Sale: $125,000 (05/00)

► FORECLOSURE DEEDS

25 WHITIN AVE $270,000
B: Bank Of America NA
S: Anne L Oneal & Onewest Bank NA
Book/Page: 53370/248, Date: 08/20/14
Use: 2 Bdrm Cape Cod, Lot: 4800sf

Roslindale

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	87	87
Median Price	$415,000	$420,000

► REAL ESTATE SALES

29 ALBANO ST $400,000
B: Adams Marina LLC
S: Victor Iarrabino & Victor J Iarrabino
Book/Page: 53365/246, Date: 08/19/14
Mtg: Needham Bk $895,000
Use: 3-Family Conventional, Lot: 8600sf

35 ALBANO ST $500,000
B: Adams Marina LLC
S: Victor Iarrabino & Victor J Iarrabino
Book/Page: 53365/243, Date: 08/19/14
Mtg: Needham Bk $895,000

41 ALBANO ST $500,000
B: Adams Marina LLC
S: Victor Iarrabino & Victor J Iarrabino
Book/Page: 53365/243, Date: 08/19/14
Mtg: Needham Bk $895,000
Use: Residential Developable Land, Lot: 11799sf
Prior Sale: $4,000 (06/04)

72 ALDRICH ST U:2 .... $355,000
B: Philip M Benevides & Jacqueline F Benevides
S: Richard Blumenthal & Wendy R Williams
Book/Page: 53386/279, Date: 08/22/14
Mtg: William Raveis Mtg Co $337,250
Use: 2 Bdrm Condo, Lot: 1800sf
Prior Sale: $294,000 (11/03)

77 ARDALE ST $591,000
B: Kevin Rokos
S: Daniel L Choldin & Karen E Choldin
Book/Page: 53376/89, Date: 08/20/14
Mtg: Guaranteed Rate Inc $533,850
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $420,000 (11/08)

44 CERDAN AVE $539,900
B: David M Ortiz & Rose A Dibella
S: Scott D Carter & Lisa J Carter
Book/Page: 602/55, Date: 08/22/14
Mtg: Radius Financial Grp $470,000
Use: 3 Bdrm Colonial, Lot: 6483sf
Prior Sale: $440,000 (09/04)

3 COLBY RD $451,000
B: Myoungkeun Kim & Hyeonjoo Park
S: Julio R Hermando Tr, Umana RT
Book/Page: 53371/32, Date: 08/20/14
Mtg: Prospect Mortgage LLC $351,000
Use: 2-Family Two Family, Lot: 3979sf
Prior Sale: $520,000 (11/04)

28 CORNELL ST $427,000
B: Anthony O Kirk & Ellen M Kirk
S: Jeffrey K Nelson & Rebecca L Freedman
Book/Page: 53363/235, Date: 08/18/14
Mtg: Eastern Bank $341,600
Use: 3 Bdrm Bngl/cottage, Lot: 8100sf
Prior Sale: $393,750 (06/08)

90 CORNELL ST U:2 .... $320,000
B: Elizabeth K Degnan
S: Kaitlin T Maclean
Book/Page: 53389/319, Date: 08/22/14
Mtg: Residential Mtg Svcs $288,000
Use: 2 Bdrm Condo, Lot: 1033sf

39 GREW HILL RD $325,000
B: Mcgregor LLC
S: Murphy Eileen M Est & Mary E Hensley
Book/Page: 53385/249, Date: 08/22/14
Mtg: East Boston Svgs Bk $260,000
Use: 2-Family Two Family, Lot: 5764sf

3 GUERNSEY ST U:1 .... $340,000
B: Brett Kratchman & Corinne Amirault
S: John Omalley Tr, Guernsey T
Book/Page: 53374/193, Date: 08/20/14
Mtg: Cambridge Svgs Bk $323,000
Use: Condo

35 HARDING RD $233,500
B: Margaux J Leonard & Nicholas D Ward
S: Alberta Motley
Book/Page: 53380/50, Date: 08/21/14
Mtg: Mortgage Master Inc $229,270
Use: 2 Bdrm Cape Cod, Lot: 9060sf
Prior Sale: $85,000 (05/97)

40 HAWTHORNE ST $468,000
B: Corey Oconnor
S: James P Mcgovern & Katherine B Mcgovern
Book/Page: 53386/156, Date: 08/22/14
Mtg: Howard Lias $440,000
Use: 4 Bdrm Colonial, Lot: 3170sf
Prior Sale: $411,000 (06/10)

379-383 HYDE PARK AVE U:379-1 .... $339,000
B: Casper Harteveld & Jordan E Battisti
S: Joseph Larosa Tr, 381 Hyde Park Avenue RT
Book/Page: 53374/163, Date: 08/20/14
Mtg: Maverick Funding Corp $305,100
Use: Condo

383 HYDE PARK AVE U:1 .... $350,000
B: David Reed & Theresa Reed
S: Joseph Larosa Tr, Hyde Park Avnue RT
Book/Page: 53389/231, Date: 08/22/14
Mtg: William Raveis Mtg Co $332,500
Use: Condo

53 MONTVALE ST U:1 .... $372,500
B: Michael Abdelahad
S: Michael G Carroll & Stephen F Tunney
Book/Page: 53391/40, Date: 08/22/14
Mtg: Rockland Tr Co $298,000
Use: Condo

40 MURRAY HILL RD U:2 .... $292,000
B: Maria Sequenzia
S: Alan Shapiro & Karen Shapiro
Book/Page: 542/1, Date: 08/18/14
Mtg: Residential Mtg Svcs $233,600
Use: 2 Bdrm Condo, Lot: 940sf
Prior Sale: $290,000 (10/06)

188-190 ORANGE ST $510,000
B: Diane M Keaveney
S: Patricia Meegan
Book/Page: 53377/198, Date: 08/20/14
Mtg: Bank of Canton $454,000
Use: 2-Family Two Family, Lot: 4950sf

74-76 ROWE ST U:1 .... $315,000
B: Joanna Murphy
S: Matthew Simmons
Book/Page: 53386/250, Date: 08/22/14
Mtg: Mortgage Networks Inc $299,250
Use: 2 Bdrm Condo, Lot: 1234sf
Prior Sale: $282,000 (12/09)

Roxbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	24	24
Median Price	$323,750	$420,000

► REAL ESTATE SALES

9 GREENWICH PARK U:2 .... $610,450
B: Eaman Jahani
S: Allysen S Mattison & Allysen S Hepp
Book/Page: 53386/166, Date: 08/22/14
Mtg: Wellesley Bk $460,000
Use: 1 Bdrm Condo, Lot: 786sf
Prior Sale: $483,500 (07/09)

37 IROQUOIS ST $510,000
B: 37 Iroquois Street LLC
S: John Casey & Jessica S Casey
Book/Page: 53382/77, Date: 08/21/14
Mtg: East Boston Svgs Bk $945,000
Use: 2 Bdrm Cape Cod, Lot: 4140sf
Prior Sale: $289,000 (09/02)

10-18 JOHN ELIOT SQ U:6B $325,500
B: Louis Manzo
S: Marlen Adamore
Book/Page: 53376/182, Date: 08/20/14
Mtg: Wellesley Bk $260,400
Use: 2 Bdrm Condo, Lot: 738sf
Prior Sale: $135,000 (04/99)

31-35 JUNIPER ST $1,050,000
B: Leovoft LLC
S: Peaceful Corner LLC
Book/Page: 53368/175, Date: 08/19/14
Mtg: Beverly Bank $2,492,500
Use: 3-Family Conventional, Lot: 9371sf
Prior Sale: $1,086,651 (10/12)

37-39 JUNIPER ST $750,000
B: Leovoft LLC
S: Roxprops LLC
Book/Page: 53368/171, Date: 08/19/14
Mtg: Beverly Bank $2,492,500
Use: 2-Family Duplex, Lot: 12322sf
Prior Sale: $600,000 (08/04)

605 MASSACHUSETTS AVE U:4 .... $295,000
B: Xing C Quan
S: Daniel H Fournier
Book/Page: 53383/14, Date: 08/21/14
Mtg: Berkshire Bank $177,000
Use: 1 Bdrm Condo, Lot: 378sf
Prior Sale: $148,000 (08/01)

263-265 NORTHAMPTON ST U:308 .... $740,000
B: Wynne K Hayes & Christopher M Hayes
S: Adam Landman
Book/Page: 53386/234, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 1254sf
Prior Sale: $580,000 (09/11)

655-659 TREMONT ST U:8 .... $622,700
B: Katherine A Roberts
S: Christopher Renfro & Jeffrey Judd
Book/Page: 53368/282, Date: 08/19/14
Mtg: William Raveis Mtg Co $447,700
Use: 1 Bdrm Condo, Lot: 738sf
Prior Sale: $523,000 (05/12)

212 W SPRINGFIELD ST U:2 .... $1,915,000
B: Komal Ramchandani & Rohit Gupta
S: Georgia A Feldman & Jesse Feldman
Book/Page: 53361/319, Date: 08/18/14
Use: 3 Bdrm Condo, Lot: 1995sf

58-60 W WALNUT PARK $294,380
B: Jean P Voltaire
S: Dolvin Jeffrey Est & Randy N Boswell
Book/Page: 53376/212, Date: 08/20/14
Mtg: RBS Citizens NA $285,548
Use: 2-Family Two Family, Lot: 3800sf
Prior Sale: $16,666 (07/97)

2591 WASHINGTON ST U:2591 .... $950,000
B: Leovoft LLC
S: Roxprops LLC
Book/Page: 53368/173, Date: 08/19/14
Mtg: Beverly Bank $2,492,500
Use: 3 Bdrm Condo, Lot: 1663sf

2593 WASHINGTON ST U:2593 .... $950,000
B: Leovoft LLC
S: Roxprops LLC
Book/Page: 53368/173, Date: 08/19/14
Mtg: Beverly Bank $2,492,500
Use: 3 Bdrm Condo, Lot: 1746sf

2595 WASHINGTON ST U:2595 .... $950,000
B: Leovoft LLC
S: Roxprops LLC
Book/Page: 53368/173, Date: 08/19/14
Mtg: Beverly Bank $2,492,500
Use: 3 Bdrm Condo, Lot: 1676sf

65 WESTMINSTER AVE $480,000
B: 63 Westminster LLC
S: Karen Coleman Ex, Coleman Timothy G Est
Book/Page: 53370/270, Date: 08/20/14
Use: Subsidized Housing, Lot: 4656sf

South Boston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	55	48
Median Price	$495,000	$550,250

► REAL ESTATE SALES

120 BOLTON ST $249,000
B: Pegasus Real Estate LLC
S: Adams Irene B Est & Paula J Cowell
Book/Page: 53390/233, Date: 08/22/14
Use: Residential Undvlpble Land, Lot: 892sf

141 DORCHESTER AVE U:410 .... $1,350,000
B: Jaleus LLC
S: Mathew A Manes
Book/Page: 53382/106, Date: 08/21/14
Mtg: Washington Trust Mtg $945,000
Use: 3 Bdrm Condo, Lot: 2072sf
Prior Sale: $1,030,000 (04/13)

190 DORCHESTER ST $765,000
B: Andrew R Kieve & Bronwyn Kieve
S: Marianne Chisholm
Book/Page: 53366/300, Date: 08/19/14
Mtg: Residential Mtg Svcs $417,000
Use: 3 Bdrm Semi Detachd, Lot: 2500sf
Prior Sale: $195,000 (09/97)

471 E 3RD ST U:1 .... $521,000
B: Brian J Hendrickson & Chantal T Hendrickson
S: Adam S Elias
Book/Page: 53388/144, Date: 08/22/14
Mtg: Fairway Ind Mtg $321,000
Use: 2 Bdrm Condo, Lot: 1084sf
Prior Sale: $481,000 (12/12)

506 E 3RD ST $610,000
B: Adam S Ferrin & Carrie E Ferrin
S: Gary J Kerr & Karen M Kerr
Book/Page: 53369/23, Date: 08/19/14
Mtg: Fairway Ind Mtg $488,000
Type: Adj
Use: 2 Bdrm Semi Detachd, Lot: 1436sf
Prior Sale: $440,000 (03/11)

756 E 4TH ST $650,000
B: 756 E 4th St LLC
S: Paul W Conley & Bruce Conley
Book/Page: 53376/145, Date: 08/20/14
Mtg: Endeavor Capital LLC $520,000
Use: 2 Bdrm Semi Detachd, Lot: 3750sf

507-R E 5TH ST $510,000
B: Michael G Moran
S: Damon Vaughn & Jeanne G Vaughn
Book/Page: 53363/274, Date: 08/18/14
Mtg: MSA Mortgage LLC $459,000
Use: 3 Bdrm Semi Detachd, Lot: 1500sf
Prior Sale: $350,000 (04/06)

440 E 8TH ST $415,000
B: Peter Mcfarland
S: Bilotas Albert J Est & John Bilotas
Book/Page: 53379/248, Date: 08/21/14
Use: 3 Bdrm Semi Detachd, Lot: 2730sf

362 E 8TH ST $520,000
B: Tyrone Development LLC
S: Robert Sloane & Mary Sloane
Book/Page: 53374/276, Date: 08/20/14
Mtg: Needham Bk $416,000
Use: 2 Bdrm Semi Detachd, Lot: 1764sf
Prior Sale: $139,000 (02/97)

512 E 8TH ST $395,000
B: Erik J Muschette
S: Francis X Mayo Jr & Lori Mayo
Book/Page: 621/31, Date: 08/22/14
Mtg: Top Flite Fin Inc $375,250
Use: 2 Bdrm Semi Detachd, Lot: 1150sf
Prior Sale: $128,000 (08/97)

728 E 8TH ST U:3 .... $390,000
B: Anne M Gorman
S: Brad M Weafer
Book/Page: 53385/138, Date: 08/22/14
Mtg: Everbank $292,500
Use: 2 Bdrm Condo, Lot: 635sf
Prior Sale: $312,500 (03/05)

601-611 E BROADWAY U:201 .... $510,000
B: Nicholas J Anti
S: Joseph Marcelonis & Dana Marcelonis
Book/Page: 53382/139, Date: 08/21/14
Mtg: Blue Hills Bank $180,000
Use: 2 Bdrm Condo, Lot: 1054sf
Prior Sale: $440,000 (05/05)

754 E BROADWAY U:2F $225,000
B: Michael Rubino
S: Edward C Donahue Tr, East Broadway 754 RT
Book/Page: 53389/345, Date: 08/22/14
Mtg: Needham Bk $180,000
Use: Condo, Lot: 388sf

844 E BROADWAY U:3 .... $610,000
B: Marc Hudak
S: Melissa J Lasoff & Brian D Lasoff
Book/Page: 53363/210, Date: 08/18/14
Mtg: PMAC Lending Svcs $457,500
Use: 3 Bdrm Condo, Lot: 1194sf
Prior Sale: $525,500 (05/13)

43 GATES ST U:2 .... $410,000
B: Shawn W Tobin
S: Mary P Piersons & Russell Piersons
Book/Page: 53389/291, Date: 08/22/14
Mtg: Prospect Mortgage LLC $389,500
Use: 1 Bdrm Condo, Lot: 821sf
Prior Sale: $335,500 (09/12)

278 K ST U:1 .... $599,000
B: Bianca Loffredo
S: Valerie J Swartz & Douglas G Swartz
Book/Page: 53386/194, Date: 08/22/14
Mtg: Leader Bank NA $299,000
Use: 2 Bdrm Condo, Lot: 1388sf
Prior Sale: $440,000 (02/11)

3 LAUTEN PL $439,000
B: Leary E O
S: Thoams Armour & Christin Armour
Book/Page: 53383/216, Date: 08/22/14
Mtg: Boston FireFightrs CU $409,000
Use: 2 Bdrm Semi Detachd, Lot: 1610sf
Prior Sale: $302,500 (12/06)

17 LENNON CT U:21 .... $350,000
B: Christopher Massenzio
S: Martin E Keane Jr
Book/Page: 53390/188, Date: 08/22/14
Mtg: TD Bank NA $332,500
Use: 2 Bdrm Condo, Lot: 780sf
Prior Sale: $353,500 (07/05)

90 M ST U:2 .... $555,000
B: Erika K Juhl
S: Stanley A Schwartz & Carolyn Schwartz
Book/Page: 53377/175, Date: 08/20/14
Mtg: Cambridge Mtg Grp $444,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 1383sf

169 M ST U:3 .... $595,000
B: Hope A Aldrich & Amanda A Clark
S: Christine Regan
Book/Page: 53373/230, Date: 08/20/14
Mtg: Leader Bank NA $417,000
Use: 2 Bdrm Condo, Lot: 1162sf
Prior Sale: $315,000 (11/99)

11 MERCER ST $650,000
B: Boston Property Holdings
S: Cheryl Kilduff
Book/Page: 53381/208, Date: 08/21/14
Mtg: Hingham Inst for Svgs $908,000
Use: 2-Family Semi Detachd, Lot: 1329sf

401 W 1ST ST U:403 .... $937,500
B: Robert K Wang
S: 401 Norcross LLC
Book/Page: 53390/63, Date: 08/22/14
Mtg: Wells Fargo Bank $417,001
Use: Condo

223 W 2ND ST $479,000
B: John Doyle & Jean Doyle
S: Adams Irene B Est & Paula J Cowell
Book/Page: 53390/166, Date: 08/22/14
Mtg: Guaranteed Rate Inc $279,000
Use: 3 Bdrm Row-end, Lot: 1099sf

314-330 W 2ND ST U:203 .... $303,000
B: Scott G Mcdonough & Jillise Mcdonough
S: Cathy Lydon
Book/Page: 53390/263, Date: 08/22/14
Mtg: Guaranteed Rate Inc $309,514
Use: 1 Bdrm Condo, Lot: 396sf
Prior Sale: $222,500 (11/09)

350 W 4TH ST U:204 .... $323,000
B: Amy Hudson & Jeremy Hudson
S: Peter Condorelli
Book/Page: 53362/299, Date: 08/18/14
Mtg: Ann P Hudson $320,000
Use: 2 Bdrm Condo, Lot: 567sf
Prior Sale: $68,900 (10/95)

154 W 6TH ST $675,000
B: Robert M Wayne & David H Wayne
S: Nathan L Beecher & Lori E Beecher
Book/Page: 53371/106, Date: 08/20/14
Mtg: Bay State Savings Bk $540,000
Use: 3 Bdrm Row-middle, Lot: 1083sf
Prior Sale: $472,500 (09/09)

177 W 6TH ST U:5 .... $264,500
B: Samantha Weinberg & Samantha B Weinberg
S: Timothy A Ryan
Book/Page: 53375/5, Date: 08/20/14
Mtg: Merrimac Valley FCU $211,600
Type: Adj
Use: 1 Bdrm Condo, Lot: 488sf

192 W 7TH ST U:4 .... $156,000
B: 192 W 7th St LLC
S: Maryann M Crush
Book/Page: 53372/124, Date: 08/20/14
Use: Retail Condo, Lot: 390sf

374-378 W BROADWAY U:6 .... $1,210,000
B: Thomas Kozlowski & Geraldo Camejo
S: Mary L Lentz & Robert L Lentz
Book/Page: 665/3, Date: 08/20/14
Mtg: First Republic Bk $500,000
Use: 2 Bdrm Condo, Lot: 2234sf

West Roxbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	151	115
Median Price	$405,000	$445,000

► REAL ESTATE SALES

44 BROADLAWN PARK U:16 .... $318,900
B: Michael A Nadeau & Tiffany K Nodeau
S: You Liu & Henry Ho
Book/Page: 53370/275, Date: 08/20/14
Mtg: Pentagon FCU $255,120
Use: 2 Bdrm Condo, Lot: 915sf
Prior Sale: $260,000 (03/14)

57 BROADLAWN PARK U:10 .... $327,000
B: Haim Eyal
S: Valentyna Murakhovska
Book/Page: 53368/213, Date: 08/19/14
Use: 2 Bdrm Condo, Lot: 1110sf
Prior Sale: $320,000 (12/03)

10 BRYON RD U:3 .... $185,500
B: Ling Lu & Meiheng Yang
S: Alvin Love Tr, 11 Love FT
Book/Page: 53390/320, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 780sf
Prior Sale: $180,000 (07/08)

10 COWING ST $500,000
B: Leslie A Skuncik & Frank J Skuncik
S: 10 Cowing Street LLC
Book/Page: 53379/133, Date: 08/21/14
Use: 2-Family Two Family, Lot: 3521sf
Prior Sale: $500,000 (06/02)

6 FRANCLAIRE DR $515,000
B: Joel E Stein & Cindy F Stein
S: Ping Wang & Pin Wang
Book/Page: 53368/190, Date: 08/19/14
Mtg: Mortgage Master Inc $365,000
Use: 4 Bdrm Colonial, Lot: 3361sf
Prior Sale: $407,500 (06/04)

35 GOETHE ST $425,000
B: Casey E Barron
S: James Mccabe & Kerry Mccabe
Book/Page: 636/116, Date: 08/21/14
Mtg: Randolph Svgs Bk $200,000
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $342,500 (12/06)

50 GROUSE ST $632,500
B: Juan Li & Lisa Li
S: James P Flynn & Maureen M Flynn
Book/Page: 53364/40, Date: 08/18/14
Use: 4 Bdrm Colonial, Lot: 6001sf
Prior Sale: $215,000 (06/95)

99 GROVE ST U:12 .... $199,900
B: Manuel Vilaro
S: Mark T Izzo
Book/Page: 53383/64, Date: 08/21/14
Mtg: Blue Hills Bank $193,903
Use: 2 Bdrm Condo, Lot: 740sf
Prior Sale: $240,000 (11/04)

108 LASELL ST $415,000
B: Laura K Grubb
S: Pauline Pappas
Book/Page: 53381/181, Date: 08/21/14
Mtg: Navy FCU $165,000
Use: 4 Bdrm Cape Cod, Lot: 7932sf

12 ORIOLE ST U:2 .... $382,000
B: Nathanael J Albins & Miranda J Albins
S: Laura J Adamski
Book/Page: 181/8, Date: 08/22/14
Mtg: MSA Mortgage LLC $335,700
Type: Adj
Use: 3 Bdrm Condo, Lot: 2473sf
Prior Sale: $317,500 (08/02)

87 REDLANDS RD $405,000
B: B Eisenbarth-Jenkins & Tyler Jenkins
S: Theresa P Egan
Book/Page: 352/196, Date: 08/21/14
Mtg: Provident Fund Assoc $364,500
Use: 4 Bdrm Conventional, Lot: 5000sf

21 WESTGATE RD U:6 .... $240,000
B: Navin P Jain & Ami P Jain
S: Vladimir Rybalko & Asia Darbinian
Book/Page: 53370/154, Date: 08/19/14
Mtg: Patriot Community Bk $192,000
Use: 2 Bdrm Condo, Lot: 770sf
Prior Sale: $66,500 (09/96)

Winthrop

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	47	41
Median Price	$324,900	$359,000

► REAL ESTATE SALES

72 CENTRE ST $355,000
B: Carolyn S Anderson
S: Christopher L Day & Jean A Day
Book/Page: 53361/172, Date: 08/18/14
Mtg: Prospect Mortgage LLC $200,000
Use: 3 Bdrm Old Style, Lot: 5724sf
Prior Sale: $135,000 (04/92)

100 CLIFF AVE U:1 .... $265,000
B: Ryan Patenaude & Alexandra S Leonard
S: Michael Merta & Maureen Merta
Book/Page: 53388/239, Date: 08/22/14
Mtg: Residential Mtg Svcs $245,000
Use: Condo

150 GRAND VIEW AVE $410,000
B: Robert L Deeb
S: Janice M Murphy
Book/Page: 53365/24, Date: 08/18/14
Mtg: MSA Mortgage LLC $350,000
Use: 2 Bdrm Bngl/cottage, Lot: 9500sf
Prior Sale: $302,000 (07/02)

56 OTIS ST $185,000
B: Patrick O Butler
S: Florence P Gilfoyle
Book/Page: 570/176, Date: 08/20/14
Mtg: Earl N Henry 3rd $178,000
Use: 2 Bdrm Ranch, Lot: 4000sf

240 PLEASANT ST $660,000
B: Kelly A Dougherty & Michael J Dougherty Jr
S: Joseph T Muprhy & Jennifer P Murphy
Book/Page: 53374/44, Date: 08/20/14
Mtg: Mortgage Master Inc $495,000
Use: 4 Bdrm Old Style, Lot: 9375sf
Prior Sale: $575,000 (08/08)

63 PROSPECT AVE $125,000
B: Patrick O Butler
S: Mary L Meiggs
Book/Page: 53376/129, Date: 08/20/14
Mtg: Mercury Assets LLC $200,000
Use: 3 Bdrm Old Style, Lot: 5400sf
Prior Sale: $15,000 (02/96)

103 SARGENT ST $885,000
B: Joseph T Murphy & Jennifer P Murphy
S: Frank L Demarco Jr & Rosemarie Demarco
Book/Page: 53360/344, Date: 08/18/14
Mtg: RBS Citizens NA $656,000
Use: 2-Family Two Family, Lot: 16534sf

1 SEAL HARBOR RD U:305 .... $380,000
B: Frank L Demarco Jr & Rosemarie Demarco
S: Robert T Mahoney & Carolyn A Mahoney
Book/Page: 53365/5, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $360,000 (10/10)

3 SEAL HARBOR RD U:347 .... $375,000
B: Doreen Paci & Anita Paci
S: Carl A Bossi & Gail J Bossi
Book/Page: 53376/119, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $355,000 (06/05)

44 WINTHROP ST $370,000
B: 44 Winthrop Street LLC
S: Ferrino Peter J Est & Henry P Ferrino
Book/Page: 53384/247, Date: 08/22/14
Mtg: Thais Gassiro $370,000
Use: 2-Family Two Family, Lot: 6391sf

Barnstable Registry

John F. Meade, Esq. Register
P.O. Box 368, Barnstable, MA 02630
Telephone: (508) 362-7733
Fax: (508) 362-5065
www.bcrd.co.barnstable.ma.us

Barnstable

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	43	49
Median Price	$399,000	$425,000

► **REAL ESTATE SALES**

104 DEER JUMP HILL RD...................... $474,000
B: Richard E Cutler Jr & Richard E Cutler Jr
S: Barbara A Bean
Doc#: 000001252561, Date: 08/22/14
Mtg: Berkshire Bank $379,200
Type: Adj
Use: 4 Bdrm Colonial, Lot: 50530sf

431 MAPLE ST $312,000
B: Peter A Sampou & Rosalie F Bell
S: Andre P Sampou Tr, Andre P Sampou RET
Book/Page: 28331/259, Date: 08/18/14
Mtg: Andre P Sampou RET $182,000
Use: 3 Bdrm Cape Cod, Lot: 57499sf

19 SALTEN POINT RD $825,000
B: TJ Design LLC
S: Lorusso Lila L Est & Mark Thompson
Book/Page: 28331/316, Date: 08/18/14
Use: 3 Bdrm Salt Box, Lot: 24394sf

Centerville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	123	121
Median Price	$294,000	$305,000

► **REAL ESTATE SALES**

39 HEADWATERS RD $343,000
B: Barry Desrosiers Jr & Teri Desrosiers
S: Robert Coggeshall & Lu A Coggeshall
Book/Page: 28340/167, Date: 08/22/14
Mtg: William Raveis Mtg Co $308,700
Use: 3 Bdrm Cape Cod, Lot: 57935sf

56 LONG BEACH RD $385,000
B: Dennis G Farrington
S: Georgia L Giardini
Book/Page: 28336/182, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 20909sf
Prior Sale: $145,000 (11/97)

20 PEN LN $320,000
B: Robert E Bitinas & Kelly A Bitinas
S: Linda Koehler
Book/Page: 28330/218, Date: 08/18/14
Mtg: Plaza Home Mtg $320,000
Use: 3 Bdrm Split Level, Lot: 16117sf
Prior Sale: $305,000 (04/13)

121 SETH PARKER RD $238,000
B: Stacey Jordan
S: Deutsche Bk Natl T Co Tr
Book/Page: 28330/266, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: $239,200 (09/12)

59 WILD GOOSE WAY............................ $550,000
B: John F Shafroth & Anne E Shafroth
S: Reardon Charles L Est & M Reardon-Mcallister
Book/Page: 28329/322, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 20038sf

Cotuit

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	43	40
Median Price	$365,000	$425,000

► **REAL ESTATE SALES**

10 BRAMBLEBUSH DR.......................... $270,000
B: Benjamin W Paharik & Sarah H Paharik
S: Frederick H Newman & Ann M Medeiros-Newman
Book/Page: 28340/198, Date: 08/22/14
Mtg: Citibank Na $216,000
Use: 3 Bdrm Ranch, Lot: 20038sf

31 DOVETAIL LN................................... $172,000
B: Adrienne L Gonsalves
S: Cotuit Equitable Housing
Book/Page: 28338/124, Date: 08/21/14
Mtg: Santander Bank NA $166,840
Use: Residential Developable Land, Lot: 9583sf

24 MELISSA LN.................................... $523,800
B: Roland W Breault Jr & Marcia L Breault
S: Karl N Svensson Tr, Svensson FT
Book/Page: 28331/160, Date: 08/18/14
Mtg: Prime Lending Inc $392,850
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: $335,000 (03/00)

Hyannis

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	110	113
Median Price	$215,250	$245,000

► **REAL ESTATE SALES**

24 BETTYS POND RD U:A....................... $86,000
B: Talita Guerrero
S: Gail L Trevains & Carol A Devlin
Book/Page: 28333/297, Date: 08/19/14
Mtg: Betty Pond Lending T $68,000
Use: 2 Bdrm Condo
Prior Sale: $60,000 (01/00)

50 BLACKBERRY LN.............................. $349,000
B: Dustin R Cabral
S: Samuel C Traywick & Gregory W Nowak
Book/Page: 28337/85, Date: 08/21/14
Mtg: Merrimack Mtg Co $356,503
Use: 6 Bdrm Colonial, Lot: 15682sf
Prior Sale: $215,000 (02/14)

23 BROOKSHIRE RD............................. $169,995
B: Getulio B Machado
S: Adilson Rubio
Book/Page: 28340/3, Date: 08/22/14
Mtg: Gladewater Natl Bk $166,915
Use: 4 Bdrm Cape Cod, Lot: 6970sf
Prior Sale: $72,900 (06/11)

89 LEWIS BAY RD U:2........................... $800,000
B: Lewis Bay Investment Grp
S: 89 Lewis Bay LLC
Book/Page: 28329/290, Date: 08/18/14
Mtg: Bank of Cape Cod $370,000
Use: Condo

Marstons Mills

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	56	70
Median Price	$293,500	$309,000

► **REAL ESTATE SALES**

127 CAMMETT WAY.............................. $145,000
B: Wayne J Pacheco
S: Larson Realty Co Inc
Doc#: 000001252400, Date: 08/19/14
Mtg: Cambridge Cape Cod Re $140,000
Use: 3 Bdrm Cape Cod, Lot: 39204sf
Prior Sale: $50,000 (10/13)

286 LAKESIDE DR $282,500
B: William H Braund & Marilyn Braund
S: Albert L Manning Jr Tr, Madacat RT
Book/Page: 28340/224, Date: 08/22/14
Mtg: Rockland Tr Co $226,000
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $265,000 (03/03)

Bourne

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	120	121
Median Price	$322,625	$295,000

► **REAL ESTATE SALES**

11 DALE ST $183,500
B: James A Brown
S: Deveau Merle G Est & Candice M Bostwick
Doc#: 000001252411, Date: 08/19/14
Mtg: American Fncl Resrcs $206,568
Use: 3 Bdrm Ranch, Lot: 11238sf

15 KNOLLVIEW RD U:C $100,000
B: William B Ketchen & Kathy Taber-Post
S: Melvin Tremblay & Marie Tremblay
Book/Page: 28334/154, Date: 08/19/14
Mtg: Bank of Canton $70,000
Use: 1 Bdrm Condo, Lot: 1232748sf
Prior Sale: $180,000 (06/05)

185 SHORE RD $600,000
B: Erin A Keenan-Salamone Tr, ERS RT
S: Kathleen Hallam Tr, MHK RT
Book/Page: 28337/294, Date: 08/21/14
Mtg: First Trade Union SB $336,000
Use: Residential Developable Land, Lot: 229953sf

Brewster

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	76	103
Median Price	$379,300	$374,900

► **REAL ESTATE SALES**

9 DONAHUE RD $107,000
B: Jenny L Margeson
S: Cheryl Margeson
Doc#: 000001252445, Date: 08/20/14
Mtg: Embrace Home Loans $85,600
Use: 3 Bdrm Ranch, Lot: 26400sf
Prior Sale: $135,000 (09/97)

73 EATON LN U:73 .... $160,000
B: Nadine Mahan
S: Cynthia A Redin
Book/Page: 28339/273, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $207,900 (03/04)

LOWER RD.. $240,000
B: Sally T Austin-Runci & Edward J Runci
S: Sally T Austin-Runci Tr, Marian T Gray RET
Book/Page: 28336/189, Date: 08/21/14
Use: Residential Developable Land, Lot: 112820sf

140 MILLSTONE RD U:F......................... $136,750
B: Brian F Wilson & Melanie G Wilson
S: Susan J Rosenberg
Book/Page: 28339/268, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $184,000 (03/06)

Chatham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	92	100
Median Price	$477,500	$560,500

► **REAL ESTATE SALES**

149 COUNTRYSIDE DR.......................... $425,000
B: Shelly Sequin
S: Sarah R Peters Tr, Peters FT
Book/Page: 28341/87, Date: 08/22/14
Mtg: Santander Bank NA $382,500
Type: Adj
Use: 3 Bdrm Ranch, Lot: 24786sf

84 FIELD ST.. $394,000
B: Jonathan Goldstein & Lisa Goldstein
S: Dreamhome Investors Inc
Book/Page: 28337/194, Date: 08/21/14
Mtg: Wells Fargo Bank $315,200
Use: 3 Bdrm Ranch, Lot: 15812sf
Prior Sale: $280,000 (02/14)

87 INDIAN HILL RD $344,000
B: Daniel K Meservey & Sharon F Meservey
S: Lawrence P Belliveau & Myra B Belliveau
Book/Page: 28340/89, Date: 08/22/14
Mtg: Cape Cod Five Cent Bk $275,200
Use: 3 Bdrm Cape Cod, Lot: 19994sf
Prior Sale: $113,800 (03/93)

328 ROUND COVE RD........................... $495,000
B: Michael J Twomey & Cynthia H Twomey
S: Christopher A Smith & Lisa R Smith
Doc#: 000001252610, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 20430sf
Prior Sale: $560,000 (05/05)

442 STONY HILL RD............................. $610,000
B: Marie E Maggioni & James B Osullivan Jr
S: James G Mcsweeney & Elaine Mcsweeney
Book/Page: 28330/40, Date: 08/18/14
Mtg: Dedham Inst for Svgs $488,000
Use: 3 Bdrm Cape Cod, Lot: 60505sf

Dennis

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	177	195
Median Price	$299,900	$289,000

► **REAL ESTATE SALES**

21 6 PENNY LN...................................... $296,000
B: Evan Medoff & Victoria Medoff
S: Donna L Taverna Tr, TR NT
Book/Page: 28332/182, Date: 08/19/14
Mtg: Stearns Lending $236,800
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: $364,000 (10/06)

45 CHRISTOPHER HALL DR $462,000
B: Teresa R Boya & Mark W Boya
S: Robert H Mcneil & Eleanor J Mcneil
Book/Page: 28340/44, Date: 08/22/14
Mtg: Guaranteed Rate Inc $415,800
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $50,000 (03/92)

463 DEPOT ST....................................... $339,000
B: Laurent G Degreef & Karla M Razo
S: Douglas W Jones & Joan C Jones
Book/Page: 28340/115, Date: 08/22/14
Use: 4 Bdrm Ranch, Lot: 5663sf
Prior Sale: $109,667 (10/02)

74 HILLSIDE DR.................................... $580,000
B: Joseph F Oconnor & Lisa A Oconnor
S: Kevin D Grignon & Holly E Grignon
Doc#: 000001252549, Date: 08/22/14
Use: 3 Bdrm Cape Cod, Lot: 20473sf

7 KNOX RD $290,000
B: Diane C Leach
S: Regina Menasha Tr, Regina Menasha RET
Doc#: 000001252235, Date: 08/18/14
Use: 2 Bdrm Ranch, Lot: 10454sf
Prior Sale: $112,000 (12/92)

27 NORTH RD $470,000
B: Gary K Stokes & Nancy M Stokes
S: Steven P Clement Tr, K&J RT
Book/Page: 28329/214, Date: 08/18/14
Mtg: RBS Citizens NA $376,000
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: $379,999 (04/10)

44 OAK ST $305,000
B: Ashley N Chevalier
S: Carolyn Angelosante Tr, Helen E Clerici RET
Doc#: 000001252247, Date: 08/18/14
Mtg: NE Moves Mortgage Co $299,475
Use: 2 Bdrm Ranch, Lot: 4356sf
Prior Sale: $280,000 (08/07)

22 PURITAN LN $248,000
B: Valerie Gingras
S: Frank M Mclennan & Theresa M Mclennan
Doc#: 000001252495, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 5227sf
Prior Sale: $287,500 (10/04)

1005 ROUTE 134 .... $207,500
B: Jason W Ellis
S: Rickey L Williams & Lesley S Williams
Book/Page: 28337/249, Date: 08/21/14
Mtg: Santander Bank NA $201,275
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $230,000 (07/03)

1450 ROUTE 6A..................................... $448,000
B: Zuo Yuan & Hongwu Li
S: Robert Baron & Lise Bjerkedok
Book/Page: 28331/75, Date: 08/18/14
Use: Mixed Use-prim Res & Comm, Lot: 187744sf
Prior Sale: $205,000 (07/99)

BARNSTABLE REGISTRY
continued

20 TROTTERS LN.................................... $186,000
B: James D Mctague & Cheryl L Mctague
S: Joseph L Williams
Doc#: 000001252634, Date: 08/22/14
Mtg: Cape Cod Cp Bk $148,800
Use: 2 Bdrm Ranch, Lot: 7841sf
Prior Sale: $105,000 (07/01)

246 TROTTING PARK RD......................... $279,000
B: Christina M Powers Tr, Trotting Park Road RT
S: John W Kriney & Christine Dagostino
Doc#: 000001252571, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $215,175 (10/10)

23 UNCLE BOBS WAY $200,000
B: Seth A Martin
S: FHLM
Doc#: 000001252450, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 7841sf

76 WAMPANOAG TRL $137,500
B: Stephen M Campe & Karen D Campe
S: Carolyn Campe
Doc#: 000001252376, Date: 08/19/14
Use: 2 Bdrm Ranch, Lot: 20473sf
Prior Sale: $554,300 (08/04)

Eastham
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	71	66
Median Price	$390,000	$389,750

► **REAL ESTATE SALES**

200 TOLAND DR.................................... $286,960
B: Loni Maciver
S: FNMA
Book/Page: 28340/18, Date: 08/22/14
Use: 2-Family Duplex, Lot: 30056sf
Prior Sale: $164,900 (04/97)

Falmouth
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	318	303
Median Price	$362,450	$355,000

► **REAL ESTATE SALES**

449 ACAPESKET RD.............................. $275,000
B: Mary Mccomiskey Tr, GETM RT
S: Rose E Svetley
Doc#: 000001252488, Date: 08/21/14
Use: 4 Bdrm Gambrel, Lot: 20000sf

37 CARLSON LN U:5.............................. $482,000
B: Sarah Whyte
S: Paul F Foley Tr, PMF T
Book/Page: 28331/344, Date: 08/18/14
Mtg: US Bank NA $342,000
Type: Adj
Use: 4 Bdrm Condo
Prior Sale: $197,900 (06/97)

110 DILLINGHAM AVE........................... $296,000
B: Elaine C Perry
S: Nancy E Heinrich Tr, Pearl M Apts T
Book/Page: 28333/204, Date: 08/19/14

1061 E FALMOUTH HWY........................ $178,000
B: Joan M Holman
S: Thomas E Meehan & Karin G Meehan
Book/Page: 28339/277, Date: 08/22/14
Mtg: Bank of America NA $120,000
Use: 2 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $164,350 (04/08)

35 EDGEWATER DR E............................ $200,000
B: Glenn R Savoy & Stephanie J Savoy
S: Lydia A Cooper Tr, 35 Edgewater Drive E RT
Book/Page: 28340/268, Date: 08/22/14
Use: 2 Bdrm Cape Cod, Lot: 10180sf

17 GARRY AVE...................................... $260,000
B: Brian E Dunn Tr, 115 Potter Street RT
S: Michael S Freeman Tr, Margaret H Freeman T
Doc#: 000001252289, Date: 08/18/14
Mtg: Turner INT $220,000
Use: 3 Bdrm Cape Cod, Lot: 12615sf
Prior Sale: $234,000 (06/11)

19 GREGORY LN.................................... $670,000
B: Robert Olshansky & Nan Denton
S: George R Gritzbach Tr, Jogeorge RT
Doc#: 000001252535, Date: 08/21/14
Mtg: Santander Bank NA $536,000
Use: 4 Bdrm Contemporary, Lot: 24271sf
Prior Sale: $325,000 (01/92)

74 HOMESTEAD LN............................... $120,000
B: Susan L Palanza
S: Walter E Stone
Book/Page: 28335/260, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 10191sf
Prior Sale: $197,500 (05/09)

3 INGLESIDE DR.................................... $432,500
B: David T Landrigan Jr
S: Sandra L Hammel Tr, Hammel T
Book/Page: 28332/229, Date: 08/19/14
Mtg: Mortgage Master Inc $346,000
Use: 1-Family, Lot: 16080sf
Prior Sale: $375,000 (01/05)

15 JERICHO PATH................................. $290,000
B: John Vozzella
S: Ronald L Easter
Book/Page: 28331/98, Date: 08/18/14
Use: 2 Bdrm Contemporary, Lot: 7572sf

19 LOUISE LN.. $224,500
B: Robert P Flynn
S: Anzivino Mary E Est & Suzanne Racicot
Book/Page: 28331/321, Date: 08/18/14
Mtg: Mortgage Master Inc $229,081
Use: 3 Bdrm Cape Cod, Lot: 15000sf

40 MAIN ST U:3A.................................. $605,000
B: James A Sukeforth & Susan Renaccio
S: 40 Main Development LLC
Book/Page: 28336/34, Date: 08/20/14
Use: 2 Bdrm Condo

76 TANGLEWOOD DR............................ $250,000
B: Keith R Robbins & Laurel J Robbins
S: Wayne E Baldwin 3rd & Jane F Denny
Book/Page: 28340/317, Date: 08/22/14
Mtg: Residential Mtg Svcs $255,102
Use: 4 Bdrm Raised Ranch, Lot: 11175sf
Prior Sale: $267,000 (03/06)

42 WHITECAPS DR................................ $460,000
B: Charles F Salyards & Wende M Salyards
S: James C Omalley
Book/Page: 28331/106, Date: 08/18/14
Use: 3 Bdrm Contemporary, Lot: 24792sf

Harwich
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	157	120
Median Price	$342,500	$374,500

► **REAL ESTATE SALES**

40 BUTTONWOOD RD............................ $317,450
B: Charles C Kerns
S: Virginia A Corrigan
Doc#: 000001252632, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: $394,900 (04/05)

36 FAIRWAY DR.................................... $484,000
B: James H Stewart & Catherine A Stewart
S: Dannie J Risley & Linda L Risley
Doc#: 000001252473, Date: 08/20/14
Mtg: Prospect Mortgage LLC $359,000
Use: 3 Bdrm Cape Cod, Lot: 21344sf

3 LEWIS LN.. $370,000
B: Michael J Curry & Ruth M Curry
S: Daniel K Gardner & Sandra H Gardner
Doc#: 000001252597, Date: 08/22/14
Mtg: Commonwealth Mortgage $296,000
Use: 2 Bdrm Ranch, Lot: 8276sf

9 MILL POINT RD................................. $1,515,000
B: Anthony K Tjan
S: John M Kane
Doc#: 000001252203, Date: 08/18/14
Mtg: First Republic Bk $1,136,250
Use: 8 Bdrm Colonial, Lot: 33977sf

538 ROUTE 28.. $470,000
B: Martin L Gallagher & Maura C Gallagher
S: Richard A Kociszewski & Susan K Kociszewski
Book/Page: 28330/167, Date: 08/18/14
Mtg: Cape Cod Cp Bk $423,000
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: $163,000 (04/00)

Mashpee
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	131	129
Median Price	$333,000	$339,900

► **REAL ESTATE SALES**

27 AUNT JANES RD................................ $40,000
B: Robert K Fox Jr
S: David C Herdman & Susan Herdman
Doc#: 000001252241, Date: 08/18/14
Use: Residential Developable Land, Lot: 42123sf
Prior Sale: $40,000 (05/14)

8 BROOKSIDE CIR................................. $526,500
B: Michael J Nicholson & Clare A Nicholson
S: Jacqueline P Fluery & Sherwood Fluery
Book/Page: 28331/103, Date: 08/18/14
Use: 3 Bdrm Conventional, Lot: 17119sf
Prior Sale: $488,000 (08/08)

75 DEGRASS RD.................................... $204,000
B: Deborn Enterprises Inc
S: FHLM
Book/Page: 28340/69, Date: 08/22/14
Use: 4 Bdrm Cape Cod, Lot: 21519sf

12 GOLD LEAF LN U:12.......................... $370,000
B: Juanita M Havalotti
S: Mary A Russell
Book/Page: 28331/287, Date: 08/18/14
Mtg: Wells Fargo Bank $70,000
Use: 2 Bdrm Condo
Prior Sale: $545,000 (11/06)

116 MAIN ST... $290,000
B: Stephanie A Mikolazyk
S: Mark A Baker
Book/Page: 28339/25, Date: 08/22/14
Mtg: Salem Five Mtg Corp $295,918
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: $120,000 (03/10)

154 MASHPEE NECK RD........................ $306,000
B: Anthony P Bottino
S: Mark D Heyd
Doc#: 000001252281, Date: 08/18/14
Mtg: Plaza Home Mtg $312,244
Use: 4 Bdrm Cape Cod, Lot: 22521sf
Prior Sale: $132,900 (05/92)

17 PLAYER CIR...................................... $375,000
B: John M Blaney & Judith A Blaney
S: M S Masterson
Book/Page: 28338/177, Date: 08/21/14
Mtg: Santander Bank NA $215,000
Use: 4 Bdrm Cape Cod, Lot: 21475sf
Prior Sale: $158,820 (06/95)

60 REDWOOD CIR.................................. $364,500
B: Linda Koehler
S: Thomas J Fennell Jr & Donna F Fennell
Doc#: 000001252293, Date: 08/18/14
Use: 3 Bdrm Contemporary, Lot: 14331sf
Prior Sale: $264,000 (04/02)

34 RIVERSIDE RD................................... $50,000
B: Sarah E Thompson
S: David E Thompson & Martha L Thompson
Book/Page: 28331/135, Date: 08/18/14
Use: 2 Bdrm Camp/cabin, Lot: 7187sf

63 WATERLINE DR S............................ $2,380,000
B: Michael A Bass Tr, 63 Waterline Drive S NT
S: Alton G Lipkin Tr, 63 Waterline Dr S RT
Doc#: 000001252362, Date: 08/19/14
Use: 5 Bdrm Contemporary, Lot: 15943sf

Orleans
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	60	42
Median Price	$620,000	$508,500

► **REAL ESTATE SALES**

51 HOPKINS LN..................................... $437,000
B: George Purrman & Deborah A Purrman
S: Ryan D Smith & Priscilla Bloomfield
Book/Page: 28334/96, Date: 08/19/14
Mtg: Seamens Savings Bank $325,000
Use: 2 Bdrm Cape Cod, Lot: 67954sf
Prior Sale: $362,000 (04/11)

9 OAK LN... $320,000
B: Keith Rattell
S: Timothy F Fidgeon Tr, Hardman Family LLC
Book/Page: 28339/346, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 29185sf
Prior Sale: $170,000 (07/99)

54 OLD COLONY WAY U:V...................... $228,500
B: George E Russell & Katherine A Russell
S: Donna L Fiori
Book/Page: 28337/147, Date: 08/21/14
Mtg: Cape Cod Five Cent Bk $182,800
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $277,000 (08/05)

Sandwich
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	178	168
Median Price	$327,700	$315,000

► **REAL ESTATE SALES**

14 EASTERLY DR.................................. $350,000
B: Brian P Mclane & Kathleen W Mclane
S: Irene M Conlon
Doc#: 000001252540, Date: 08/22/14
Use: 4 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $390,000 (09/05)

46 MAIN ST... $229,000
B: Ellen P Spain
S: Craig E Scheuer & Laura E Scheuer
Book/Page: 28334/174, Date: 08/19/14
Mtg: Norwich Commercal Grp $233,673
Use: 1 Bdrm Ranch, Lot: 14375sf
Prior Sale: $150,000 (05/14)

60 PLOUGHED NECK RD........................ $279,900
B: Russell C Shapiro & Judith A Shapiro
S: Charlotte S Fixler & David N Fixler
Book/Page: 28339/260, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 41382sf

111 REFLECTION DR.............................. $540,000
B: Patrick J Kane & Karen L Kane
S: Wadie F Bahou
Book/Page: 28330/143, Date: 08/18/14
Mtg: Cape Cod Five Cent Bk $485,400
Use: 2 Bdrm Contemporary, Lot: 17860sf
Prior Sale: $555,000 (06/09)

18 ROUTE 6A.. $543,500
B: Skeleton Crew LLC
S: Andrew F Picariello Tr, Picariello NT
Book/Page: 28335/196, Date: 08/20/14
Mtg: Cape Cod Five Cent Bk $1,400,000
Use: Office Bldg-general, Lot: 43996sf
Prior Sale: $37,763 (02/03)

Truro
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	27	19
Median Price	$485,000	$620,000

► **REAL ESTATE SALES**

482 SHORE RD U:1................................ $380,000
B: Sean J Cassidy & Virnaliza M Cassidy
S: Seaside Marketing LLC
Book/Page: 28338/224, Date: 08/21/14
Mtg: Cape Cod Five Cent Bk $285,000
Use: 2 Bdrm Condo
Prior Sale: $140,000 (04/13)

Wellfleet
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	35	37
Median Price	$480,000	$490,000

► **REAL ESTATE SALES**

5 ARROWHEAD RD................................ $329,000
B: George Hirst & Nan Hirst
S: Robert P Corcoran Tr, A&B RT
Book/Page: 28331/91, Date: 08/18/14

40 HIRAM HILL RD................................ $150,000
B: Janet E Romanishin Tr, Janet E Romanishin RET
S: Editha D Shipman & Janet E Romanishin
Book/Page: 28339/45, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 11761sf

30 NAUHAUGHT BLUFFS RD................. $362,500
B: Michael W Sprague
S: Dale C Smith & Kathleen M Smith
Book/Page: 28333/81, Date: 08/19/14
Mtg: Cape Cod Five Cent Bk $290,000
Use: 3 Bdrm Colonial, Lot: 9148sf
Prior Sale: $303,055 (09/12)

Yarmouth
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	265	250
Median Price	$262,500	$265,000

► **REAL ESTATE SALES**

14 ARROWHEAD DR.............................. $154,000
B: Josimary F Pires
S: Leslie W Millar & Beverly J Millar
Book/Page: 28340/350, Date: 08/22/14
Mtg: Cape Cod Cp Bk $165,000
Use: 3 Bdrm Raised Ranch, Lot: 12197sf
Prior Sale: $95,000 (07/97)

97 BAKER RD.. $227,500
B: Robert F Sullivan & Mary A Sullivan
S: Michael T Cody Tr, Natalie P Johnson INT
Book/Page: 28340/310, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 5663sf

98 CYPRESS PT..................................... $411,000
B: Kenneth W Mello & Melissa Garfield
S: Aspen Properties Holdings
Book/Page: 28339/121, Date: 08/22/14
Mtg: Cape Cod Five Cent Bk $315,000

41 DRAKE ST... $327,000
B: James Keady & Mary Keady
S: Jane H Parshley Tr, Barbara T Mceachern RET
Doc#: 000001252302, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 15246sf

33 FOREST GATE U:33.......................... $385,000
B: Helen P Hinckley
S: Joseph W Butler 3rd Tr, Berna M Butler T
Doc#: 000001252349, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $425,000 (01/01)

454 N MAIN ST...................................... $200,000
B: Peter W Moulton
S: Ormiston Mary C Est & Donna M Robertson
Book/Page: 28333/147, Date: 08/19/14
Mtg: Webster Bank $150,000
Use: 3 Bdrm Ranch, Lot: 20038sf

45 REID AVE.. $225,250
B: Gustavo Rosa & Anastasia Rosa
S: Robert C Scaro & Patricia A Scaro
Book/Page: 28336/40, Date: 08/21/14
Mtg: Plaza Home Mtg $227,040
Use: 3 Bdrm Ranch, Lot: 10019sf

897 ROUTE 6A...................................... $253,000
B: Nicolaus A Terkelsen & Rebecca A Terkelsen
S: Margaret H Vayda & Margaret M Haas
Book/Page: 28337/49, Date: 08/21/14
Mtg: Rockland Tr Co $245,410
Use: 3 Bdrm Ranch, Lot: 14810sf

38 STRATFORD LN................................ $314,000
B: Stephen J Piontek & Joan D Piontek
S: Willie H Hayduk
Doc#: 000001252462, Date: 08/20/14
Mtg: Cape Cod Five Cent Bk $251,200
Use: 4 Bdrm Raised Ranch, Lot: 19166sf

68 WINTER ST....................................... $352,000
B: John K Kimball Tr, Capehome NT
S: Peter J Hassett & Tracy J Deakyne
Book/Page: 28331/189, Date: 08/18/14
Use: 3 Bdrm Cape Cod, Lot: 67443sf

Berkshire Registry
Middle District

Patricia M Harris, Register
Court House, 44 Bank Row
Pittsfield, MA 01201
Telephone: (413) 443-7438
Fax: (413) 448-6025
www.berkshiremiddledeeds.com

Dalton
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	30	37
Median Price	$161,500	$168,900

► **REAL ESTATE SALES**

475 W HOUSATONIC ST........................ $162,000
B: Berkshire Building&Dev
S: Sally A Wendling
Book/Page: 5424/286, Date: 08/21/14
Mtg: Sally A Wendling $145,800
Use: Business Facility, Lot: 24098sf

Hinsdale
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	9	6
Median Price	$215,000	$184,500

► **REAL ESTATE SALES**

125 FOREST HILL DR............................ $369,500
B: Scott M Oconnell & Amanda T Zieminski
S: Frank A Nadeau & Kathrine A Nadeau
Book/Page: 5424/147, Date: 08/21/14
Mtg: Greylock FCU $358,415
Use: 5 Bdrm Colonial, Lot: 103237sf
Prior Sale: $255,000 (02/99)

130 FOREST HILL DR............................ $385,000
B: Todd M Drury & Suzanne M Drury
S: Robert O Johnson & Gay M Johnson
Book/Page: 5424/336, Date: 08/21/14
Mtg: Lee Bank $220,000
Use: 4 Bdrm Colonial, Lot: 145055sf

240 PINE CONE LN U:240...................... $340,000
B: Robert O Johnson & Gay M Johnson
S: Dorothy M Hanson Tr, Dorothy M Hanson T
Book/Page: 5425/22, Date: 08/21/14
Mtg: RBS Citizens NA $230,000
Use: 3 Bdrm Condo

Lee
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	22	28
Median Price	$188,000	$220,750

► **REAL ESTATE SALES**

220 HIGH ST... $138,000
B: Wen Q Zheng
S: Susan Sparks Tr, Sparks FT
Book/Page: 5424/236, Date: 08/21/14
Use: 3 Bdrm Conventional, Lot: 10019sf

SPRING ST L:4.. $80,000
B: Jane S Houlton & Anthony Wood
S: Lynn G Sciacca
Book/Page: 5425/270, Date: 08/22/14

50 STOCKBRIDGE RD............................ $570,000
B: Richard E Gore Sr & Barbara D Gore
S: Jaswinder Singh & Sandeep Kaur
Book/Page: 5424/63, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 39204sf
Prior Sale: $569,750 (07/12)

Lenox
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	25
Median Price	$345,000	$327,500

► **REAL ESTATE SALES**

236 HUBBARD ST.................................. $105,000
B: Gary G Carpenter
S: Shirley M Brandt
Book/Page: 5423/282, Date: 08/19/14
Mtg: Lenox Natl Bk $155,000
Use: 3 Bdrm Ranch, Lot: 47916sf

1 ROLLING HLS U:11............................ $190,000
B: Kenneth Ross
S: Myla J Blum
Book/Page: 5425/132, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $125,000 (04/13)

3 ROLLING HLS U:9............................... $160,000
B: Myla J Blum
S: Sondra Light Tr, Sondra Light RET
Book/Page: 5425/143, Date: 08/22/14
Use: 2 Bdrm Condo

245 NEW LENOX RD.............................. $260,000
B: Neal P Mulcahy
S: Episcopal Missions W MA
Book/Page: 5425/180, Date: 08/22/14
Mtg: Academy Mortgage Corp $265,306
Use: Church Property, Lot: 962676sf

27 UNDER MOUNTAIN RD.................... $1,150,000
B: Matthew D Keator & Matthew D Keator
S: Gabriella Kovi
Book/Page: 5425/274, Date: 08/22/14
Mtg: Mortgage Master Inc $500,000
Use: 5 Bdrm Colonial, Lot: 107593sf
Prior Sale: $135,000 (07/98)

Pittsfield
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	210	197
Median Price	$151,500	$155,000

► **REAL ESTATE SALES**

146 ALPINE TRL U:146......................... $460,000
B: John M Schwebel & Zelda F Schwebel
S: J P Campoli Tr, Pines At Bousquet Mt NT
Book/Page: 5423/162, Date: 08/18/14
Use: Possible New Construction

28 LONGVIEW TER............................... $130,000
B: Devin S Whitney & Amanda L Morse
S: Evan D Hickok
Book/Page: 5425/236, Date: 08/22/14
Mtg: Greylock FCU $126,100
Use: 4 Bdrm Conventional, Lot: 4792sf
Prior Sale: $135,000 (07/06)

80 MORNINGVIEW DR........................... $280,000
B: Church Of Pentecost Pitts
S: Roman Cath Bishop Of Spfd
Book/Page: 5424/142, Date: 08/21/14
Use: Public Service-misc, Lot: 256133sf

125 MOUNTAIN DR................................ $335,000
B: Evan D Hickok & Emily C Thomson
S: Todd M Drury & Suzanne M Drury
Book/Page: 5424/189, Date: 08/21/14
Mtg: Greylock FCU $268,000
Use: 2 Bdrm Cape Cod, Lot: 18731sf
Prior Sale: $195,000 (12/03)

190 NEWELL ST...................................... $100,000
B: Jeanne A Hopfenspirger
S: Albert E Nachbauer & Sandra L Nachbauer
Book/Page: 5424/319, Date: 08/21/14
Mtg: Academy Mortgage Corp $96,662
Use: 2 Bdrm Cape Cod, Lot: 6970sf

6 TAMIE WAY.. $295,000
B: Amy E Shaughnessy
S: Vincenzo G Mazzeo & Stephanie A Mazzeo
Book/Page: 5425/148, Date: 08/22/14
Mtg: Academy Mortgage Corp $280,250
Use: 4 Bdrm Colonial, Lot: 29185sf
Prior Sale: $292,000 (06/02)

78 VENTURA AVE.................................. $139,500
B: Emmanuel Hayford & Afua A Tweneboah
S: Mark W Tirrell & Susan C Tirrell
Book/Page: 5424/41, Date: 08/20/14
Mtg: Academy Mortgage Corp $136,972
Use: 3 Bdrm Cape Cod, Lot: 8276sf

► **FORECLOSURE DEEDS**

71 GREYLOCK TER................................ $40,000
B: Greylock FCU
S: Eric M Bouchard & Greylock FCU
Book/Page: 5425/227, Date: 08/22/14
Use: 3 Bdrm Colonial, Lot: 9148sf
Prior Sale: $62,000 (11/10)

65 KING ST.. $40,000
B: Greylock FCU
S: Rebecca L Taliaferro & Greylock FCU
Book/Page: 5425/215, Date: 08/22/14
Use: 4 Bdrm Conventional, Lot: 6534sf
Prior Sale: $110,000 (12/07)

Richmond
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	8	6
Median Price	$422,500	$404,750

► **REAL ESTATE SALES**

1292 LENOX RD.................................... $450,000
B: Karen Bognar-Khan & Mehernosh Khan
S: Katherine Falk
Book/Page: 5423/108, Date: 08/18/14
Mtg: Greylock FCU $360,000
Use: Residential-multiple Bldgs, Lot: 235224sf

Stockbridge
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	24	19
Median Price	$319,750	$315,000

► **REAL ESTATE SALES**

DEVON RD... $35,000
B: Eric Jost & Alicia Jost
S: Anne Ripley Tr, Ruth B Ripley FT
Book/Page: 5424/114, Date: 08/20/14
Use: Res Potentially Dvlpble Land, Lot: 200812sf

EAST ST.. $35,000
B: Eric Jost & Alicia Jost
S: Anne Ripley Tr, Ruth B Ripley FT
Book/Page: 5424/114, Date: 08/20/14
Use: Res Potentially Dvlpble Land, Lot: 174240sf

Washington
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	2	1
Median Price		

► **REAL ESTATE SALES**

230 MIDDLEFIELD RD........................... $280,000
B: Stephen M Rudy & Susana V Gilboe
S: Vivian M Wise
Book/Page: 5425/298, Date: 08/22/14
Mtg: Academy Mortgage Corp $252,000
Use: 4 Bdrm Cape Cod, Lot: 139392sf
Prior Sale: $148,000 (07/97)

SUMMIT HILL RD.................................. $23,900
B: Austin Wheeler
S: Mountain Stream Inc
Book/Page: 5425/100, Date: 08/22/14
Use: Residential Developable Land, Lot: 1708859sf
Prior Sale: $55,000 (05/14)

Berkshire Registry
Northern District

Frances T. Brooks, Register
65 Park Street, Adams, MA 01220
Telephone: (413) 743-0035
Fax: (413) 743-1003
www.masslandrecords.com

Adams
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	30	41
Median Price	$123,775	$125,000

► **REAL ESTATE SALES**

10 CRANDALL ST................................. $70,000
B: Dwane J Rougeau & Stacy L Rougeau
S: Lennon John J Est & Paul M Lennon
Book/Page: 1546/469, Date: 08/19/14
Mtg: Adams Community Bk $120,000
Use: 2-Family Duplex, Lot: 10454sf
Prior Sale: $30,000 (10/95)

Clarksburg

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	4	8
Median Price	$128,500	$115,838

► REAL ESTATE SALES

667 N HOUGHTON ST $208,000
B: Ronald R Krutiak & Mary A Krutiak
S: Osborn Katherine E Est & Benjamin Smith
Book/Page: 1546/689, Date: 08/21/14
Mtg: Adams Community Bk $158,000
Use: 1-Family, Lot: 862488sf

Lanesboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	15	18
Median Price	$170,000	$215,750

► REAL ESTATE SALES

12 IMPERIAL ST $35,000
B: Old Williamstown Rlty LLC
S: Karen A Covel
Book/Page: 1546/840, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 9975sf

North Adams

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	39	43
Median Price	$125,000	$126,000

► REAL ESTATE SALES

247 EAGLE ST $55,000
B: Paul A King & Suzen L King
S: Florence M Mckane & Paul Mckane
Book/Page: 1546/799, Date: 08/22/14
Mtg: Adams Community Bk $44,000
Use: 3 Bdrm Old Style, Lot: 6075sf

81 ELMWOOD AVE $140,000
B: Cynthia S Quinones & Michael J Quinones
S: Richard E Markham & Donella P Markham
Book/Page: 1546/277, Date: 08/18/14
Mtg: Greylock FCU $135,800
Use: 2 Bdrm Old Style, Lot: 13068sf

45 HALL ST $60,000
B: Daniel W Gaylord & Sandra L Gaylord
S: James J Morandi & Dale A Critelli
Book/Page: 1546/641, Date: 08/20/14
Mtg: Adams Community Bk $75,000
Use: 2-Family Conventional, Lot: 4840sf
Prior Sale: $5,000 (05/10)

Berkshire Registry

Southern District

Wanda M. Beckwith, Register
334 Main Street, Suite 2
Great Barrington, MA 01230
Telephone: (413) 528-0146
Fax: (413) 528-6878
www.masslandrecords.com

Great Barrington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	34	30
Median Price	$331,250	$282,000

► REAL ESTATE SALES

GROVE ST $10,000
B: Krista E Kennedy
S: Flag Rock LLC
Book/Page: 2266/1, Date: 08/22/14

6 LOCUST ST $168,000
B: Natalie Narotzky & Harry Desmond
S: Endre Rahoczy
Book/Page: 2265/332, Date: 08/21/14
Mtg: Adams Community Bk $151,000
Use: 2 Bdrm Bngl/cottage, Lot: 7405sf
Prior Sale: $140,000 (05/01)

New Marlboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	12	12
Median Price	$303,750	$387,500

► REAL ESTATE SALES

488 CANAAN VALLEY RD $100,000
B: Deborah E Wright & Owen E Wright
S: Courtney Lane
Book/Page: 2265/277, Date: 08/19/14
Use: 1 Bdrm Camp/cabin, Lot: 143748sf
Prior Sale: $250,000 (05/01)

488 CANAAN VALLEY RD $100,000
B: Edwin Wright & Deborah E Wright
S: Courtney Lane
Book/Page: 2265/277, Date: 08/19/14
Use: 1 Bdrm Camp/cabin, Lot: 143748sf
Prior Sale: $250,000 (05/01)

Sandisfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	7	7
Median Price	$210,000	$285,000

► REAL ESTATE SALES

42 WEST ST $110,000
B: Elena A Davis & Dylan S Zuckerman
S: Leslie Harrison
Book/Page: 2265/298, Date: 08/20/14
Use: 1 Bdrm Camp/cabin, Lot: 32670sf
Prior Sale: $64,000 (06/02)

Sheffield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	17	23
Median Price	$259,000	$235,000

► REAL ESTATE SALES

HICKEY HILL RD $65,000
B: Michael C Johnston & Paula A Ormsbee
S: James M Woodruff Tr, James M Woodruff RET
Book/Page: 2266/36, Date: 08/22/14
Use: Res Potentially Dvlpble Land, Lot: 127195sf

Bristol Registry

Fall River District

Bernard J. McDonald III, Register
441 North Main Street
Fall River, MA 02720
Telephone: (508) 673-1651
Fax: (508) 673-7633
www.fallriverdeeds.com

Fall River

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	141	133
Median Price	$175,000	$197,000

► REAL ESTATE SALES

110 ASH ST U:1 .... $70,000
B: Marilou Gouveia
S: John F Dator Jr
Book/Page: 8525/250, Date: 08/22/14
Mtg: St Anthonys Padua FCU $20,000
Use: 1 Bdrm Condo

130 BAKER ST $135,500
B: Frothingham Realty LLC
S: M&T Bank
Book/Page: 8523/292, Date: 08/20/14
Mtg: 24 INT $205,000
Use: Apartment Bldg - 4-8 Units, Lot: 4377sf
Prior Sale: $138,750 (07/14)

511 BANK ST $35,000
B: Paulo Filogenio
S: Deutsche Bk Natl T Co Tr
Book/Page: 8524/85, Date: 08/21/14
Use: 2 Bdrm Conventional, Lot: 1823sf
Prior Sale: $59,500 (07/13)

53 BARDSLEY ST $170,000
B: Theresa Cunningham
S: Raymond Cordeiro & Denise M Cordeiro
Book/Page: 8521/328, Date: 08/18/14
Mtg: RBS Citizens NA $157,982
Use: 3 Bdrm Cape Cod, Lot: 3180sf
Prior Sale: $120,000 (12/11)

1810 HIGHLAND AVE U:1B $185,000
B: Jane A Lagarde
S: Brian W Christ
Book/Page: 8525/89, Date: 08/22/14
Mtg: First Fed Svgs Boston $115,000
Use: 2 Bdrm Condo
Prior Sale: $155,000 (01/08)

1039 LOCUST ST $70,000
B: SF&MM Realty Corp
S: Richard Arruda & David Arruda
Book/Page: 8522/44, Date: 08/18/14
Use: Retail-service, Lot: 10388sf

110 NICHOLS ST $262,000
B: Alan J Charette & Susan E Charette
S: Elayne G Lowenthal
Book/Page: 42/37, Date: 08/22/14
Mtg: Somerset Federal CrUn $209,600
Use: 3 Bdrm Ranch, Lot: 10932sf

34 RYAN ST $215,000
B: Kayla M Correia & Justin P Dorego
S: Rachel C Dufault
Book/Page: 8523/98, Date: 08/19/14
Mtg: The Money Source Inc $211,105
Use: 3 Bdrm Colonial, Lot: 9600sf
Prior Sale: $203,900 (07/10)

700 SHORE DR U:1107 .... $210,000
B: Nancy Aguiar
S: Lagon Raul M Est & Eileen Peters
Book/Page: 8522/82, Date: 08/18/14
Mtg: First Fed Svgs Boston $155,000
Use: 2 Bdrm Condo
Prior Sale: $200,000 (06/09)

89 SNELL ST $200,000
B: Margarida Bettencourt & Carlos Bettencourt
S: Jose Bettencourt & Maria Bettencourt
Book/Page: 8524/248, Date: 08/22/14
Mtg: Jose Bettencourt $200,000
Use: Apartment Bldg - 4-8 Units, Lot: 2843sf
Prior Sale: $200,000 (12/05)

542 WALNUT ST U:3 .... $124,000
B: Joshua T Cunha
S: Marilou Gouveia
Book/Page: 8525/28, Date: 08/22/14
Mtg: Mortgage Fncl Svcslnc $117,800
Use: 2 Bdrm Condo
Prior Sale: $130,000 (12/12)

1170 WILSON RD U:46 .... $150,000
B: Christopher R Laganelli
S: Christin L Sullivan
Book/Page: 8523/327, Date: 08/20/14
Mtg: Pacific Union Fincl $102,000
Use: 2 Bdrm Condo

Freetown

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	29	36
Median Price	$285,000	$288,000

► REAL ESTATE SALES

143 CHIPAWAY RD $290,000
B: Nicholas J Deleo
S: Helen M Gauthier Tr, Helen M Gauthier RET
Book/Page: 8524/299, Date: 08/22/14
Mtg: Residential Mtg Svcs $275,500
Use: 3 Bdrm Raised Ranch, Lot: 49658sf

81 CLIFF DR $325,000
B: Katie L Giunta
S: Camille D Xifaras & Camille Xifaras
Book/Page: 8524/120, Date: 08/21/14
Mtg: Residential Mtg Svcs $295,000
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: $110,000 (05/96)

6 DORSEY RD $325,000
B: Rachel Grant
S: FNMA
Book/Page: 8521/202, Date: 08/18/14
Mtg: Embrace Home Loans $341,505
Use: 4 Bdrm Cape Cod, Lot: 164526sf
Prior Sale: $372,303 (03/14)

26 MARIES WAY $140,000
B: Mary O Mone Tr, Granite East RT
S: Freetown Land Co LLC
Book/Page: 8522/303, Date: 08/19/14
Mtg: North Easton Svgs Bk $284,800
Use: Residential Developable Land, Lot: 70567sf

3 N HILLSIDE ST $138,000
B: DLR Properties LLC
S: Angela Maltz & Christopher H Maltz
Book/Page: 8525/322, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 27443sf
Prior Sale: $148,000 (12/99)

154 S MAIN ST $315,000
B: S&S Freetown LLC
S: Walter E Szczepkowski Ex, Mccrohan Helen E Est
Book/Page: 8524/163, Date: 08/21/14
Use: 1-Family Ranch, Lot: 474804sf

► FORECLOSURE DEEDS

40 MIDDLEBORO RD $92,500
B: US Bank NA Tr
S: J S Lafranchise & US Bank NA Tr
Book/Page: 8522/255, Date: 08/19/14
Use: 1-Family Conventional, Lot: 32670sf
Prior Sale: $129,900 (07/00)

Somerset

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	97	85
Median Price	$227,000	$238,000

► REAL ESTATE SALES

28 BUCKNER CT $155,000
B: Christopher Batten & Tami Batten
S: Gordon E Roberts & Jeanine C Michalewich
Book/Page: 8523/166, Date: 08/20/14
Mtg: Mortgage Research Ctr $155,000
Use: 3 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: $68,000 (06/14)

118 DESMOND AVE $179,900
B: Dean Cadieux
S: Wilhelmina Gosselin Tr, Gosselin RT
Book/Page: 8524/96, Date: 08/21/14
Mtg: Stearns Lending $176,641
Use: 3 Bdrm Ranch, Lot: 5663sf

353 ENTERPRISE DR $235,000
B: Theresa T Paquette & Paul S Paquette
S: Prestige Realty Experts
Book/Page: 8525/225, Date: 08/22/14
Mtg: Santander Bank NA $188,000
Use: 1 Bdrm Bngl/cottage, Lot: 7405sf
Prior Sale: $100,000 (08/13)

110 RUSTIC RD $348,000
B: Matthew C Setzer & Ginas M Setzer
S: Jill E Rosen Tr, Muriel F Feldman IRT
Book/Page: 8525/275, Date: 08/22/14
Mtg: Bank of America NA $278,400
Use: 5 Bdrm Cape Cod, Lot: 17860sf

175 YANKEE PEDDLER DR $392,000
B: Keith Figuerado & Erica Figuerado
S: Consuelo A Leblanc & Douglas A Leblanc
Book/Page: 8525/150, Date: 08/22/14
Mtg: RBS Citizens NA $384,899
Use: 4 Bdrm Raised Ranch, Lot: 27007sf
Prior Sale: $385,000 (07/13)

Swansea

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	80	82
Median Price	$226,000	$221,000

► REAL ESTATE SALES

30 CHARLES ST $233,000
B: Kyle J Ouellette
S: Megan L Villella
Book/Page: 8525/166, Date: 08/22/14
Mtg: First Fed Svgs Boston $226,010
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $213,500 (08/10)

96 LOUIS ST $130,000
B: James P Dolan
S: Lisa M Farland & Ronald G Farland
Book/Page: 8522/47, Date: 08/18/14
Mtg: Anthony V Salvatore $115,000
Use: 2-Family Duplex, Lot: 5663sf

466 OLD PROVIDENCE RD $40,000
B: Mark Lambert & Roland Mathieu
S: Kevin L Brailey
Book/Page: 8524/269, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 10019sf

75 TAFT AVE $279,000
B: Russell W Donnell & Erin L Donnell
S: Reem Property LLC
Book/Page: 8521/247, Date: 08/18/14
Mtg: St Annes Credit Union $265,000
Use: 3 Bdrm Raised Ranch, Lot: 44866sf
Prior Sale: $185,000 (11/13)

Bristol Registry

Northern District

Barry J. Amaral, Register of Deeds
11 Court Street, Taunton, MA 02780
Telephone: (508) 822-7527
Fax: (508) 880-4975
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Attleboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	179	194
Median Price	$249,900	$257,875

► REAL ESTATE SALES

55 BENJAMIN DR $198,000
B: Judith A Garrick & Arlene Tevyew
S: Paulette Judith A Est & James A Paulette
Book/Page: 21838/292, Date: 08/20/14
Mtg: Coastway Comm Bk $158,400
Use: 3 Bdrm Ranch, Lot: 12000sf

6 DAILEY ST U:D $83,000
B: Theodore Eisenstadt
S: Youssef A Hammouchi
Book/Page: 21833/326, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $184,900 (07/05)

13 EMILY RD $325,000
B: Julia Flanagan & Matthew D Flanagan
S: John S Magyer Tr, Magyar RT
Book/Page: 21839/333, Date: 08/20/14
Mtg: Sharonview FCU $308,750
Type: Adj
Use: 4 Bdrm Gambrel, Lot: 35682sf

21 GEORGE ST $76,000
B: Edward Lamoureux
S: Christopher M Paul & Karin L Paul
Book/Page: 21844/304, Date: 08/22/14
Mtg: Endeavor Hi Yield Mtg $88,400
Use: 2 Bdrm Conventional, Lot: 5073sf
Prior Sale: $146,000 (06/01)

33 JEFFERSON ST $215,927
B: Nancy L Beauregard
S: Carol A Macleod
Book/Page: 21841/32, Date: 08/21/14
Mtg: RBS Citizens NA $172,000
Use: 3 Bdrm Ranch, Lot: 8709sf
Prior Sale: $180,000 (08/12)

16 MARTIN ST $190,000
B: Dale A Camire
S: Marc Roberts
Book/Page: 21836/265, Date: 08/19/14
Mtg: NE Moves Mortgage Co $186,558
Use: 3 Bdrm Conventional, Lot: 7500sf
Prior Sale: $105,050 (09/12)

291 MENDON RD $160,000
B: Thomas A Brillon
S: Andrew R Cook & Amy M Cook
Book/Page: 21839/110, Date: 08/20/14
Mtg: NE Moves Mortgage Co $157,102
Use: 3 Bdrm Cape Cod, Lot: 9787sf
Prior Sale: $210,000 (12/10)

32 PASTURE BROOK RD $485,000
B: Joan A Coleman & John F Coleman
S: Marjo Properties Inc
Book/Page: 21844/192, Date: 08/22/14
Mtg: Washington Trust Mtg $265,000
Use: 3 Bdrm Colonial, Lot: 16200sf
Prior Sale: $465,000 (11/13)

156 PLEASANT ST $158,000
B: Bayridge Relty LLC
S: Michel Aoun & Claude Karam
Book/Page: 21836/117, Date: 08/19/14
Use: 2-Family Family Flat, Lot: 12833sf
Prior Sale: $190,000 (08/02)

112 SWEETLAND AVE $376,200
B: Roshan Baral & Sujan Baral
S: Paul A Peri & Sarah H Peri
Book/Page: 21842/282, Date: 08/22/14
Mtg: Shamrock Fncl Corp $300,960
Use: 4 Bdrm Raised Cape, Lot: 16167sf
Prior Sale: $423,250 (03/06)

68 SYCAMORE AVE $167,500
B: Darcieleyton F Mororo
S: Williams Mowry D A Est & Julie Jordan
Book/Page: 21834/267, Date: 08/18/14
Mtg: RBS Citizens NA $162,475
Use: 2 Bdrm Bngl/cottage, Lot: 10000sf
Prior Sale: $86,000 (07/93)

Berkley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	19	33
Median Price	$299,900	$325,000

► REAL ESTATE SALES

26 BURT ST $160,000
B: Michael Senra & Cindy Senra
S: Peter J Rose Tr, Hilltop RT
Book/Page: 21837/29, Date: 08/19/14
Use: 4 Bdrm Conventional, Lot: 527512sf

Dighton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	28	32
Median Price	$258,000	$264,600

► REAL ESTATE SALES

948 DIGHTON WOODS CIR $175,000
B: Paula Reid
S: Dighton Homes LLC
Book/Page: 21835/239, Date: 08/18/14
Mtg: BayCoast Bank $169,750

512 EAGLE TER $275,000
B: Matthew L Udell
S: Stonegate Landing LLC
Book/Page: 21837/103, Date: 08/19/14
Mtg: Freedom Mortgage Corp $261,250
Use: Residential Developable Land, Lot: 22651sf

3093 HUNTERS HILL DR $78,000
B: Colin G Thomton
S: TWH LLC
Book/Page: 21842/259, Date: 08/22/14
Use: Residential Developable Land, Lot: 13504sf
Prior Sale: $350,000 (02/13)

1331 SOMERSET AVE $80,000
B: Scott R Hopkins
S: Patricia A Hamilton
Book/Page: 21840/87, Date: 08/20/14
Mtg: Patricia A Hamilton $78,000
Use: 2-Family Duplex, Lot: 117612sf

2371 WELLINGTON ST $399,000
B: Christopher M Ludwig & Christine A Lima
S: Joanne Clifford Tr, 1200 Cedarwood Circle RT
Book/Page: 21835/212, Date: 08/18/14
Mtg: Stearns Lending $379,050
Use: 2-Family Duplex, Lot: 775368sf

► FORECLOSURE DEEDS

2226 WELLINGTON ST $330,385
B: FNMA
S: Tony R Boulevard & JP Morgan Chase Bank NA
Book/Page: 21843/213, Date: 08/22/14
Use: 2 Bdrm Conventional, Lot: 95832sf
Prior Sale: $244,500 (12/06)

Easton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	117	118
Median Price	$375,000	$391,700

► REAL ESTATE SALES

70 BRENTWOOD DR $500,000
B: Shannon E Tibeaux-Burges
S: Andrew J Sanborn & Erin E Ford
Book/Page: 21844/72, Date: 08/22/14
Mtg: Leader Bank NA $400,000
Use: 3 Bdrm Cape Cod, Lot: 30050sf
Prior Sale: $565,000 (06/07)

52 GASLIGHT LN U:52 .... $242,000
B: Kevin M Duffy
S: Lisa Giannone
Book/Page: 21843/143, Date: 08/22/14
Mtg: Cambridge Mtg Grp $193,600
Use: 1 Bdrm Condo

33 POND ST $365,000
B: John J Kent Jr
S: Paul Cogan & Cheryl Cogan
Book/Page: 21844/337, Date: 08/22/14
Mtg: Franklin Amer Mtg $358,388
Use: 2-Family Family Flat, Lot: 6368sf
Prior Sale: $220,000 (09/08)

142 PROSPECT ST $505,000
B: Kevin J Cabral & Nicole T Cabral
S: Mechanics Coop Bank
Book/Page: 21839/121, Date: 08/20/14
Mtg: Mechanics Cp Bk $305,000
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $10,000 (05/14)

5 RIVER ST $610,000
B: Kristopher G Pusker & Rhonda Pusker
S: CJR Estates LLC
Book/Page: 21833/336, Date: 08/18/14
Mtg: RBS Citizens NA $488,000
Use: 4 Bdrm Colonial, Lot: 30284sf
Prior Sale: $325,000 (05/14)

1 SCOTCH DAM RD $561,000
B: Eve N Reed
S: Seth Hieken & Karen Monsour
Book/Page: 21842/187, Date: 08/22/14
Mtg: William Raveis Mtg Co $448,800
Use: 4 Bdrm Colonial, Lot: 30124sf
Prior Sale: $279,500 (08/95)

96 WINTERBERRY LN $459,288
B: Andrea Gray & Stephen Gray
S: Union Commons Realty LLC
Book/Page: 21837/34, Date: 08/19/14
Mtg: Mortgage Master Inc $250,000
Use: Residential Developable Land, Lot: 6072sf

Mansfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	108	95
Median Price	$353,375	$390,000

► REAL ESTATE SALES

332 ELM ST $365,000
B: Bhooma Kchitti & Madhavi R Kchitti
S: Wilbur L Mcgrown Jr & Maureen E Mcgown
Book/Page: 21841/326, Date: 08/21/14
Mtg: Provident Fund Assoc $230,000
Use: 4 Bdrm Colonial, Lot: 29000sf

170 OTIS ST $241,000
B: Russell R Freer & Aimee L Marshalsea
S: Mark Furst & Jane Purtill
Book/Page: 21845/109, Date: 08/22/14
Mtg: Salem Five Mtg Corp $257,427
Use: 3 Bdrm Cape Cod, Lot: 33406sf
Prior Sale: $166,900 (02/98)

114 WALNUT ST $319,900
B: Ed C Taylor & Danielle M Taylor
S: Carolyn M Santos
Book/Page: 21844/279, Date: 08/22/14
Mtg: Franklin Amer Mtg $271,915
Use: 3 Bdrm Ranch, Lot: 81893sf

► FORECLOSURE DEEDS

21 EAST ST U:1B $113,795
B: FNMA
S: Timothy M Burke & Susan B Burke
Book/Page: 21841/159, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $122,662 (06/14)

North Attleboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	117	124
Median Price	$315,000	$324,950

► REAL ESTATE SALES

186 BLACKBERRY RD $312,000
B: David J Ryan
S: Scott Cavicchi & Anne M Cavicchi
Doc#: 000000101274, Date: 08/22/14
Mtg: NE Moves Mortgage Co $249,600
Use: 3 Bdrm Cape Cod, Lot: 25223sf

301 CUMBERLAND AVE $305,000
B: Patricia J Burrows
S: David M Soule & Lisa R Soule
Book/Page: 21836/209, Date: 08/19/14
Mtg: Rockland Tr Co $244,000
Use: 3 Bdrm Contemporary, Lot: 20000sf
Prior Sale: $80,000 (05/94)

152 DEPOT ST $125,000
B: Theresa M Cortes & Victor M Cortesand
S: Karl Felber & Martha E Felber
Book/Page: 21840/261, Date: 08/21/14
Use: Residential Developable Land, Lot: 20400sf

241 DRAPER AVE $1,100,000
B: 241 Draper Avenue LLC
S: Suzannej Holmes
Book/Page: 21838/236, Date: 08/20/14
Use: Mixed Use-prim Res & Non-com, Lot: 2139232sf

11 GEORGE R PAQUETTE RD $550,140
B: Donna M Pesce & John J Pesce
S: RNR Home Ins
Book/Page: 21837/211, Date: 08/20/14
Mtg: Pawtucket CU $250,000
Use: 3 Bdrm Ranch, Lot: 15975sf
Prior Sale: $750,000 (10/07)

241 DRAPER AVE $1,100,000
B: 241 Draper Avenue LLC
S: Suzannej Holmes
Book/Page: 21838/236, Date: 08/20/14
Use: Mixed Use-prim Res & Non-com, Lot: 2139232sf

50 JUNIPER RD U:C4 .... $73,000
B: Brian L Bowser & Deborah J Bowser
S: Jason R Scholl
Book/Page: 21845/125, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $42,000 (12/99)

108 LORDEN DR $568,000
B: Carolyn Forbes & William C Forbes
S: Patricia L Wash
Book/Page: 21844/210, Date: 08/22/14
Mtg: Provident Fund Assoc $340,800
Use: 4 Bdrm Colonial, Lot: 60984sf
Prior Sale: $165,000 (07/03)

19 METCALF CIR $315,000
B: Marianne Lamb & Nancy R Pineo
S: Peter J Lamb & Marianne Lamb
Book/Page: 21843/93, Date: 08/22/14
Mtg: Rockland Fed CU $140,000
Use: 3 Bdrm Cape Cod, Lot: 15430sf
Prior Sale: $389,000 (07/04)

68 N WASHINGTON ST U:509 .... $130,750
B: Janice Hare
S: Dorothy A Parma
Book/Page: 21842/176, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $144,900 (09/02)

171 OLD POST RD $208,000
B: Thomas C Holt
S: Eric Batchelder
Book/Page: 21844/242, Date: 08/22/14
Mtg: Bank of America NA $204,232
Use: 3 Bdrm Cape Cod, Lot: 15180sf
Prior Sale: $296,000 (04/06)

55 OLD WOOD RD $446,000
B: Brandy M Gill & Mark M Gill
S: Donald A Weeden Jr
Book/Page: 21838/310, Date: 08/20/14
Mtg: Mortgage Fncl Svcslnc $356,800
Use: 3 Bdrm Colonial, Lot: 20842sf

Norton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	88	89
Median Price	$280,000	$262,500

► REAL ESTATE SALES

57 CODDING RD U:41 .... $473,935
B: Dyanne L Moeller & Mark W Moeller
S: Thorndike Properties
Book/Page: 21838/143, Date: 08/20/14
Mtg: First Home Mtg $100,000
Use: Condo

62 CODDING RD U:66 .... $567,662
B: Denese R Dale & Jon G Dale
S: Thorndike Props Of MA
Book/Page: 21834/248, Date: 08/18/14
Use: Condo

BRISTOL REGISTRY
continued

195 E MAIN ST $250,000
B: Walter A Meehan
S: Elaine R Millard
Book/Page: 21842/73, Date: 08/22/14
Mtg: Money Source Inc $255,102
Use: 3 Bdrm Ranch, Lot: 298822sf

79 FREEMAN ST $315,850
B: Keith M Murphy & Lisa A Murphy
S: David W Miller
Book/Page: 21844/151, Date: 08/22/14
Mtg: Sirva Mortgage $252,680
Use: 3 Bdrm Raised Ranch, Lot: 30448sf
Prior Sale: $268,000 (07/02)

3 KINGSLEY RD $275,000
B: Robert B Leonard
S: Richard A Lynskey & Dawn M Vaughav
Book/Page: 21844/95, Date: 08/22/14
Mtg: Mtg Equity Partners $284,075
Use: 3 Bdrm Raised Ranch, Lot: 18382sf
Prior Sale: $149,900 (10/98)

4 PRECOURT LN U:4 .... $243,900
B: Jee-Yon Pyun
S: Francis J Murphy Jr
Book/Page: 21842/228, Date: 08/22/14
Mtg: RBS Citizens NA $195,120
Use: 2 Bdrm Condo
Prior Sale: $240,000 (09/07)

401 RESERVOIR ST $273,400
B: Victoria Kobza
S: John Halabi
Book/Page: 21844/178, Date: 08/22/14
Mtg: Maverick Funding Corp $268,448
Use: 3 Bdrm Colonial, Lot: 10367sf
Prior Sale: $151,000 (05/14)

Raynham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	49	78
Median Price	$270,100	$306,000

▶ REAL ESTATE SALES

68 GATSBY DR U:1 .... $269,000
B: Elizabeth Campbell
S: Raciel C Buccella & Patrick J Buccella
Book/Page: 21835/42, Date: 08/18/14
Mtg: Guaranteed Rate Inc $174,000
Use: 2 Bdrm Condo
Prior Sale: $300,000 (01/04)

68 GATSBY DR U:6 .... $237,800
B: Maria I Grace & Stephen L Grace
S: Margaret S Vanditti
Book/Page: 21844/124, Date: 08/22/14
Mtg: MSA Mortgage LLC $225,910
Use: 2 Bdrm Condo
Prior Sale: $127,000 (11/97)

59 RAYMOND AVE $150,000
B: Christopher J Loring & Maureen E Loring
S: Shurgot Stanley J Est & Edwin C Higgins 3rd
Book/Page: 21841/206, Date: 08/21/14
Use: 1-Family Conventional, Lot: 65340sf

Rehoboth

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	74	51
Median Price	$338,000	$350,000

▶ REAL ESTATE SALES

230 FAIRVIEW AVE $270,000
B: Arthur R Guindeira & Caitlin S Guindeira
S: Robert Yuski & Jacqueline Yuski
Book/Page: 21844/53, Date: 08/22/14
Mtg: Prospect Mortgage LLC $248,297
Use: 2 Bdrm Ranch, Lot: 63485sf
Prior Sale: $145,000 (08/98)

496 WINTHROP ST $115,000
B: Raymond C Fournier
S: M&T Bank
Book/Page: 21843/57, Date: 08/22/14
Use: Auto Repair, Lot: 15159sf
Prior Sale: $135,000 (08/14)

▶ FORECLOSURE DEEDS

496 WINTHROP ST $135,000
B: M&T Bank
S: Kenneth E Abrams & M&T Bank
Book/Page: 21836/59, Date: 08/19/14
Use: Auto Repair, Lot: 15159sf
Prior Sale: $4,000 (07/04)

Seekonk

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	62	66
Median Price	$241,000	$251,000

▶ REAL ESTATE SALES

98 COLE ST $275,000
B: Marian F Varone
S: Douglas Potter & Linda Potter
Book/Page: 21834/198, Date: 08/18/14
Mtg: Plaza Home Mtg $211,200
Use: 3 Bdrm Ranch, Lot: 21780sf

4 GUDE ST $130,000
B: Kathleen Coyle
S: Old Colony Hab For Hum
Book/Page: 21845/131, Date: 08/22/14
Mtg: Old Colony Habitat Fo $130,000
Use: City/town Property, Lot: 6970sf

8 JACOBY WAY $165,000
B: Ryan Roslonek & Alyson Roslonek
S: Najas Realty LLC
Book/Page: 21843/72, Date: 08/22/14
Mtg: Bristol Cnty Svgs Bk $414,000

524 READ ST $300,500
B: Kristen F Auger & William M Auger
S: FNMA
Book/Page: 21845/88, Date: 08/22/14
Mtg: Bristol Cnty Svgs Bk $268,000
Use: Mixed Use-prim Res & Comm, Lot: 156816sf
Prior Sale: $445,849 (10/13)

Taunton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	192	177
Median Price	$222,750	$235,000

▶ REAL ESTATE SALES

183 BURT ST $270,000
B: Santina R Cole
S: Thomas F Piesco & Joy S Piesco
Book/Page: 21833/272, Date: 08/18/14
Mtg: Atlantic Home Lending $216,000
Use: 3 Bdrm Cape Cod, Lot: 60984sf
Prior Sale: $325,000 (08/03)

19 CHARLES ST $190,000
B: Helena I Cardoso
S: Judith A Mcmahon
Book/Page: 21840/131, Date: 08/20/14
Mtg: First Fed Svgs Boston $186,558
Use: 2-Family Two Family, Lot: 8276sf

636 DIGHTON AVE $129,000
B: Carla J Darosa
S: US Bank NA
Book/Page: 21845/72, Date: 08/22/14
Mtg: First Home Mtg $103,200
Use: 4 Bdrm Bngl/cottage, Lot: 24394sf
Prior Sale: $189,257 (03/14)

554 HODGES ST $90,000
B: Thomas Hubbard Tr, Hubbard FT
S: Dalia M Menard Tr, Menard FT
Book/Page: 21843/47, Date: 08/22/14
Use: 2 Bdrm Cottage, Lot: 191664sf
Prior Sale: $30,000 (09/95)

18 JEFFERSON ST $325,000
B: Paul W Cutler
S: Stephen J Mann & Joanne M Mann
Book/Page: 21843/167, Date: 08/22/14
Mtg: BayCoast Bank $260,000
Use: Apartment Bldg - 4-8 Units, Lot: 17424sf

16 KILMER AVE $180,000
B: Manuel C Pimentel & Maria A Pimentel
S: John M Garcia Tr, Kilmer Avenue NT
Book/Page: 21835/276, Date: 08/18/14
Mtg: Bristol Cnty Svgs Bk $126,000
Use: 2-Family Two Family, Lot: 8712sf

16 MAXWELL ST $99,000
B: Malloch Group Inc
S: Ronald Lourenco
Book/Page: 21837/3, Date: 08/19/14
Mtg: BayCoast Bank $75,000
Use: 2-Family Two Family, Lot: 7841sf
Prior Sale: $342,900 (05/06)

26 SIR JOSEPH CT $338,572
B: Roche M Burgos & Francisco Nunes
S: Robert T Tarchard & Alina Tarchara
Book/Page: 21840/95, Date: 08/20/14
Mtg: First Home Mtg $321,643
Use: 3 Bdrm Colonial, Lot: 25265sf
Prior Sale: $150,950 (12/97)

145 TREMONT ST $230,000
B: Shannon L Mills
S: Steven C Ventura & Susan J Ventura
Book/Page: 21834/147, Date: 08/18/14
Mtg: Residential Mtg Svcs $221,906
Use: 3 Bdrm Colonial, Lot: 8712sf

366 WASHINGTON ST $250,000
B: Richard D Labonte & Jeanne M Labonte
S: Richard D Labonte & Jeanne M Labonte
Book/Page: 21841/266, Date: 08/21/14
Mtg: Bristol Cnty Svgs Bk $200,000
Use: 2-Family Two Family, Lot: 8712sf

750 WHITTENTON ST U:1214 .... $104,900
B: Lionel W Payne
S: Cheryl A Greene Tr, CMW RET
Book/Page: 21841/227, Date: 08/21/14
Mtg: Ocwen Fin Svc Inc $74,900
Use: 2 Bdrm Condo
Prior Sale: $180,000 (07/06)

750 WHITTENTON ST U:722 .... $94,000
B: Robert Mack
S: FNMA
Book/Page: 21835/175, Date: 08/18/14
Mtg: Home Ln & Invest Bk $75,000
Use: 2 Bdrm Condo
Prior Sale: $120,956 (04/14)

▶ FORECLOSURE DEEDS

756 BAY ST $150,000
B: Taunton FCU
S: Kenneth H Babbitt Jr & Taunton FCU
Book/Page: 21840/231, Date: 08/21/14
Use: 3 Bdrm Old Style, Lot: 16553sf
Prior Sale: $260,000 (03/05)

524 HODGES ST $337,609
B: Bayview Loan Servicing
S: Antonio M Botelho & Maria L Botelho
Book/Page: 21840/222, Date: 08/21/14
Use: 3 Bdrm Raised Ranch, Lot: 24394sf

15 STANLEY AVE $183,000
B: FNMA
S: Martha D King & Onewest Bank NA
Book/Page: 21838/35, Date: 08/20/14
Use: 2-Family Two Family, Lot: 9148sf

Bristol Registry

Southern District

J. Mark Treadup, Register
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New Bedford, MA 02740
Telephone: (508) 993-2605
Fax: (508) 997-4250
www.newbedforddeeds.com

Acushnet

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	39
Median Price	$224,000	$208,500

▶ REAL ESTATE SALES

23 ASHLEY LN $389,000
B: Alipio C Dacunha Jr
S: Paul O Gonsalves & Audrey C Milette-Gonsalve
Book/Page: 11150/226, Date: 08/18/14
Mtg: United Wholesale Mtg $311,200
Use: 1-Family Colonial, Lot: 31270sf
Prior Sale: $49,900 (12/96)

25 CROMPTON ST $120,000
B: Doreen C Almeida
S: Rosemary Herman
Book/Page: 11152/215, Date: 08/20/14
Mtg: Mechanics Cp Bk $116,400
Use: Mobile Home, Lot: 6667sf

632 MIDDLE RD $318,000
B: Joseph Nobrega
S: Peter Josefek & Kristen R Josefek
Book/Page: 11154/272, Date: 08/22/14
Mtg: Sage Bank $170,000
Use: 1-Family Ranch, Lot: 38289sf

969 MIDDLE RD $90,000
B: D&P Builders Inc
S: Jeffrey J Carvalho Tr, 9 RT
Book/Page: 11151/40, Date: 08/19/14
Use: Residential Developable Land, Lot: 32379sf
Prior Sale: $50,000 (08/99)

969 MIDDLE RD $345,000
B: Jose Pereira & Stephanie M Pereira
S: D&P Builderss Inc
Book/Page: 11151/43, Date: 08/19/14
Mtg: Webster Bank $327,750
Use: Residential Developable Land, Lot: 32379sf
Prior Sale: $50,000 (08/99)

Dartmouth

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	129	120
Median Price	$275,000	$276,500

▶ REAL ESTATE SALES

82 CLARENDON ST $433,369
B: Barbara Roderick
S: Palmer River Dev Co LLC
Book/Page: 11150/203, Date: 08/18/14
Mtg: First Fed Svgs Boston $390,032
Use: Residential Developable Land, Lot: 8291sf

17 COTTON CANDY LN $334,900
B: Robert J Gesualdo
S: Bristol Pacific Homes Inc
Book/Page: 11153/239, Date: 08/21/14
Mtg: First Citizens Cr Un $234,900

25 COUNTRY WAY U:25 .... $200,000
B: Jeffrey W Walecka & Kathy Walecka
S: Robert J White
Book/Page: 11154/339, Date: 08/22/14
Mtg: Santander Bank NA $160,000
Use: 2 Bdrm Condo

71 COUNTRY WAY U:71 .... $500,000
B: George M Ohara Jr & Christine L Ohara
S: Rosalie N Hassey & Rosalie Hassey
Book/Page: 11152/185, Date: 08/20/14
Mtg: BayCoast Bank $400,000
Use: 3 Bdrm Condo
Prior Sale: $435,538 (01/05)

647 HIGHLAND AVE $285,000
B: Michael G Sarli Tr, CMS RT
S: Jose Medeiros Jr & Maria E Medeiros
Book/Page: 11151/197, Date: 08/19/14
Use: 4 Bdrm Raised Ranch, Lot: 52708sf

70 ROCKLAND ST $200,000
B: Grice Agency LLC
S: Antone J Oliveira Jr
Book/Page: 11153/51, Date: 08/21/14
Use: 3 Bdrm Ranch, Lot: 7755sf

Fairhaven

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	73	78
Median Price	$218,000	$225,500

▶ REAL ESTATE SALES

14 HARBOR MIST DR U:14 .... $247,500
B: David E Fedor & Ada L Simpson
S: Kathleen A Montagano
Book/Page: 11151/109, Date: 08/19/14
Mtg: Cape Cod Five Cent Bk $198,000
Use: 3 Bdrm Condo
Prior Sale: $310,000 (01/07)

27 OLIVER ST $110,000
B: Steven J Yousif & Joan Yousif
S: Karen M Desjardins
Book/Page: 11150/2, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 9600sf

28 RODMAN ST $200,000
B: Bryan A Hancock
S: Marie J Gladu & Joyce Schell
Book/Page: 11150/284, Date: 08/18/14
Mtg: Residential Mtg Svcs $196,377
Use: 2-Family Conventional, Lot: 4999sf

94 SHAW RD $379,500
B: Edward P Dias & Debra A Dias
S: Michael P Guilbeault Tr, Guilbeault FT
Book/Page: 11154/84, Date: 08/22/14
Mtg: BayCoast Bank $341,550
Use: 3 Bdrm Cape Cod, Lot: 15605sf

New Bedford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	208	220
Median Price	$168,250	$171,750

▶ REAL ESTATE SALES

3 ARCH ST $104,900
B: Michael S Juan
S: Amy Roberts
Book/Page: 11150/304, Date: 08/18/14
Mtg: First Guaranty Mtg $136,161
Use: 6 Bdrm Colonial, Lot: 1476sf
Prior Sale: $195,000 (10/08)

237 BATES ST $110,000
B: Paulo G Martins & Lucilia G Martins
S: Mark J Dulude & Marryl S Faria
Book/Page: 11154/268, Date: 08/22/14
Use: 2-Family Two Family, Lot: 2840sf
Prior Sale: $150,000 (10/05)

79 COURT ST $93,000
B: GEH Central Heating&Air
S: Irene F Nogueira Tr, Stephanie B Frasier RET
Book/Page: 11151/204, Date: 08/19/14
Mtg: Funding Capital LLC $134,000
Use: 3 Bdrm Cottage, Lot: 5470sf

26 GROVE ST $430,000
B: Timothy F Morris & Sarah M Morris
S: James F Tierney & Jean G Tierney
Book/Page: 11153/297, Date: 08/21/14
Mtg: Santander Bank NA $344,000
Use: Mixed Use-prim Res & Comm, Lot: 39973sf

19 MADDIE DR $254,900
B: Daryl Robarge
S: Jeffrey Riley
Book/Page: 11153/327, Date: 08/21/14
Mtg: Residential Mtg Svcs $260,380
Use: Residential Developable Land, Lot: 8472sf
Prior Sale: $52,000 (08/13)

366 NORTH ST $154,000
B: Reyna M Mejia
S: Joshua Ferreira
Book/Page: 11155/2, Date: 08/22/14
Mtg: Residential Mtg Svcs $151,210
Use: 4 Bdrm Cottage, Lot: 3387sf
Prior Sale: $64,299 (09/13)

319-A UNION ST $133,000
B: Jasgar LLC
S: Steve Economos Tr, BMW RT
Book/Page: 11152/256, Date: 08/20/14
Mtg: BayCoast Bank $315,000
Use: Mixed Use-prim Comm & Resd, Lot: 2960sf
Prior Sale: $115,000 (05/11)

321 UNION ST $287,000
B: Jasgar LLC
S: Steve Economos Tr, NBR RT
Book/Page: 11152/259, Date: 08/20/14
Use: Apartment Bldg - 9 + Units, Lot: 5025sf
Prior Sale: $72,000 (06/97)

212 WORCESTER ST $175,000
B: Amy L Sears
S: Ronald Oliveira
Book/Page: 11152/284, Date: 08/20/14
Mtg: Residential Mtg Svcs $166,250
Use: 4 Bdrm Colonial, Lot: 8000sf
Prior Sale: $135,000 (02/14)

Westport

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	52	69
Median Price	$360,000	$295,000

▶ REAL ESTATE SALES

19 CHARLOTTE WHITE ROAD EXT $324,500
B: Gary T Greenhalgh
S: Alan J Charette & Susan E Charette
Book/Page: 11154/57, Date: 08/22/14
Mtg: Residential Mtg Svcs $308,275
Use: 3 Bdrm Colonial, Lot: 67692sf
Prior Sale: $175,000 (02/99)

374 CORNELL RD $415,500
B: Peter J Rosenfeld
S: Gerd G Zuther Tr, Zuther T
Book/Page: 11151/276, Date: 08/19/14
Mtg: BayCoast Bank $290,500
Type: Adj
Use: 2 Bdrm Conventional, Lot: 60984sf
Prior Sale: $198,000 (05/97)

24 MEADOW RD $205,000
B: Morgan Desrochers
S: Francine P Ferreira & Michael P Mulrooney
Book/Page: 11153/277, Date: 08/21/14
Mtg: American Fncl Resrcs $233,955
Use: 3 Bdrm Cape Cod, Lot: 20038sf

388 OLD BEDFORD RD $160,000
B: David Ferreira
S: Ronald Oliveira
Book/Page: 11153/10, Date: 08/21/14
Use: 2-Family Conventional, Lot: 52708sf
Prior Sale: $160,000 (07/14)

8 PRESIDENT ST $192,000
B: Gregory L Goodreau & Darlene A Goodreau
S: Jay Raposa & Michael Raposa
Book/Page: 11151/228, Date: 08/19/14
Mtg: Residential Mtg Svcs $195,918
Use: 3 Bdrm Ranch, Lot: 23958sf
Prior Sale: $85,000 (01/11)

Dukes Registry

Dianne E. Powers, Register
Box 5231, Edgartown, MA 02539
Telephone: (508) 627-4025
Fax: (508) 627-7821

Chilmark

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	7	8
Median Price	$1,600,000	$1,137,500

▶ REAL ESTATE SALES

68 BIJAHS WAY $210,000
B: Jane T Katch & Jerald A Katch
S: Peter Silverman & Jane Katch
Book/Page: 1355/801, Date: 08/21/14
Mtg: TIAA CREF T Co FSB $255,200
Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 52272sf

37 FLANDERS LN $570,000
B: Erik Simonsen Jr & Kimberly R Simonsen
S: Erik Simonsen Jr Tr, Flanders Lane NT
Book/Page: 1355/911, Date: 08/21/14
Mtg: Cambridge Tr Co $550,000
Use: 2 Bdrm Contemporary, Lot: 135036sf
Prior Sale: $50,000 (12/93)

Edgartown

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	47	42
Median Price	$659,000	$612,625

▶ REAL ESTATE SALES

43 CROCKER DR $1,479,000
B: 6424N10 LLC
S: 7 Dunes Road LLC
Book/Page: 1355/588, Date: 08/19/14
Use: Residential Developable Land, Lot: 20000sf
Prior Sale: $450,000 (12/13)

11 DUNES RD $1,200,000
B: F Delli-Carpini & C Delli-Carpini
S: Richard A Lankow & Barbara A Lankow
Book/Page: 74/339, Date: 08/21/14
Mtg: Cape Cod Five Cent Bk $960,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 35161sf
Prior Sale: $20,000 (09/02)

81 MARTHAS RD $325,000
B: Malcolm W Hall 2nd & Laurel C Hall
S: Sandra Raymond
Book/Page: 57/131, Date: 08/18/14
Mtg: Martha Vineyard SB $260,000
Use: 3 Bdrm Cape Cod, Lot: 22216sf

108 MARTHAS RD $1,250,000
B: Brian G Walshe & Sally F Walshe
S: Constantine B Odoherty
Book/Page: 72/319, Date: 08/18/14
Mtg: MB Financial Bank NA $625,000
Use: Residential Developable Land, Lot: 33106sf
Prior Sale: $315,000 (12/12)

13 PLANTINGFIELD WAY $555,600
B: Faith V Clief & Clief F Van
S: Michael Ault
Book/Page: 1355/900, Date: 08/21/14
Use: 4 Bdrm Cape Cod, Lot: 8137sf
Prior Sale: $725,000 (10/02)

114 S SUMMER ST $2,320,000
B: Thomas A Bartlett & Francesca A Bartlett
S: Joseph C Pioggia & Belinda W Pioggia
Book/Page: 1355/583, Date: 08/19/14
Use: 4 Bdrm Colonial, Lot: 8054sf
Prior Sale: $1,260,000 (08/13)

West Tisbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	18	10
Median Price	$635,000	$574,500

▶ REAL ESTATE SALES

93 DOCTOR FISHER RD $50,000
B: Christopher E Larkosh Tr, Larkosh RT
S: Melissa J Manter
Book/Page: 1355/693, Date: 08/19/14
Use: Industrial Potntl Dvlp Land, Lot: 43996sf
Prior Sale: $335,000 (02/10)

138 PINE HILL RD $300,000
B: Stephen C Araujo
S: Huseby Mountain Farm LLC
Book/Page: 1355/699, Date: 08/20/14
Mtg: Cape Cod Five Cent Bk $459,875
Use: Residential Developable Land, Lot: 261360sf

362 STATE RD $525,000
B: Jarret F Brissette
S: Christine A Fisher
Book/Page: 1355/739, Date: 08/20/14
Mtg: Cape Cod Five Cent Bk $393,750
Use: 4 Bdrm Colonial, Lot: 573685sf

43 TROTTERS LN $535,500
B: Hilary Wall & Brian Cox
S: Arthur R Hitchings 3rd & Julie M Hitchings
Book/Page: 54/85, Date: 08/19/14
Mtg: Martha Vineyard SB $250,000
Use: 3 Bdrm Cape Cod, Lot: 46250sf
Prior Sale: $74,000 (06/98)

Essex Registry

Northern District

M Paul Iannuccillo, Register
354 Merrimack Street
Lawrence, MA 01843
Telephone: (978) 683-2745
Fax: (978) 688-4679
www.lawrencedeeds.com

Andover

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	208	193
Median Price	$557,000	$582,399

▶ REAL ESTATE SALES

650 BROOKSIDE DR U:C $163,000
B: Quyen Nguyen
S: Mary Blazonis
Book/Page: 13954/143, Date: 08/22/14
Mtg: Enterprise Bk & Tr Co $147,500
Use: 3 Bdrm Condo
Prior Sale: $135,000 (01/06)

9 BROWN ST $535,000
B: Gabriel B Freitas & Kathryn Freitas
S: Peter C Lai & Margaret L Lai
Book/Page: 13952/345, Date: 08/21/14
Mtg: Wells Fargo Bank $428,000
Use: 2-Family Split Entry, Lot: 43570sf
Prior Sale: $239,900 (08/98)

44 CENTRAL ST $1,465,000
B: Mark J Boullie Tr, Jada RT
S: Richard T Marino Tr, Marino 2 RT
Book/Page: 13953/231, Date: 08/22/14
Use: 3 Bdrm Colonial, Lot: 28151sf
Prior Sale: $545,000 (06/96)

3 COLONIAL DR U:4B $135,000
B: Ralph J Gonzalez
S: Diana C Rose
Book/Page: 13950/247, Date: 08/19/14
Mtg: Union Trust Mtg Corp $100,000
Use: 1 Bdrm Condo
Prior Sale: $85,000 (02/00)

104 COLONIAL DR $704,000
B: Kevin Moschella & Jamie K Moschella
S: Richard R Baldwin & Joan E Elais
Book/Page: 13954/305, Date: 08/22/14
Mtg: Bank of America NA $505,000
Use: 4 Bdrm Colonial, Lot: 43613sf
Prior Sale: $155,000 (11/09)

47 DASCOMB RD $589,000
B: Taner Gulbas & Aysun Gulbas
S: Diane M Shanahan Tr, Shanahan RT
Book/Page: 13955/202, Date: 08/22/14
Mtg: Jean DArc CU $471,200
Use: 4 Bdrm Colonial, Lot: 30669sf

19 HENDERSON AVE $537,900
B: Deryck A Morales & Natalia T Guevara
S: Laurence W Gibson 3rd & Jac-Lyn A Gibson
Book/Page: 13955/105, Date: 08/22/14
Mtg: Jean DArc CU $58,900
Use: 5 Bdrm Cape Cod, Lot: 10555sf
Prior Sale: $520,000 (07/04)

3 DOVE LN U:3 .... $847,500
B: Thomas J Pearce & Heidi Pearce
S: Joanne Talty
Book/Page: 13949/180, Date: 08/18/14
Mtg: Wells Fargo Bank $597,500
Use: 3 Bdrm Condo
Prior Sale: $900,000 (08/05)

33 HIGH PLAIN RD $450,000
B: Jason White
S: Angelo Scibelli
Book/Page: 13952/286, Date: 08/21/14
Mtg: Merrimac Valley FCU $360,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 39675sf
Prior Sale: $425,000 (07/03)

444 LOWELL ST $338,000
B: Kristen L Benoit
S: Ryan Rourke
Book/Page: 13954/120, Date: 08/22/14
Mtg: NE Moves Mortgage Co $327,860
Use: 3 Bdrm Old Style, Lot: 56628sf
Prior Sale: $204,000 (02/14)

49 LUPINE RD U:12 .... $229,900
B: Sara Duplisea & Travis R Ianetta
S: Robin E Flaig & Robin E Flaig
Book/Page: 13953/269, Date: 08/22/14
Mtg: Residential Mtg Svcs $223,003
Use: 2 Bdrm Condo
Prior Sale: $245,000 (10/03)

5 ODYSSEY WAY $647,000
B: Janet A Suleski
S: Marlene R Burns & Thomas B Burns
Book/Page: 13950/215, Date: 08/19/14
Mtg: First Fed Svgs Boston $310,000
Use: 4 Bdrm Colonial, Lot: 31644sf

78 SUMMER ST U:78 .... $422,000
B: Robert M Chase
S: Elisabeth Orms & Jacy S Orms
Book/Page: 13949/312, Date: 08/18/14
Mtg: MSA Mortgage LLC $272,000
Use: 3 Bdrm Condo
Prior Sale: $435,000 (05/08)

2 SWAN LN U:2 .... $699,000
B: Allan L Kaminsky & Deborah L Sorterup
S: Abby L Brown & Shepard H Brown
Book/Page: 13950/4, Date: 08/19/14
Mtg: Metro Credit Union $559,200
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $770,000 (06/06)

100 WASHINGTON PARK DR U:4 .... $117,000
B: Frontline Realty Inc
S: Violet A Curtin Tr, Curtin FT
Book/Page: 13951/333, Date: 08/20/14
Use: 1 Bdrm Condo

8 WOODCLIFF RD $308,000
B: Ying Chen & Dong Qi
S: James L Landry & Patricia A Landry
Doc#: 000000110590, Date: 08/21/14
Mtg: Bank of NY Mtg Co Inc $231,000
Use: 3 Bdrm Ranch, Lot: 15070sf

Lawrence

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	96	96
Median Price	$178,950	$190,000

► **REAL ESTATE SALES**

88 AMHERST ST $182,500
B: Rosalba Guzman & Yovanny Marte
S: Diane P Deltwas
Book/Page: 13952/216, Date: 08/20/14
Mtg: Sage Bank $164,250
Use: 2 Bdrm Ranch, Lot: 6734sf

80 COOLIDGE ST $189,900
B: Juan Lopez & Mercedes G Cuesto
S: Maria A Rivera & Maria A Rivera
Book/Page: 13950/304, Date: 08/19/14
Mtg: NE Regional Mtg Corp $186,459
Use: 4 Bdrm Conventional, Lot: 3600sf
Prior Sale: $145,000 (10/09)

27 EATON ST $194,900
B: Johnathan Rodriguez & Teany D Espillat
S: Angela Terrio & Carmac Callahan
Book/Page: 13953/326, Date: 08/22/14
Mtg: Citibank Na $194,900
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $179,000 (06/10)

108-110 LEXINGTON ST $265,000
B: German Ceballo
S: Eden Alvarez
Book/Page: 13950/93, Date: 08/19/14
Mtg: Santander Bank NA $260,200
Use: 2-Family Family Flat, Lot: 3200sf
Prior Sale: $197,500 (03/07)

114 MARKET ST $185,000
B: Anny Javier & Eduard Javier
S: Richard L Dube & Frances Dube
Book/Page: 13953/2, Date: 08/21/14
Mtg: Santander Bank NA $181,649
Use: 4 Bdrm Colonial, Lot: 5767sf

7-13 MONMOUTH ST $525,000
B: La Belle Maison LLC
S: Northeast Capital Grp Inc
Book/Page: 13951/165, Date: 08/20/14
Mtg: Regal Funding Corp $289,430
Use: Apartment Bldg - 4-8 Units, Lot: 7696sf
Prior Sale: $370,000 (08/11)

197 MOUNT VERNON ST $353,000
B: Christopher Delarosa
S: Karen L Hurley
Book/Page: 13948/277, Date: 08/18/14
Mtg: Residential Mtg Svcs $379,493
Use: Mixed Use-prim Res & Comm, Lot: 32850sf
Prior Sale: $200,000 (08/98)

342 PROSPECT ST $335,000
B: Roberta Gonzalez & Ancleto Gonzalez
S: Rosa Realejo
Book/Page: 13949/336, Date: 08/19/14
Mtg: Gladewater Natl Bk $338,932
Use: 3-Family Family Flat, Lot: 12800sf
Prior Sale: $85,000 (03/09)

240 WATER ST U:A $75,000
B: Neily Soto
S: Gladys Lara
Book/Page: 13953/28, Date: 08/21/14
Use: 3 Bdrm Condo
Prior Sale: $75,000 (12/09)

30 WILMOT ST $245,000
B: Angel J Arias
S: Cindy Fernandez
Book/Page: 13952/150, Date: 08/20/14
Mtg: Guaranteed Rate Inc $240,562
Use: 3-Family Family Flat, Lot: 6000sf
Prior Sale: $190,000 (01/01)

160-R WINTHROP AVE $5,000
B: Rosario Zappala & Matthew Zappala
S: Rosario Zappala Tr, 4 Sisters RT
Doc#: 000000110606, Date: 08/22/14
Use: Residential Undvlpble Land, Lot: 740520sf

Methuen

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	194	203
Median Price	$251,500	$275,000

► **REAL ESTATE SALES**

25 ALVIN ST $239,900
B: Alex Ochaeta-Orenos & Ivelizbeth Ochaeta
S: Kathleen A Guseli Tr, Winthrop RT
Book/Page: 13955/131, Date: 08/22/14
Mtg: NE Regional Mtg Corp $235,554
Use: 3 Bdrm Colonial, Lot: 10000sf
Prior Sale: $80,000 (11/13)

27 ASHLAND AVE $220,000
B: Sarah Boehm
S: Diane Slowikowski & Christopher Slowikowski
Book/Page: 13952/165, Date: 08/20/14
Mtg: Residential Mtg Svcs $198,000
Use: 3 Bdrm Colonial, Lot: 4500sf
Prior Sale: $148,000 (06/00)

ATKINSON ST $175,500
B: Wadih Ramey
S: Robert G Ventura
Book/Page: 13951/121, Date: 08/20/14
Mtg: Enterprise Bk & Tr Co $87,500
Use: Residential Undvlpble Land, Lot: 1312463sf

25-27 BICKNELL AVE $287,500
B: Emad I Shaheen
S: Georgino Deleon & Ada Deleon
Book/Page: 13952/253, Date: 08/21/14
Mtg: Homestead Fund Corp $282,292
Use: 2-Family Townhouse, Lot: 8134sf
Prior Sale: $122,000 (05/99)

55 BUTTERNUT LN $405,500
B: Stephen M Torosian Sr & Robin Torosian
S: Margaret Kurth Tr, Kurth RT
Book/Page: 13950/50, Date: 08/19/14
Mtg: Ifreedom Direct Corp $405,500
Use: 4 Bdrm Split Entry, Lot: 20740sf

1-3 CLOSSON CT $285,000
B: Mercedes Vasquez & Gisela Vasquez
S: Manuel E Joaquin
Book/Page: 13952/332, Date: 08/21/14
Mtg: Sage Bank $279,837
Use: 2-Family Mlti-unt Blg, Lot: 5000sf
Prior Sale: $320,000 (06/07)

12 DEWEY ST $150,000
B: Antonio Quezada
S: David J Jutras
Book/Page: 13953/79, Date: 08/21/14
Use: 3 Bdrm Colonial, Lot: 6500sf
Prior Sale: $205,000 (09/03)

12 DEWEY ST $150,000
B: Ariel LLC
S: Antonio Quezada
Book/Page: 13953/82, Date: 08/21/14
Mtg: Harkins Real Estate I $140,000
Use: 3 Bdrm Colonial, Lot: 6500sf
Prior Sale: $205,000 (09/03)

37 DRUID HILL AVE $302,500
B: Christopher Hudon & Sarah Marcoux
S: Robert Cross & Barbara Cross
Book/Page: 13955/88, Date: 08/22/14
Mtg: Residential Mtg Svcs $287,375
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $289,900 (04/03)

47 DUSTON DR $267,000
B: Vladamir Heredia
S: Anthony S Santagati Jr
Book/Page: 13952/312, Date: 08/21/14
Mtg: Merrimack Mtg Co $240,300
Use: 3 Bdrm Split Entry, Lot: 9674sf

93 EDGEWOOD AVE $160,000
B: Eden Alvarez
S: Anthony J Corsetti
Book/Page: 13950/74, Date: 08/19/14
Mtg: Merrimack Mtg Co $154,660
Use: 2 Bdrm Bngl/cottage, Lot: 5000sf
Prior Sale: $98,000 (11/98)

12 HORNE ST $194,000
B: Rachel E Wood
S: Julie E Padilla & Valentin Roman
Book/Page: 13948/266, Date: 08/18/14
Mtg: Mortgage Networks Inc $190,486
Use: 3 Bdrm Old Style, Lot: 5855sf
Prior Sale: $110,000 (04/11)

51 LANDING DR U:51 .... $290,000
B: Eleanor S Gorsey Tr, Eleanor Stoppe Gorsey RET
S: Jane Lawlor
Book/Page: 13951/260, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $260,000 (11/10)

41 MARSHALL ST $309,000
B: Sean M Peterson & Brittany R Wadbrook
S: David G Greekwood & Jessica Greekwood
Book/Page: 13949/292, Date: 08/18/14
Mtg: Province Mtg Assoc $247,200
Use: 1 Bdrm Ranch, Lot: 11700sf
Prior Sale: $206,000 (07/00)

9 MOUNT HOLLY DR $342,000
B: Daniel Belanger & Crystal Belanger
S: Hrishkesh Naik & Deepa Naik
Book/Page: 13954/43, Date: 08/22/14
Mtg: Jean DArc CU $273,600
Type: Adj
Use: 3 Bdrm Colonial, Lot: 35696sf
Prior Sale: $330,000 (04/02)

30 MYONA ST $259,900
B: Vanessa Ortega & Ronald J Geffard
S: James L Ronsivalli Tr, Ronsivalli RT
Book/Page: 13952/5, Date: 08/20/14
Mtg: Citibank Na $259,900
Use: 3 Bdrm Ranch, Lot: 11820sf

9 NORGATE RD $227,500
B: Gerald B Raboy
S: Margaret M Feoli
Book/Page: 13951/241, Date: 08/20/14
Mtg: Santander Bank NA $223,378
Use: 2 Bdrm Cape Cod, Lot: 5356sf
Prior Sale: $70,000 (03/93)

155-157 OAKLAND AVE $255,000
B: Bud L Damiano
S: Frank J Cimmino & Lois F Cimmino
Book/Page: 13951/297, Date: 08/20/14
Mtg: Baxter CU $200,000
Use: 2-Family Mlti-unt Blg, Lot: 5000sf

21 OBSERVATORY RD $331,900
B: Frederick P Andersen Jr
S: John E Cerulli & Kelly A Cerulli
Book/Page: 13951/279, Date: 08/20/14
Mtg: Residential Mtg Svcs $315,305
Use: 3 Bdrm Cape Cod, Lot: 25050sf
Prior Sale: $355,000 (10/05)

1-3 WESTLAND ST $345,000
B: Katelyn A Dobson & Brent G Dobson
S: Stven Gouveia
Book/Page: 13955/173, Date: 08/22/14
Mtg: Santander Bank NA $327,750
Use: 2-Family Mlti-unt Blg, Lot: 5743sf
Prior Sale: $109,000 (12/99)

North Andover

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	165	140
Median Price	$454,900	$481,250

► **REAL ESTATE SALES**

207 BLUE RIDGE RD $630,000
B: Bruce W Travers & Victoria A Travers
S: Jichen Yang & Wei Su
Doc#: 000000110577, Date: 08/19/14
Mtg: Wells Fargo Bank $285,000
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: $632,500 (06/10)

121 FARNUM ST $430,000
B: Jeffrey P Pelletier & Teresa K Pelletier
S: Catherine L Hutchins
Book/Page: 13954/195, Date: 08/22/14
Mtg: Guaranteed Rate Inc $422,211
Use: 3 Bdrm Split Level, Lot: 65340sf

328 FOREST ST $492,500
B: Bryan E Rule & Elizabeth Fitzsimons
S: Matthew R Bielik & Alicia Bielik
Doc#: 000000110596, Date: 08/22/14
Mtg: Winchester Svgs Bk $394,000
Use: 4 Bdrm Colonial, Lot: 37462sf
Prior Sale: $471,000 (07/08)

87 FOXWOOD DR $619,000
B: Amy J Samuel
S: Thomas R Pierson & Diane L Pierson
Book/Page: 13953/191, Date: 08/22/14
Mtg: Fairway Ind Mtg $371,000
Use: 3 Bdrm Colonial, Lot: 23087sf
Prior Sale: $577,000 (09/09)

350 GREENE ST U:206 .... $285,000
B: Thomas Pascarella & Irma Pascarella
S: Lorraine Sabella Tr, Coughlin FT
Book/Page: 13954/254, Date: 08/22/14
Use: 2 Bdrm Condo

42 HEWITT AVE $464,900
B: Jennifer E Rensink
S: William C Canty Tr, M&W Canty RT
Book/Page: 13953/309, Date: 08/22/14
Mtg: Berkshire Bank $371,900
Use: 3 Bdrm Conventional, Lot: 10019sf
Prior Sale: $130,000 (11/92)

148 MAIN ST U:S330 .... $100,000
B: Steven Puopolo Tr, Puopolo FT
S: Laurie M Cutter & Jonathan R Miller
Book/Page: 13953/243, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $86,900 (07/94)

6 MOODY ST $525,000
B: Gavin J Long & Meghan E Long
S: Christy Damour & Michael Damour
Book/Page: 13951/139, Date: 08/20/14
Mtg: Mortgage Master Inc $420,000
Use: 4 Bdrm Colonial, Lot: 13068sf
Prior Sale: $305,000 (02/04)

40 QUAIL RUN RD $618,000
B: James D Salvatore & Shelley A Salvatore
S: Barry L Corman & Louise R Corman
Book/Page: 13952/129, Date: 08/20/14
Mtg: Workers Credit Union $494,400
Use: 5 Bdrm Colonial, Lot: 44867sf

90 REA ST U:90 .... $629,500
B: Michael J Trombly Tr, Trombly RT
S: Judith A Minicucci
Book/Page: 13953/225, Date: 08/22/14
Use: 4 Bdrm Condo
Prior Sale: $629,000 (03/05)

114 ROSEMONT DR $625,000
B: John B Lagasse & Soo K Lagasse
S: Venkata G Meka & Lakshmibhavani Mandava
Book/Page: 13953/46, Date: 08/21/14
Mtg: Cartus Home Loans $500,000
Use: 4 Bdrm Colonial, Lot: 33541sf
Prior Sale: $799,000 (07/05)

38 SAILE WAY $1,850,000
B: Jay A Sheppard & Kristen K Sheppard
S: Marie L Vaudo Tr, Marie L Vaudo RET
Book/Page: 13955/45, Date: 08/22/14
Mtg: Flagstar Bank FSB $785,000
Use: 5 Bdrm Colonial, Lot: 87120sf
Prior Sale: $1,000,000 (12/00)

11 SPRUCE ST $302,000
B: Mark F Rae Tr, MJM RT
S: David J Damico Tr, Damico FT
Book/Page: 13954/20, Date: 08/22/14
Mtg: Northmark Bank $249,000
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $378,000 (08/03)

308-310 SUTTON ST $420,000
B: Jane M Barbagallo & John R Ponte
S: James A Pettine
Book/Page: 13954/4, Date: 08/22/14
Use: 2-Family Decker, Lot: 14810sf

355 WOOD LN $435,000
B: Brian A Jasiak
S: Bernice A Zappala & David Zappala
Book/Page: 13955/146, Date: 08/22/14
Mtg: Guaranteed Rate Inc $413,250
Use: 4 Bdrm Colonial, Lot: 14810sf

Essex Registry

Southern District

John L. O'Brien, Jr., Register
Shetland Park
45 Congress St, Suite 4100
Salem, MA 01970
Telephone: (978) 741-0201
Fax: (978) 744-5865
www.salemdeeds.com

Amesbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	92	97
Median Price	$297,500	$295,000

► **REAL ESTATE SALES**

1 BROWN AVE U:1-37 .... $100,000
B: Frank A Coppola & Stephen P Coppola
S: Elizabeth L Carroll
Book/Page: 33483/175, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $93,900 (02/99)

25 CEDAR ST U:6 .... $228,000
B: Lawrence Davis
S: Sarah Marcoux
Book/Page: 33492/3, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $170,000 (03/06)

117 FRIEND ST U:A $100,000
B: Real Estate To Renovate
S: Nikki S Misenheimer
Book/Page: 33483/42, Date: 08/18/14
Mtg: Lawrence F Roper Jr $100,000
Use: 2 Bdrm Condo
Prior Sale: $130,000 (09/07)

243 MAIN ST $465,000
B: Cumberland Farms Inc
S: Plum Island Invest LLC
Book/Page: 33486/414, Date: 08/19/14
Use: Mixed Use-prim Res & Comm, Lot: 25515sf
Prior Sale: $167,500 (04/97)

3 RIVER CT $240,000
B: Joshua D Jackson
S: Michael R Earls & Elyse Earls
Book/Page: 33494/261, Date: 08/22/14
Mtg: Schaefer MortgageCorp $228,000
Use: 2 Bdrm Old Style, Lot: 5790sf
Prior Sale: $222,500 (10/12)

Beverly

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	198	195
Median Price	$356,250	$375,000

► **REAL ESTATE SALES**

15 BECKFORD ST $315,000
B: Saroeun Chea
S: Brian Morphew
Book/Page: 33490/286, Date: 08/20/14
Mtg: Franklin Amer Mtg $304,486
Use: 2-Family Mlti-unt Blg, Lot: 7939sf

555 HALE ST $1,475,000
B: Dvid J Hanlon & Audrey F Hanlon
S: Caleb Loring 3rd & Bronwyn E Loring
Book/Page: 33492/222, Date: 08/21/14
Mtg: Newburyport Five Cent $1,180,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 129155sf

8 HERSEY AVE $372,000
B: Stella Mavroules & Alexander Mavroules
S: Haoning Fu & Yan Ma
Book/Page: 33488/585, Date: 08/20/14
Mtg: PMAC Lending Svcs $358,980
Use: 2 Bdrm Raised Ranch, Lot: 26474sf
Prior Sale: $384,000 (01/06)

32 JAMES ST $530,000
B: Sirva Relocation Credit
S: Adam Beach & Kathryn Beach
Book/Page: 33495/59, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 10041sf
Prior Sale: $507,000 (05/10)

32 JAMES ST $530,000
B: Stephanie F Sill
S: Sirva Relocation Credit
Book/Page: 33495/62, Date: 08/22/14
Mtg: Natl Grand Bk Marblhd $424,000
Use: 4 Bdrm Colonial, Lot: 10041sf
Prior Sale: $507,000 (05/10)

8 NEW BALCH ST $305,000
B: Gui Y Li & Zhi J Liang
S: Marc A Libeskind & Allison Libeskind
Book/Page: 33482/474, Date: 08/18/14
Mtg: Salem Five Mtg Corp $180,000
Use: 4 Bdrm Cape Cod, Lot: 7826sf
Prior Sale: $272,500 (09/08)

6 NEWBURY ST $407,000
B: Peter Corcoran & Melissa Corcoran
S: Bette B Bell
Book/Page: 33490/450, Date: 08/21/14
Mtg: MountainOne Bk $366,300
Use: 3 Bdrm Colonial, Lot: 5000sf

17 RIVERVIEW ST $460,000
B: Elizabeth Jones
S: Stephanie F Sill
Book/Page: 33493/493, Date: 08/22/14
Use: 3 Bdrm Colonial, Lot: 18060sf
Prior Sale: $227,500 (12/98)

14 ROBINSON RD $349,500
B: Delva Bent & Kenneth M Bent
S: Douglas W Harvey & Jill V Harvey
Book/Page: 33494/500, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 18300sf

► **FORECLOSURE DEEDS**

5 RUSSELL ST $280,000
B: FNMA
S: Marshall G Clanton & James B Nutter&Co
Book/Page: 33495/591, Date: 08/22/14
Use: 4 Bdrm Cape Cod, Lot: 7010sf

Danvers

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	116	115
Median Price	$348,750	$380,000

► **REAL ESTATE SALES**

127 CONANT ST $285,000
B: Sheila Mulcahey
S: Robert G Young Tr, 127 Conant St Danvers RT
Book/Page: 33489/510, Date: 08/20/14
Mtg: First Fed Svgs Boston $270,750
Use: 3 Bdrm Cape Cod, Lot: 14600sf

416 MAPLE ST U:3 .... $228,000
B: Priscilla M Perry
S: Joseph Cabral
Book/Page: 33488/205, Date: 08/20/14
Mtg: Salem Five Mtg Corp $205,200
Use: 2 Bdrm Condo
Prior Sale: $230,000 (10/08)

26 MILL ST U:1 .... $121,587
B: Roberto Pacheco & Angela Suriel
S: Habitat For Hum N Shore
Book/Page: 33493/392, Date: 08/22/14
Mtg: Habitat For Humanity $121,587
Use: Condo

26 MILL ST U:2 .... $121,587
B: Jennifer Klug
S: Habitat For Hum N Shore
Book/Page: 33493/417, Date: 08/22/14
Mtg: Habitat For Humanity $121,587
Use: Condo

33 WATER ST U:11 .... $252,000
B: Patricia A Paradis
S: Barry E Coscia Tr, Jorday RT
Book/Page: 33494/419, Date: 08/22/14
Mtg: Ocwen Fin Svc Inc $100,000
Use: 2 Bdrm Condo
Prior Sale: $131,000 (03/96)

► **FORECLOSURE DEEDS**

285 ANDOVER ST $270,000
B: FNMA
S: Mary Lopresti & James B Nutter&Co
Book/Page: 33495/301, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 22880sf
Prior Sale: $100,000 (04/08)

Essex

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	22	13
Median Price	$329,500	$522,500

► **REAL ESTATE SALES**

12 LOWE HILL RD $870,000
B: Karen F Cooper Tr, Cooper RET
S: Peter R Townsend
Book/Page: 33492/447, Date: 08/21/14
Use: 4 Bdrm Contemporary, Lot: 54886sf
Prior Sale: $660,000 (05/00)

Georgetown

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	57	50
Median Price	$380,000	$398,450

► **REAL ESTATE SALES**

5 BUSSING WAY $539,900
B: Jeremy G Pinkham & Mehan Pinkham
S: Adam R Mossey & Christina Mossey
Book/Page: 33494/278, Date: 08/22/14
Mtg: FBC Mtg LLC $416,900
Use: 3 Bdrm Cape Cod, Lot: 41742sf
Prior Sale: $469,900 (03/09)

4 CRESCENT DR $320,000
B: Kenneth Madill & Candice S Price-Madill
S: Joel G Macdonald
Book/Page: 33491/391, Date: 08/21/14
Mtg: Quicken Loan Inc $304,000
Use: 3 Bdrm Raised Ranch, Lot: 47841sf

30 E MAIN ST U:10 .... $119,000
B: Russell C Moyer Jr & Virginia L Moyer
S: Kevin D Sanborn & Penelope K Sanborn
Book/Page: 33495/611, Date: 08/22/14
Mtg: Regency Mortgage $113,050
Use: 1 Bdrm Condo
Prior Sale: $155,000 (09/04)

34 E MAIN ST $190,000
B: Alan P Aulson Sr & Maureen Aulson
S: Joyce E Hill
Book/Page: 33490/589, Date: 08/21/14
Mtg: Chuck Leblanc $200,000
Use: Mixed Use-prim Res & Comm, Lot: 18731sf

15 MOHAWK CIR $328,000
B: Daniel Herda & Danelle Presti
S: Jeremy G Pinkham & Megan Pinkham
Book/Page: 33494/63, Date: 08/22/14
Mtg: FBC Mtg LLC $246,000
Use: 3 Bdrm Cape Cod, Lot: 6760sf
Prior Sale: $318,000 (11/04)

12 WARREN ST $290,000
B: Peter A Cerbone
S: William S Schappert
Book/Page: 33495/35, Date: 08/22/14
Mtg: Residential Mtg Svcs $270,000
Use: 3 Bdrm Conventional, Lot: 21780sf
Prior Sale: $280,000 (02/13)

56 WEST ST $255,000
B: David J Henry & Lynne Henry
S: Sally A Henry
Book/Page: 33490/306, Date: 08/20/14
Mtg: Mortgage Research Ctr $260,482
Use: 3 Bdrm Raised Ranch, Lot: 40436sf

Gloucester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	96	86
Median Price	$311,000	$363,000

► **REAL ESTATE SALES**

6 BECKER LN $125,000
B: Michael G Hayes
S: Frances L Becker
Book/Page: 33491/229, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 10000sf

25 MILLETT ST $335,000
B: Russell J Todd
S: Vincent J Gaudenzi & Keith F Gaudenzi
Book/Page: 33494/390, Date: 08/22/14
Mtg: Mortgage Networks Inc $323,023
Use: 2-Family Two Family, Lot: 6460sf
Prior Sale: $319,000 (09/05)

6 NIKOLANE WAY $410,000
B: Gene P Guselli & Nancy M Guselli
S: Jon R Morse & Carol Morse
Book/Page: 33491/415, Date: 08/21/14
Mtg: Mortgage Networks Inc $328,000
Use: 3 Bdrm Colonial, Lot: 10000sf

9 VILLAGE RD $379,900
B: Arthur E Orr & Alice M Orr
S: Karen B Ohara
Book/Page: 33488/377, Date: 08/20/14
Mtg: Wells Fargo Bank $303,920
Use: 4 Bdrm Raised Ranch, Lot: 10278sf

84 WASHINGTON ST $170,000
B: Ocean City Dev LLC
S: Samuel P Calomo & Susan E Calomo
Book/Page: 33486/125, Date: 08/19/14
Mtg: Georgetown Savings Bk $196,000
Use: 2-Family Two Family, Lot: 1950sf

1 WEBSTER ST $800,000
B: William J Goodwin Tr, 1 Webster Street RT
S: Thomas L Spittle Tr, R&T RT
Book/Page: 33484/141, Date: 08/18/14
Mtg: Cape Ann Svgs Bk $600,000
Use: Apartment Bldg - 9 + Units, Lot: 6747sf

► **FORECLOSURE DEEDS**

17 CLEVELAND PL U:30 .... $98,400
B: Nationstar Mortgage LLC
S: Michael S Lovasco & Nationstar Mortgage LLC
Book/Page: 33485/211, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $125,000 (10/09)

Groveland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	34
Median Price	$340,000	$344,250

► **REAL ESTATE SALES**

3 AMBER WAY $572,500
B: Dennis K Norman & Carol G Taylor
S: Christopher Costantino & Tracey Costantino
Book/Page: 33493/464, Date: 08/22/14
Mtg: TD Bank NA $300,000
Use: 4 Bdrm Colonial, Lot: 53143sf
Prior Sale: $639,000 (10/07)

17 GARDNER ST $373,500
B: Michael R Earls & Elyse Earls
S: Derek J Reed & Karen M Reed
Book/Page: 33495/248, Date: 08/22/14
Mtg: Quicken Loan Inc $354,800
Use: 3 Bdrm Colonial, Lot: 17132sf
Prior Sale: $229,900 (08/98)

251 SCHOOL ST $309,900
B: Kyle T Kimball
S: Marie T Blaisdell
Book/Page: 33494/148, Date: 08/22/14
Mtg: Mortgage Fncl SvcsInc $294,900
Use: 3 Bdrm Ranch, Lot: 17155sf

► **FORECLOSURE DEEDS**

740 SALEM ST $230,000
B: Property Acquisition Grp
S: Coming Home Inc & Georgetown Bank
Book/Page: 33486/358, Date: 08/19/14
Use: Mixed Use-prim Res & Comm, Lot: 27754sf
Prior Sale: $300,000 (11/08)

Hamilton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	57	45
Median Price	$440,000	$478,800

► **REAL ESTATE SALES**

35 MAPLE ST $450,000
B: Martha Rowe & Natonio Martinez
S: Kevin C Roy & Jessica Naugler
Book/Page: 33494/470, Date: 08/22/14
Mtg: Salem Five Mtg Corp $441,849
Use: 3 Bdrm Cape Cod, Lot: 9300sf
Prior Sale: $399,900 (04/06)

4 PARTRIDGEBERRY LN $670,000
B: Douglas H Arvanites & Angela W Arvanites
S: Kenneth H Premo Jr & Sandra A Premo
Book/Page: 33491/131, Date: 08/21/14
Mtg: Mortgage Master Inc $370,000
Use: 4 Bdrm Contemporary, Lot: 210830sf

300 WILLOW ST U:7 .... $504,900
B: Thomas A Stengel & Alice C Stengel
S: John Hauck & Merry F Cushing
Book/Page: 33482/105, Date: 08/18/14
Mtg: Wells Fargo Bank $378,675
Use: 3 Bdrm Condo

Haverhill

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	192	185
Median Price	$254,000	$263,000

► **REAL ESTATE SALES**

30-32 ARCH ST $165,000
B: Brian F Smith & Lynne M Smith
S: Kenneth A Sweeney & Cheryl A Sweeney
Book/Page: 33496/30, Date: 08/22/14
Mtg: PMAC Lending Svcs $100,000
Use: 2-Family Mlti-unt Blg, Lot: 6100sf

BRADFIELDS DR $160,000
B: Phil Rice
S: Bradford Circle LLC
Book/Page: 33492/245, Date: 08/21/14
Use: Residential Developable Land, Lot: 278784sf

50 BUTTONWOODS AVE U:202 .... $118,000
B: Joel P Dinan
S: Peter A Sheehan
Book/Page: 33483/12, Date: 08/18/14
Mtg: Pentucket Bank $82,600
Use: 2 Bdrm Condo
Prior Sale: $110,000 (05/10)

175 CONCORD ST $180,000
B: William O Frieswick Tr, New Steel RT
S: Timothy J Schiavoni Tr, Robert Blair Masera T
Book/Page: 33495/13, Date: 08/22/14
Use: 2 Bdrm Ranch, Lot: 12174sf

ESSEX REGISTRY
continued

309 FARRWOOD DR U:309 .... $259,000
B: Charles G Lietz
S: Donna M Angell
Book/Page: 33481/344, Date: 08/18/14
Mtg: Santander Bank NA $194,250
Use: 3 Bdrm Condo
Prior Sale: $289,900 (12/05)

49 GREENVILLE ST $69,300
B: John W Davidowicz Tr, Davland RT
S: MHI LLC
Book/Page: 33488/582, Date: 08/20/14
Use: Accessory Land Improved, Lot: 8288sf
Prior Sale: $90,000 (08/11)

61 L ST $100,000
B: 61 L Street Property LLC
S: Michael Deluca
Book/Page: 33489/9, Date: 08/20/14
Mtg: Pamela Franciosa $250,000
Use: Residential Developable Land, Lot: 7500sf

99 MERCURY TER U:99 .... $145,000
B: Robin Desmet
S: Stuart R Macdonald
Book/Page: 33482/387, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $250,000 (09/03)

14 PARSONAGE HILL RD $225,000
B: Diesel Realty LLC
S: Stephen Suech
Book/Page: 33493/523, Date: 08/22/14
Mtg: Brich Hollow LLC $305,000
Use: 3 Bdrm Colonial, Lot: 52272sf
Prior Sale: $417,500 (09/06)

138 S CROSS RD $410,000
B: Joseph Vitale Jr & Stacey Vitale
S: Amanda R Hammond & Robert L Hammoud 3rd
Book/Page: 33482/188, Date: 08/18/14
Mtg: Santander Bank NA $328,000
Use: 3 Bdrm Colonial, Lot: 88427sf
Prior Sale: $369,400 (02/09)

160 SALEM ST U:204 .... $191,000
B: Samuel G Rollins
S: Frederick Scheer
Book/Page: 33484/47, Date: 08/18/14
Mtg: Leader Bank NA $191,000
Use: 2 Bdrm Condo
Prior Sale: $220,000 (08/03)

25 WOODS AVE $126,000
B: Louis Fossarelli
S: Zins Arnold G Est & Deborah E Henegan
Book/Page: 33488/48, Date: 08/20/14
Use: 3 Bdrm Old Style, Lot: 10960sf

► FORECLOSURE DEEDS

39 FRANKLIN ST $150,000
B: US Bank NA Tr
S: Robert Fuller & US Bank NA Tr
Book/Page: 33491/276, Date: 08/21/14
Use: 3 Bdrm Old Style, Lot: 3346sf
Prior Sale: $214,000 (05/06)

30 S GROVE ST $96,000
B: Med Properties LLC
S: Marilyn E Jenkins & Onewest Bank NA
Book/Page: 33490/335, Date: 08/20/14
Mtg: Rodman Financial Corp $95,000
Use: 2 Bdrm Bngl/cottage, Lot: 4920sf

Ipswich

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	81	62
Median Price	$402,900	$405,000

► REAL ESTATE SALES

14 APPLEWOOD DR $335,000
B: Robert C Vonderesch & Alyson J Vonderesch
S: Susan E Neal Tr, Waitt RT
Book/Page: 33485/513, Date: 08/19/14
Mtg: Prospect Mortgage LLC $301,500
Use: 2 Bdrm Ranch, Lot: 18200sf

51 COUNTRY CLUB WAY $699,900
B: Kenneth M Homsey & Linda N Homsey
S: George E Lynch & Linda S Lunch
Book/Page: 33485/90, Date: 08/19/14
Mtg: MSA Mortgage LLC $200,000
Use: 3 Bdrm Contemporary, Lot: 23861sf
Prior Sale: $610,000 (12/03)

205 HIGH ST $254,000
B: Barry Eaton & Keri Eaton
S: Elizabeth M Shoreman
Book/Page: 33492/87, Date: 08/21/14
Mtg: East Boston Svgs Bk $246,380
Use: 3 Bdrm Old Style, Lot: 27205sf

24 KIMBALL AVE $431,500
B: Christopher Halmos & Sara Haserlat
S: Timothy M Henry & Deborah S Henry
Book/Page: 33493/565, Date: 08/22/14
Mtg: TD Bank NA $388,350
Use: 3 Bdrm Cape Cod, Lot: 10000sf

41 KIMBALL AVE $248,000
B: Keith F Gaudenzi & Christen N Spacer
S: Sandra Whiteman
Book/Page: 33495/527, Date: 08/22/14
Mtg: Salem Five Mtg Corp $223,200
Use: 2 Bdrm Ranch, Lot: 9580sf

302 LILAC MEADOWS WAY U:302 .... $228,000
B: Bradford Hammond & Gwendolyn Wheeler
S: Roger Drost & Debirah Drost
Book/Page: 33495/447, Date: 08/22/14
Mtg: Santander Bank NA $216,600
Use: 3 Bdrm Condo
Prior Sale: $230,000 (04/09)

38 TOWN FARM RD $574,000
B: Andrew Fotsch & Hillary Roselund
S: Philip F Ward 3rd
Book/Page: 33492/253, Date: 08/21/14
Mtg: Liberty Home Equity $727,500
Type: Adj
Use: 3 Bdrm Colonial, Lot: 73616sf
Prior Sale: $479,000 (05/01)

17 PARADISE RD $275,000
B: Timothy D Gilford & Donna J Gilford
S: Kenneth E Gilford Ad, Adm for Gilford Kenneth L Est
Book/Page: 33495/565, Date: 08/22/14
Mtg: Guaranteed Rate Inc $220,000
Use: 4 Bdrm Conventional, Lot: 37330sf

15 SUMMER ST $500,000
B: Stephen E Salomon & Shalna C Overocker
S: Tanya B Rosenbaum & Petra L Farias
Book/Page: 33487/632, Date: 08/20/14
Mtg: Cambridge Mtg Grp $475,000
Use: 4 Bdrm Antique, Lot: 7650sf
Prior Sale: $455,000 (08/12)

52 WASHINGTON ST $305,000
B: Michael J Rygiel & Meaghan A Rygiel
S: Michael D Rygiel Tr, Michael D Rygiel T
Book/Page: 33489/445, Date: 08/20/14
Mtg: Michael D Rygiel $305,000
Use: 3 Bdrm Cape Cod, Lot: 9050sf

Lynn

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	229	262
Median Price	$218,000	$235,000

► REAL ESTATE SALES

161 ALLEN AVE $380,000
B: Luis M Capriles & Dilcia Objio
S: High View Group LLC
Book/Page: 33489/270, Date: 08/20/14
Mtg: Guaranteed Rate Inc $367,317
Use: 2-Family Two Family, Lot: 9585sf
Prior Sale: $210,000 (03/14)

15 CONOMO AVE $270,000
B: Timothy Moschopoulos
S: Anastasios Moschopoulos & Carol Moschopoulos
Book/Page: 33485/579, Date: 08/19/14
Mtg: Eastern Bank $85,000
Use: 3 Bdrm Colonial, Lot: 5005sf

510 EASTERN AVE $336,000
B: Concepcion L Bogantes
S: JAM Properties LLC
Book/Page: 33484/24, Date: 08/18/14
Mtg: Rockland Tr Co $319,200
Use: 3-Family Mlti-unt Blg, Lot: 4972sf
Prior Sale: $250,000 (06/08)

30 ELLSWORTH TER $225,000
B: Capital Recovery Inc
S: Obrien Thomas R Est & Kathy D Woods
Book/Page: 33490/265, Date: 08/20/14
Use: 2 Bdrm Cape Cod, Lot: 10874sf

28 EUTAW AVE $230,000
B: Brian C Sandler & David A Sandler
S: Philip E Eleftherakis & Dawn M Eleftherakis
Book/Page: 33492/408, Date: 08/21/14
Mtg: Metro Credit Union $225,834
Use: 3 Bdrm Old Style, Lot: 5000sf
Prior Sale: $159,000 (12/00)

22 GAGE ST $475,000
B: Brahim Henniche & Susan M Farmer
S: Eric B Ward
Book/Page: 33484/426, Date: 08/19/14
Use: 5 Bdrm Colonial, Lot: 9890sf
Prior Sale: $360,000 (02/10)

16 GRAVES AVE $210,000
B: Khoa Ho
S: Kathleen A Clarke
Book/Page: 33487/341, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 3500sf

44 JENNESS ST $300,000
B: Susan E Burke
S: Burke Joseph E Est & Suzanne Burke
Book/Page: 33487/438, Date: 08/20/14
Mtg: Mortgage Research Ctr $300,000
Use: 2-Family Two Family, Lot: 6661sf

9 JUDGE RD $340,000
B: Sean Dillon
S: Ewe Properties Inc
Book/Page: 33492/302, Date: 08/21/14
Mtg: Salem Five Mtg Corp $323,000
Use: 3 Bdrm Cape Cod, Lot: 10515sf
Prior Sale: $225,000 (01/14)

95 NAHANT ST U:8 .... $124,000
B: Alexander Selector
S: Jason Tanzer Tr, Beatrice Tanzer T
Book/Page: 33493/251, Date: 08/22/14
Use: 2 Bdrm Condo, Lot: 30137sf
Prior Sale: $57,000 (07/97)

27 WARWICK ST $299,000
B: Kevin Ankiewicz
S: Shirley A Jackson
Book/Page: 33487/502, Date: 08/20/14
Mtg: PMAC Lending Svcs $239,200
Use: 3 Bdrm Colonial, Lot: 8748sf

29 WESTERN AVE $256,000
B: Mustapha Jarraf
S: David Gordon
Book/Page: 33494/589, Date: 08/22/14
Mtg: Sage Bank $230,400
Use: 3 Bdrm Colonial, Lot: 5847sf
Prior Sale: $205,000 (12/08)

► FORECLOSURE DEEDS

20 MOULTON ST $117,000
B: Mass Bay CU
S: Victor Nicholas & Mass Bay CU
Book/Page: 33487/145, Date: 08/19/14
Use: 3 Bdrm Old Style, Lot: 1716sf
Prior Sale: $113,000 (07/00)

Lynnfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	72	76
Median Price	$489,950	$526,750

► REAL ESTATE SALES

23 ALEXANDRA RD $658,000
B: Maria S Gawryl & Janine Gawryl
S: Patricia A Currie
Book/Page: 33492/569, Date: 08/21/14
Mtg: RBS Citizens NA $493,500
Use: 4 Bdrm Contemporary, Lot: 47860sf

1 ASHDALE RD $522,000
B: William Mandell
S: Ocean City Development
Book/Page: 33492/343, Date: 08/21/14
Mtg: Salem Five Mtg Corp $417,000
Use: 3 Bdrm Ranch, Lot: 40992sf
Prior Sale: $300,000 (08/13)

320 ESSEX ST $539,300
B: Jin H Lee & Junwood Lim
S: Amy B Council
Book/Page: 33494/345, Date: 08/22/14
Mtg: Citibank Na $431,440
Use: 4 Bdrm Raised Ranch, Lot: 33640sf
Prior Sale: $285,000 (05/98)

1 PARSONS AVE $434,000
B: Kevin B Keyes
S: Marybeth Zona
Book/Page: 33495/638, Date: 08/22/14
Mtg: Bank of America NA $426,139
Use: 3 Bdrm Old Style, Lot: 10958sf
Prior Sale: $170,000 (06/97)

8 RAMSDELL WAY $1,150,000
B: John E Pace Jr & Erin L Pace
S: Rybo Inc
Book/Page: 33483/202, Date: 08/18/14
Mtg: St Jeans Credit Union $720,000
Type: Adj
Use: Residential Developable Land, Lot: 36151sf
Prior Sale: $360,000 (09/13)

98 SUMMER ST $450,000
B: Brandon J Goyette
S: Robert Ciampi
Book/Page: 33484/420, Date: 08/19/14
Use: 1-Family, Lot: 16963sf
Prior Sale: $450,000 (08/14)

Manchester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	34	34
Median Price	$662,500	$636,000

► REAL ESTATE SALES

16 HARBOR ST $794,000
B: Philio W Cushing
S: 16 Harbor Street LLC
Book/Page: 33492/319, Date: 08/21/14
Mtg: Boston Private Bank $500,000
Use: 3 Bdrm Colonial, Lot: 27197sf
Prior Sale: $605,000 (11/06)

128 OLD ESSEX RD $630,000
B: Miriam Z Bradford & Davis T Bradford
S: Beth A Burgess
Book/Page: 33483/341, Date: 08/18/14
Mtg: PMAC Lending Svcs $504,000
Use: 4 Bdrm Contemporary, Lot: 15217sf

Marblehead

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	152	117
Median Price	$525,750	$568,000

► REAL ESTATE SALES

4 CAPTAINS WALK LN $1,300,000
B: Sean Killeen & Caron Killeen
S: David K Donovan Jr & Deborah E Donovan
Book/Page: 33494/607, Date: 08/22/14
Mtg: Morgan Stanley $650,000
Use: 4 Bdrm Colonial, Lot: 16604sf
Prior Sale: $30,000 (12/06)

14 CURTIS ST $485,100
B: Kevin Cunniff & Christina Cunniff
S: Babo D Edwards
Book/Page: 33483/242, Date: 08/18/14
Mtg: USAA Federal SB $495,529
Use: 3 Bdrm Colonial, Lot: 4250sf
Prior Sale: $304,500 (03/00)

30 LEE ST $1,395,000
B: Brian J Osullivan & Marina K Osullivan
S: Sandford D Smith & Ellan C Smith
Book/Page: 33495/379, Date: 08/22/14
Mtg: William Raveis Mtg Co $750,000
Use: 4 Bdrm Antique, Lot: 4115sf
Prior Sale: $1,300,000 (09/03)

22 LORRAINE TER $565,000
B: Steven T London
S: Gaetano Montalbano & Christina Montalbano
Book/Page: 33495/657, Date: 08/22/14
Mtg: Eastern Bank $300,000
Use: 4 Bdrm Colonial, Lot: 7000sf
Prior Sale: $480,000 (05/04)

12 PEQUOT RD $1,190,000
B: Douglas G Sabin & Nicola F Sabin
S: Philip C Wysor Tr, Stephenson FT
Book/Page: 33489/574, Date: 08/20/14
Mtg: Mortgage Networks Inc $500,000
Use: 5 Bdrm Contemporary, Lot: 18379sf

42 PICKWICK RD $617,500
B: Victor A Cruz & Jennifer M Allison
S: Craig A Herman & Debra A Herman
Book/Page: 33486/439, Date: 08/19/14
Mtg: Residential Mtg Svcs $470,350
Use: 3 Bdrm Colonial, Lot: 10100sf
Prior Sale: $517,000 (09/09)

94 ROCKAWAY AVE U:1 .... $380,000
B: Michelle Terry
S: Shelley A Stahl
Book/Page: 33490/237, Date: 08/20/14
Mtg: Bank of America NA $230,000
Use: 4 Bdrm Condo
Prior Sale: $372,500 (03/04)

12 SANDIE LN $780,000
B: Christian W Lehmann & Birgit Lehmann
S: Sean T Killeen & Caron J Kileen
Book/Page: 33493/596, Date: 08/22/14
Mtg: Hunter Douglas Inc $350,000
Use: 3 Bdrm Contemporary, Lot: 10000sf
Prior Sale: $879,000 (10/04)

60 TEDESCO ST $405,000
B: Kox LLC
S: Barbara R Tudal Tr, Tudal RET
Book/Page: 33483/268, Date: 08/18/14
Mtg: Enterprise Bk & Tr Co $1,140,550
Use: 3 Bdrm Old Style, Lot: 33379sf

39 VILLAGE ST $475,000
B: Roy K Mccauley & Shelagh E Mccauley
S: Robin A Ronchi
Book/Page: 33485/121, Date: 08/19/14
Use: 2 Bdrm Old Style, Lot: 9398sf
Prior Sale: $420,000 (07/01)

278 WASHINGTON ST $527,500
B: Bradford D Fuller & Heather K Heuvel
S: Christopher Wenzel & Melissa Rokes
Book/Page: 33492/364, Date: 08/21/14
Mtg: Jaren VanDenHeuvel $427,500
Use: 3 Bdrm Old Style, Lot: 3696sf
Prior Sale: $457,000 (07/11)

Merrimac

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	31	38
Median Price	$323,000	$333,500

► REAL ESTATE SALES

17 MIDDLE RD $522,000
B: Martin C Lightcap
S: John P Salter Tr, 17 Middle Road RT
Book/Page: 33488/291, Date: 08/20/14
Mtg: Provident Bank $348,000
Use: 4 Bdrm Split Level, Lot: 91345sf

Middleton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	35	43
Median Price	$425,000	$639,000

► REAL ESTATE SALES

E MEADOW LN L:13 .... $425,000
B: Z S Kantorosinski & Edward Kantorosinski
S: East Meadow LLC
Book/Page: 33493/90, Date: 08/22/14

108 FOREST ST $698,500
B: F J Villarreal-Saucedo & Myrna E Reyes-Villarreal
S: S&K Homes LLC
Book/Page: 33492/454, Date: 08/21/14
Mtg: Pacific Union Fincl $558,800

148 FOREST ST $148,888
B: James H Currier 2nd
S: Ronald E Wronski
Book/Page: 33490/395, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 3920sf

32 FULLER POND RD U:32 .... $400,000
B: David J Lanfranchi & Paula M Lanfranchi
S: Melba R Carlson
Book/Page: 33486/172, Date: 08/19/14
Mtg: Mortgage Master Inc $360,000
Use: 2 Bdrm Condo
Prior Sale: $482,000 (06/06)

44 FULLER POND RD U:44 .... $382,000
B: Nancy A Hereijgers Tr, Nancy A Hereijgers RET
S: Paul A Wentzell & Jean H Wentzell
Book/Page: 33489/278, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $460,000 (06/05)

Nahant

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	11	10
Median Price	$435,575	$475,000

► REAL ESTATE SALES

118 CASTLE RD $408,000
B: Diane S Popp
S: Santosuosso Alfred N Est & Alfred Santosuosso
Book/Page: 33493/498, Date: 08/22/14
Mtg: Natl Grand Bk Marblhd $178,000
Use: 5 Bdrm Old Style, Lot: 6400sf

Newbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	40	44
Median Price	$410,000	$470,000

► REAL ESTATE SALES

7 BROCK AVE $299,000
B: Karen Lynch
S: Kayak Inn Properties LLC
Book/Page: 33492/9, Date: 08/21/14
Use: 2 Bdrm Camp/cabin, Lot: 4780sf
Prior Sale: $320,000 (01/13)

23 DARTMOUTH WAY $325,000
B: Suzanne Moran & Sean Moran
S: Aldridge Mary T Est & William Aldridge
Book/Page: 33491/72, Date: 08/21/14
Mtg: RBS Citizens NA $269,700
Use: 3 Bdrm Camp/cabin, Lot: 6003sf

231 MIDDLE RD $475,000
B: Matthew M Murphy & Susan M Perkins
S: David B Newbert & Lillian M Newbert
Book/Page: 33484/80, Date: 08/18/14
Mtg: Ocwen Fin Svc Inc $417,000
Use: 2-Family Conventional, Lot: 219107sf
Prior Sale: $458,000 (10/00)

73 SOUTH ST $369,000
B: Scott A Callaway & Karen W Callaway
S: Jeremiah T Lewis & Christine M Lewis
Book/Page: 33486/20, Date: 08/19/14
Mtg: Beverly Bank $295,200
Use: 3 Bdrm Conventional, Lot: 41398sf
Prior Sale: $345,000 (06/08)

Newburyport

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	109	119
Median Price	$490,000	$475,000

► REAL ESTATE SALES

14 BASIN ST $865,000
B: Margaret H Stjohn Tr, Margaret H Stjohn RET
S: Robert J Zapolski & Judith C Zapolski
Book/Page: 33486/479, Date: 08/19/14
Use: 3 Bdrm Conventional, Lot: 6123sf
Prior Sale: $625,000 (08/02)

14 DOROTHY E LUCEY DR $685,000
B: Daniel Dau & Margaret M Moore
S: Brian F Moore & Margaret M Moore
Book/Page: 33489/317, Date: 08/20/14
Mtg: RBS Citizens NA $616,500
Use: 4 Bdrm Colonial, Lot: 12415sf
Prior Sale: $679,900 (07/13)

335 HIGH ST $405,000
B: Mary L Retelle
S: Simon Preston & Nadine Prescon
Book/Page: 33492/32, Date: 08/21/14
Mtg: Saugusbank $324,000
Use: 2 Bdrm Ranch, Lot: 6750sf
Prior Sale: $325,000 (05/12)

HOWARD ST $650,000
B: Howard Butler LLC
S: Valerie C Faxon
Book/Page: 33490/69, Date: 08/20/14
Mtg: Atlas Funding LLC $495,000
Use: Residential Developable Land, Lot: 10690sf

31 LONGFELLOW DR $378,500
B: Scott J Wolkovich & Ann M Wolkovich
S: David P Greely & Linda L Greely
Book/Page: 33492/519, Date: 08/21/14
Mtg: Merrimack Mtg Co $333,500
Use: 3 Bdrm Ranch, Lot: 10034sf

4 PARK ST U:1 .... $210,000
B: Frank H Reynolds
S: Barbara M Maselunas
Book/Page: 33492/274, Date: 08/21/14
Mtg: Inst Svgs Newburyport $168,000
Use: 1 Bdrm Condo
Prior Sale: $192,000 (07/06)

4 PARK ST U:6 .... $339,900
B: Vincent P Deangelo
S: Mia Shea
Book/Page: 33490/601, Date: 08/21/14
Mtg: Bank of America NA $271,920
Use: 2 Bdrm Condo
Prior Sale: $80,900 (05/96)

24 VIRGINIA LN $620,000
B: Scott M Greider & Diana H Geider
S: John M Kelleher & Renee S Kelleher
Book/Page: 33496/66, Date: 08/22/14
Mtg: Granite State Mtg Cor $389,812
Use: 4 Bdrm Colonial, Lot: 13557sf
Prior Sale: $335,000 (06/99)

Peabody

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	186	191
Median Price	$318,750	$340,000

► REAL ESTATE SALES

10 1ST AVE $1,100,000
B: First Brazilian Baptist
S: Richard H Ayer Tr, Creative RT
Book/Page: 33492/478, Date: 08/21/14
Use: Office Bldg-general, Lot: 74052sf

10 BLUEBERRY WAY U:10 .... $291,000
B: James A Comeau
S: Karen M Beatrice
Book/Page: 33490/173, Date: 08/20/14
Mtg: Leader Bank NA $218,250
Use: 2 Bdrm Condo
Prior Sale: $320,000 (05/03)

7 CEDAR GROVE AVE $290,000
B: Jonathan E Cahill & Abigail M Wirtz
S: Jeanette L Simmons
Book/Page: 33491/543, Date: 08/21/14
Mtg: Mortgage Networks Inc $275,500
Use: 3 Bdrm Cape Cod, Lot: 9936sf

39 COLONIAL RD $160,000
B: John F Renaud 3rd & Judith R Hereinafter
S: Judith Renaud & Leonard J Ortins
Book/Page: 33491/348, Date: 08/21/14
Mtg: Leonard J Ortins $160,000
Use: 3 Bdrm Cape Cod, Lot: 10507sf

6 CRANE AVE $445,000
B: Philip R Lohnes & Jaclyn A Lohnes
S: James E Mccormick & Diane E Mccormick
Book/Page: 33489/288, Date: 08/20/14
Mtg: Santander Bank NA $355,000
Use: 5 Bdrm Split Entry, Lot: 20338sf

9 ELIZABETH LN $379,000
B: Jenna M Marinello & Louis F Marinello
S: Scot Leonard
Book/Page: 33493/121, Date: 08/22/14
Mtg: Mortgage Fncl SvcsInc $360,050
Use: 3 Bdrm Ranch, Lot: 17158sf

33 ELM ST $290,000
B: Manuel Bettencourt
S: William J Monte Jr
Book/Page: 33493/175, Date: 08/22/14
Mtg: Winter Hill Fed SB $217,500
Use: 2 Bdrm Split Entry, Lot: 4622sf

111 FOSTER ST U:203 .... $128,000
B: Mohamed Badaoui & Kaoutar Benchater
S: Amy L Kolodziej
Book/Page: 33486/344, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $178,900 (04/04)

92 FRANKLIN ST $285,000
B: Murana Paul
S: Julie M Louf
Book/Page: 33484/183, Date: 08/18/14
Mtg: Quicken Loan Inc $279,837
Use: 3 Bdrm Old Style, Lot: 6578sf
Prior Sale: $300,000 (11/05)

39 HARRISON AVE $394,000
B: Nina M Taggart
S: Joseph A Stanganelli & Barbara A Stanganelli
Book/Page: 33481/506, Date: 08/18/14
Use: 3 Bdrm Split Entry, Lot: 15947sf
Prior Sale: $394,000 (04/14)

65 HARRISON AVE $340,000
B: Alfredo Lopez
S: Barrasso Louise Est & Carol Lopez
Book/Page: 33483/582, Date: 08/18/14
Mtg: TD Bank NA $329,700
Use: 4 Bdrm Split Entry, Lot: 15220sf

5 LEDGEWOOD WAY U:12 .... $242,000
B: Douglas A Stone Tr, 86 Bennett Street RT
S: Patricia M Orourke Tr, Wedge FT
Book/Page: 33495/112, Date: 08/22/14
Mtg: East Boston Svgs Bk $1,387,000
Use: 2 Bdrm Condo
Prior Sale: $228,000 (12/09)

65 LYNN ST U:65 .... $238,500
B: Matthew D Fogarty & Nichole M Fogarty
S: Melissa Varrecchia
Book/Page: 33488/400, Date: 08/20/14
Mtg: PMAC Lending Svcs $226,575
Use: 3 Bdrm Condo
Prior Sale: $247,500 (06/07)

262 LYNNFIELD ST $306,000
B: Shawn Doherty & Nancy J Doherty
S: Sheila M Burke Tr, KPB RT
Book/Page: 33495/350, Date: 08/22/14
Mtg: Eastern Bank $296,800
Use: 2 Bdrm Old Style, Lot: 18199sf

12 NEWCASTLE RD $365,000
B: Jarred L Haas & Jacklyn S Haas
S: Todd Oneil & Erin C Picard
Book/Page: 33482/501, Date: 08/18/14
Mtg: Patriot Community Bk $346,750
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $325,000 (11/11)

20-R PERKINS ST U:20R $270,000
B: Christopher Shambos & Jenna K Rizzo
S: Andrew J Constantinou & Rita M Constantinou
Book/Page: 33493/61, Date: 08/21/14
Mtg: Guaranteed Rate Inc $256,500
Type: Adj
Use: 2 Bdrm Condo, Lot: 8276sf
Prior Sale: $235,000 (10/04)

64 SUMMIT ST $280,000
B: Susan V Mucheru & John K Gitau
S: Mary V Brown
Book/Page: 33488/93, Date: 08/20/14
Mtg: PMAC Lending Svcs $271,600
Use: 2 Bdrm Cape Cod, Lot: 6499sf

8 WALNUT ST U:116 .... $207,500
B: Bledar Sheraj
S: Andrew V Curda
Book/Page: 33491/496, Date: 08/21/14
Mtg: NE Moves Mortgage Co $170,000
Use: 2 Bdrm Condo
Prior Sale: $258,400 (01/07)

► FORECLOSURE DEEDS

64 FOSTER ST $108,475
B: Bank New York Mellon Tr
S: Michelle R Mulley & Cwans Inc
Book/Page: 33484/263, Date: 08/19/14

231 LYNNFIELD ST $285,517
B: FHLM
S: Richard Kauppinen & First Horizon Home Loans
Book/Page: 33489/466, Date: 08/20/14
Use: 3 Bdrm Gambrel, Lot: 35558sf
Prior Sale: $285,517 (04/14)

Rockport

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	35
Median Price	$450,000	$410,000

► REAL ESTATE SALES

281-R GRANITE ST U:1 .... $399,900
B: Jo A Millen
S: John A Frontiero & Donna A Frontiero
Book/Page: 33493/590, Date: 08/22/14
Use: 3 Bdrm Condo
Prior Sale: $330,000 (01/08)

12 HIGH ST U:B $220,000
B: Deborah S Wright & Marylou M Davis
S: Ann Elyachar
Book/Page: 33485/429, Date: 08/19/14
Use: 1 Bdrm Condo
Prior Sale: $147,000 (12/00)

9 JERDENS LN $420,000
B: John A Frontiero & Donna A Frontiero
S: Robert M Day
Book/Page: 33495/503, Date: 08/22/14
Mtg: Cape Ann Svgs Bk $336,000
Use: 3 Bdrm Ranch, Lot: 8750sf
Prior Sale: $415,000 (09/13)

123-A-D MAIN ST $575,000
B: Nicholas Holland & Deborah C Holland
S: Glevum Property Holdings
Book/Page: 33492/564, Date: 08/21/14
Use: Apartment Bldg - 4-8 Units, Lot: 5585sf
Prior Sale: $475,000 (05/12)

Rowley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	38	27
Median Price	$391,450	$435,000

► REAL ESTATE SALES

37 BENNETT HILL RD $475,000
B: Alexander R Doyle & Estelle L Pinkhasik
S: Jill P Card
Book/Page: 33494/86, Date: 08/22/14
Mtg: Inst Svgs Newburyport $380,000
Use: 5 Bdrm Cape Cod, Lot: 52197sf
Prior Sale: $420,000 (08/10)

90 MAIN ST $315,000
B: Scott Yaffe & Laurel Charette
S: Lee Harriott
Book/Page: 33493/1, Date: 08/21/14
Mtg: Guaranteed Rate Inc $270,400
Use: 4 Bdrm Colonial, Lot: 17424sf

350 MAIN ST $352,000
B: Justin Brennan & Jennifer Brennan
S: Michael Tullercash
Book/Page: 33495/428, Date: 08/22/14
Mtg: Mortgage Networks Inc $334,400
Use: 4 Bdrm Gambrel, Lot: 21780sf
Prior Sale: $315,000 (05/09)

43 ROWLEY COUNTRY CLUB RD U:15 ... $569,900
B: Philip R Mcnulty & Denise H Mcnulty
S: Residences At Carriage Pn
Book/Page: 33493/96, Date: 08/22/14
Mtg: Reading Cp Bk $325,000
Use: Condo

Salem

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	126	84
Median Price	$295,000	$318,500

► REAL ESTATE SALES

22 AMANDA WAY $504,900
B: Patrick M Hill & Sarah R Hill
S: Paul Doboase Tr, Osborne Hills RT
Book/Page: 33492/59, Date: 08/21/14
Mtg: Wells Fargo Bank $454,410
Use: Residential Developable Land, Lot: 9674sf

27 BECKET ST $350,000
B: Whitney K Wiggin
S: Jean Teneriello
Book/Page: 33494/509, Date: 08/22/14
Mtg: Natl Grand Bk Marblhd $280,000
Use: 3 Bdrm Old Style, Lot: 2399sf
Prior Sale: $287,000 (08/07)

19 BENTLEY ST $359,900
B: Pamela Ciulla
S: Randy S Clarke & Kimberley B Sweeney
Book/Page: 33493/442, Date: 08/22/14
Mtg: Salem Five Mtg Corp $165,000
Use: 3 Bdrm Antique, Lot: 1470sf
Prior Sale: $349,500 (07/07)

2 BRITTANIA CIR U:2 .... $377,000
B: Maria Zamakis
S: Mark Barcamonte
Book/Page: 33492/116, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $248,000 (10/08)

12 DANIELS ST $190,000
B: Brian Boches
S: Ingersoll Lane LLC
Book/Page: 33484/74, Date: 08/18/14
Use: 3 Bdrm Old Style, Lot: 2400sf
Prior Sale: $40,000 (02/93)

2 ECLIPSE LN U:2 .... $337,500
B: Robin Broady
S: Marc E Schiowitz
Book/Page: 33481/566, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $322,500 (08/13)

1 ELEANOR RD $280,000
B: Renee L Hamman & Rose Conte
S: Roy M Zallen
Book/Page: 33490/199, Date: 08/20/14
Mtg: Metro Credit Union $224,000
Use: 3 Bdrm Ranch, Lot: 6609sf

3 EMERALD AVE $357,000
B: Matthew E Nocivelli & Sandra Nocivelli
S: Beaulieu Paula F Est & Matthew D Beaulieu
Book/Page: 33484/101, Date: 08/18/14
Use: 3 Bdrm Colonial, Lot: 11600sf

11 FAIRVIEW RD $520,000
B: Mark R Patterson & Susan J Patterson
S: P M Conolly-Atkins Tr, Naples Road NT
Book/Page: 33495/223, Date: 08/22/14
Use: Res Potentially Dvlpble Land, Lot: 9396sf

12 GRAND TURK WAY U:12 .... $241,000
B: Thomas A Kolodziej
S: Mary Konieczny
Book/Page: 33486/207, Date: 08/19/14
Mtg: Mortgage Networks Inc $226,000
Use: 2 Bdrm Condo
Prior Sale: $221,000 (02/12)

298 JEFFERSON AVE $254,000
B: Richard G Marotta
S: Philip R Lohnes & Jaclyn A Lohnes
Book/Page: 33488/428, Date: 08/20/14
Mtg: Gateway Fndng Mtg $254,000
Use: 3 Bdrm Cape Cod, Lot: 3840sf
Prior Sale: $240,000 (08/05)

18 NAPLES RD $520,000
B: Mark R Patterson & Susan J Patterson
S: P M Conolly-Atkins Tr, Naples Road NT
Book/Page: 33495/223, Date: 08/22/14
Mtg: New Fed Mtg Corp $416,000
Use: 4 Bdrm Colonial, Lot: 8820sf

18 THORNDIKE ST $280,000
B: Skomurski Development LLC
S: Pasquanna Developers Inc
Book/Page: 33484/202, Date: 08/18/14
Mtg: Beverly Bank $578,000
Use: Residential Developable Land, Lot: 28771sf
Prior Sale: $375,000 (04/14)

53 TURNER ST U:53 .... $523,500
B: Randy S Clarke & Kimberley B Sweeney
S: Jeffrey R Weeks
Book/Page: 33494/184, Date: 08/22/14
Mtg: Eastern Bank $444,975
Use: 3 Bdrm Condo, Lot: 3900sf

11 WISTERIA ST $395,000
B: Zofia Eker & Okan Eker
S: Rosalie N Young
Book/Page: 33491/15, Date: 08/21/14
Mtg: Nationstar Mtg $316,000
Use: 2-Family Mlti-unt Blg, Lot: 5005sf

► FORECLOSURE DEEDS

10 READ ST $282,103
B: FNMA
S: George W Jeter & Onewest Bank NA
Book/Page: 33482/545, Date: 08/18/14
Use: 4 Bdrm Old Style, Lot: 5000sf

Salisbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	29	28
Median Price	$276,000	$289,855

► REAL ESTATE SALES

79 FOREST RD $205,000
B: Barry J Noone
S: Natalie F Cavanaugh
Book/Page: 33489/242, Date: 08/20/14
Mtg: Cambridge Mtg Grp $198,850
Use: 2 Bdrm Ranch, Lot: 78408sf

6 GULF WINDS LN $369,900
B: Dorothy R Lafrance & Robert Lafrance
S: 12 Beach Road LLC
Book/Page: 33492/13, Date: 08/21/14

50 LOCUST ST $340,000
B: Colin Walsh
S: Carole A Vaccaro & Sandy A Vaccaro
Book/Page: 33489/386, Date: 08/20/14
Mtg: Guaranteed Rate Inc $323,000
Use: 4 Bdrm Split Entry, Lot: 43864sf
Prior Sale: $70,000 (04/00)

7 LYNNE AVE $299,000
B: Nikki S Misenheimer & Nicole M Rodriguez
S: Roper Investment Grp LLC
Book/Page: 33483/125, Date: 08/18/14
Mtg: Mortgage Fncl Svcslnc $276,575
Use: 3 Bdrm Ranch, Lot: 19430sf
Prior Sale: $111,000 (12/13)

Saugus

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	133	109
Median Price	$295,000	$321,000

► REAL ESTATE SALES

386 CENTRAL ST $260,000
B: Kenneth Scourtas
S: Carol M Scourtas
Book/Page: 33488/112, Date: 08/20/14
Mtg: Berkshire Bank $208,000
Use: 2-Family Mlti-unt Blg, Lot: 6534sf

25 GLEN PARK AVE $405,000
B: Maida Sabackic
S: Dianne Z Famigletti
Book/Page: 33488/306, Date: 08/20/14
Mtg: New Fed Mtg Corp $324,000
Use: 3 Bdrm Conventional, Lot: 12197sf

43 HOLLAND ST $336,000
B: Margaret S Richard & Wayne Richard
S: Ann J Furey
Book/Page: 33494/449, Date: 08/22/14
Mtg: Stearns Lending $268,800
Use: 2 Bdrm Ranch, Lot: 8276sf

7 LAWNDALE AVE $316,000
B: Anthony D Fragione & Chery A Fragione
S: Walter D Richards & Nancy J Richards
Book/Page: 33490/511, Date: 08/21/14
Mtg: NE Moves Mortgage Co $306,520
Use: 3 Bdrm Conventional, Lot: 3049sf

2304 LEWIS O GRAY DR U:2304 .... $355,000
B: Stephen M Oleary & Cheryl A Oleary
S: Robert Buttiglieri & Christine Buttiglieri
Book/Page: 33487/154, Date: 08/19/14
Mtg: Northern Bk & Tr Co $284,000
Use: 2 Bdrm Condo
Prior Sale: $350,000 (10/03)

400 MAIN ST $250,000
B: Michael F Parziale
S: Margaret E Parziale
Book/Page: 33489/160, Date: 08/20/14
Mtg: Saugusbank $185,000
Use: 3 Bdrm Ranch, Lot: 13068sf

9 NIRVANA DR U:2E $349,900
B: Thomas Driscoll & Robin Driscoll
S: Scott M Johnson & Susan A Carideo-Johnson
Book/Page: 33493/37, Date: 08/21/14
Mtg: MSA Mortgage LLC $279,900
Use: 2 Bdrm Condo
Prior Sale: $400,000 (03/06)

45 PLEASANT ST $260,000
B: David S Koschei
S: Koschei Edward J Est & Stephen M Koschei
Book/Page: 33491/586, Date: 08/21/14
Mtg: Mortgage Fncl Svcslnc $208,000
Use: 3 Bdrm Cape Cod, Lot: 5663sf

64 SAVILLE ST $356,000
B: Jane Rapoport & Alex Rapoport
S: Clelia Gile
Book/Page: 33487/218, Date: 08/20/14
Mtg: American Internet Mtg $284,800
Use: 3 Bdrm Colonial, Lot: 8276sf
Prior Sale: $330,000 (08/08)

41 SPENCER AVE $280,000
B: Gui Q Zhang
S: William R Tomlinson 3rd
Book/Page: 33483/455, Date: 08/18/14
Mtg: Wakefield Cp Bk $210,000
Use: 2 Bdrm Bngl/cottage, Lot: 31363sf

47 WENDELL ST $280,000
B: Kenedy Guzman & Hailey Guzman
S: Thomas Vincent & Donna Vincent
Book/Page: 33495/257, Date: 08/22/14
Mtg: Bank of America NA $274,928
Use: 2 Bdrm Split Level, Lot: 6534sf
Prior Sale: $241,000 (11/08)

► FORECLOSURE DEEDS

380 CENTRAL ST $257,000
B: FNMA
S: Patricia Spolsino & Onewest Bank NA
Book/Page: 33486/496, Date: 08/19/14
Use: 2-Family Mlti-unt Blg, Lot: 6534sf

Swampscott

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	81	82
Median Price	$425,000	$439,500

► REAL ESTATE SALES

21 BANKS TER $364,000
B: Marla Lutter
S: Christopher Reno & Annalisa Reno
Book/Page: 33485/8, Date: 08/19/14
Mtg: NYCB Mortgage Company $327,600
Use: 2 Bdrm Old Style, Lot: 6076sf
Prior Sale: $404,000 (06/04)

141 BURRILL ST $254,000
B: Jonathan A Bedard
S: Rosalin Martinez
Book/Page: 33496/96, Date: 08/22/14

20 EULOW ST $1,070,000
B: Mark Sanphy & Nicole Sanphy
S: Samuel Zell & Arlene H Agree
Book/Page: 33493/322, Date: 08/22/14
Mtg: Berkshire Bank $856,000
Use: 7 Bdrm Colonial, Lot: 20000sf

17 GOOSENECK LN U:17 .... $207,500
B: Charles H Maclaughlin Tr, 17 Gooseneck RT
S: Donald G Breuner Tr, Sally Lovejoy Hanley RT
Book/Page: 33496/60, Date: 08/22/14
Use: 2 Bdrm Condo

109 NORFOLK AVE $379,900
B: Paul T Delaney & Lolleen Delaney
S: David Bowen & Anne L Bowen
Book/Page: 33481/312, Date: 08/18/14
Mtg: Mortgage Networks Inc $303,920
Use: 3 Bdrm Old Style, Lot: 4808sf

317 PARADISE RD $340,000
B: Mario Botic & Alisa Botic
S: Nicola Lecce & Ellen Lecce
Book/Page: 33486/561, Date: 08/19/14
Mtg: Bank of Canton $255,000
Use: 3 Bdrm Split Level, Lot: 10000sf
Prior Sale: $320,000 (02/04)

1002 PARADISE RD U:10 .... $170,000
B: Roman Narovlansky
S: Deutsche Bk Natl T Co Tr
Book/Page: 33486/241, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $240,000 (06/14)

11 PORTER PL $280,000
B: Joanne Centofanti
S: Diane S Popp
Book/Page: 33491/29, Date: 08/21/14
Use: 3 Bdrm Old Style, Lot: 2970sf

► FORECLOSURE DEEDS

45 MAPLE AVE $381,922
B: Bank Of America NA
S: Ruth A Connell & Onewest Bank NA
Book/Page: 33482/530, Date: 08/18/14
Use: 2-Family Mlti-unt Blg, Lot: 4706sf

Topsfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	39	36
Median Price	$452,500	$573,000

► REAL ESTATE SALES

186 WASHINGTON ST $420,000
B: Daniel D Morin & Michelle E Morin
S: Wendy L Gallagher
Book/Page: 33492/425, Date: 08/21/14
Mtg: Berkshire Bank $336,000
Use: 4 Bdrm Cape Cod, Lot: 13800sf
Prior Sale: $403,000 (02/08)

Wenham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	34	13
Median Price	$470,688	$487,000

► REAL ESTATE SALES

79 MAIN ST $692,000
B: Meredith L Hiller & Meredith L Hiller
S: Martha M Winrow
Book/Page: 33484/390, Date: 08/19/14
Mtg: Mortgage Networks Inc $519,000
Use: Mixed Use-prim Res & Comm, Lot: 108825sf

81 MAIN ST $330,000
B: Anne E Marchant & Colin D Marchant
S: Martha M Winrow
Book/Page: 33484/388, Date: 08/19/14

12 PARSONS HILL RD $855,000
B: Matthew R Bielick & Alicia Bielik
S: Charles R Tyson Jr & Lynda Z Tyson
Book/Page: 33495/475, Date: 08/22/14
Mtg: Merrimac Valley FCU $85,500
Use: 4 Bdrm Camp/cabin, Lot: 26950sf
Prior Sale: $887,500 (11/10)

West Newbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	26
Median Price	$467,000	$421,750

► REAL ESTATE SALES

25 COFFIN ST $442,000
B: Marc A Libeskind
S: Eileen A Mitchell
Book/Page: 33485/379, Date: 08/19/14
Mtg: Sierra Pacific Mtg $375,700
Use: 3 Bdrm Split Entry, Lot: 104544sf
Prior Sale: $415,000 (06/06)

Franklin Registry

Scott A Cote. Register
425 Main St., Box 1495
Greenfield, MA 01302-1495
Telephone: (413) 772-0239
Fax: (413) 774-7150
www.franklindeeds.com
or www.masslandrecords.com

Buckland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	7	14
Median Price	$245,000	$176,750

► REAL ESTATE SALES

63 CONWAY ST $175,000
B: Eric J Miller & Tara V Miller
S: Cynthia M Jarvis & David W Baker Jr
Book/Page: 6570/218, Date: 08/22/14
Mtg: Greenfield Svgs $145,000
Use: 2 Bdrm Old Style, Lot: 13500sf

Colrain

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	5	6
Median Price	$177,000	$147,500

► REAL ESTATE SALES

16 GREENFIELD RD $100,000
B: Dylan M Gammell
S: Lynette Vonhaugg & Keith P Gammell Jr
Book/Page: 6569/184, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 48787sf

Deerfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	32	20
Median Price	$242,000	$280,000

► REAL ESTATE SALES

11 MILL VILLAGE RD U:B $251,000
B: Susan L Haff
S: Ronald Szpila & Annette Szpila
Book/Page: 6569/238, Date: 08/20/14
Mtg: Florence Svgs Bk $20,000
Use: 3 Bdrm Condo
Prior Sale: $220,000 (11/09)

54 SAWMILL PLAIN RD $340,000
B: Franklin S Schwerin & Margaret M Michalski
S: Brian C Lenarczyk & Angela M Young
Book/Page: 6570/133, Date: 08/22/14
Mtg: Greenfield Svgs $272,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 29555sf
Prior Sale: $380,000 (06/09)

Erving

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	4	6
Median Price	$157,950	$157,250

► REAL ESTATE SALES

37 LILLIANS WAY U:37 .... $165,000
B: Karen Schneider
S: Margaret Palmeri Tr, David F Markley RET
Book/Page: 6570/309, Date: 08/22/14
Mtg: Freedom Credit Union $132,000
Use: 3 Bdrm Condo
Prior Sale: $185,000 (04/12)

3 NORTHFIELD RD $163,900
B: Joseph E Guidaboni
S: Paul A Cichanowicz & Carol A Keller
Book/Page: 6571/25, Date: 08/22/14
Mtg: Academy Mortgage Corp $167,423
Use: 3 Bdrm Cape Cod, Lot: 31799sf

Gill

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	4	9
Median Price	$212,500	$219,000

► REAL ESTATE SALES

FRENCH KING HWY $52,000
B: Ryan P Doherty
S: Elizabeth A Congdon
Book/Page: 6570/343, Date: 08/22/14
Mtg: Greenfield Svgs $41,600
Use: Residential Developable Land, Lot: 117612sf

► FORECLOSURE DEEDS

4 MAIN RD $380,000
B: Schecterle Properties LLC
S: 4-6 Main Rd RT LLC & Greenfield Coop Bank
Book/Page: 6569/74, Date: 08/19/14
Mtg: Greenfield Svgs $400,000
Use: Mixed Use-prim Comm & Resd, Lot: 39204sf
Prior Sale: $400,000 (05/08)

Greenfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	62	79
Median Price	$175,000	$166,000

► REAL ESTATE SALES

9 SILVER CREST LN U:9 .... $258,900
B: George D Mislak Jr & Anne M Mislak
S: Country Club Road LLC
Book/Page: 6570/34, Date: 08/21/14
Mtg: Greenfield Svgs $100,000
Use: Possible New Construction

Heath

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	1	7
Median Price		$181,000

► REAL ESTATE SALES

54 PAPOOSE LAKE DR $10,900
B: David Belden & Kelly Belden
S: Margaret Lobenstine & Geoffrey Lobenstine
Book/Page: 6569/345, Date: 08/21/14
Use: Residential Undvlpble Land, Lot: 10890sf
Prior Sale: $13,000 (09/03)

Montague

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	31
Median Price	$151,000	$167,730

► REAL ESTATE SALES

23 COOLIDGE AVE $166,000
B: Kelly R Renaud
S: Eric J Miller & Tara V Miller
Book/Page: 6570/189, Date: 08/22/14
Mtg: Academy Mortgage Corp $162,824
Use: 3 Bdrm Bngl/cottage, Lot: 6980sf
Prior Sale: $99,000 (11/02)

102 MILLERS FALLS RD $160,900
B: Ted Armen & Alice Armen
S: Raymond D Kingsbury & Julie A Kingsbury
Book/Page: 6569/303, Date: 08/21/14
Use: 2 Bdrm Bngl/cottage, Lot: 6000sf
Prior Sale: $159,000 (05/05)

Northfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	11	14
Median Price	$225,000	$191,200

► REAL ESTATE SALES

EAST ST $66,000
B: James D Calder & Shannon S Calder
S: Margaret J Roby Tr, Margaret O Calder LT
Book/Page: 6569/69, Date: 08/19/14
Use: Res Potentially Dvlpble Land, Lot: 144310sf

40 PINE ST $220,000
B: Jenifer Mccaskey
S: Northfield Mt Hermon Sch
Book/Page: 6571/79, Date: 08/22/14
Mtg: Mortgage Master Inc $209,000
Use: 4 Bdrm Cape Cod, Lot: 39204sf

Orange

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	25	34
Median Price	$127,000	$134,450

► REAL ESTATE SALES

23 BURRILL AVE $36,000
B: Allen B Gage 3rd
S: Deutsche Bk Natl T Co Tr
Book/Page: 6571/67, Date: 08/22/14
Use: 2 Bdrm Conventional, Lot: 12790sf
Prior Sale: $105,000 (01/14)

60 FAIRMAN RD $90,000
B: Mark Stoddard
S: Hometown Bank
Book/Page: 6569/190, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 43638sf
Prior Sale: $100,000 (09/13)

101 HORTON RD $40,000
B: Priscilla M Vishaway
S: Juskiewicz William A Est & Allen P Juskiewicz
Book/Page: 6569/52, Date: 08/19/14
Use: Mobile Home, Lot: 41387sf

52 MECHANIC ST $47,400
B: Douglas K Rau
S: FNMA
Book/Page: 6570/244, Date: 08/22/14
Mtg: Sara Carpenter $56,000
Use: 3-Family Conventional, Lot: 8712sf
Prior Sale: $151,119 (07/14)

225 S MAIN ST $135,000
B: Sarah M Higgins & Christopher J Somers
S: Brian J Spear
Book/Page: 6569/109, Date: 08/19/14
Mtg: PMAC Lending Svcs $137,902
Use: 3 Bdrm Cape Cod, Lot: 10454sf

49 WARWICK RD $210,000
B: Julie M Lemay & Maureen A Donovan
S: Paul A Larocque & Marcia S Larocque
Book/Page: 6570/98, Date: 08/22/14
Mtg: Greenfield Cp Bk $160,000
Use: 5 Bdrm Cape Cod, Lot: 34848sf

Shelburne

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	3	3
Median Price	$230,000	$269,900

► REAL ESTATE SALES

40 REYNOLDS RD $243,900
B: Julie Kingsbury
S: George D Mislak Jr & George D Mislak
Book/Page: 6569/308, Date: 08/21/14
Mtg: First Niagara Bank $231,705
Use: 2 Bdrm Ranch, Lot: 57064sf

Hampden Registry

Donald E. Ashe, Register
50 State Street
Springfield, MA 01103
Telephone: (413) 755-1722
Fax: (413) 731-8190

Westfield Satellite Office
Westfield City Hall
59 Court Street
Westfield, MA 01085
Telephone: (413) 568-2290
Fax: (413) 568-4869
www.registryofdeeds.co.hampden.ma.us

Agawam

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	116	123
Median Price	$209,000	$205,000

► REAL ESTATE SALES

98 BARBARA LN $246,370
B: Sistiano A Liebro & Sharon L Kaselouskas
S: John J Cope & Christine A Cope
Book/Page: 20399/521, Date: 08/22/14
Mtg: Easthampton Svgs Bk $234,000
Use: 3 Bdrm Colonial, Lot: 19618sf
Prior Sale: $282,000 (05/08)

48 BEEKMAN DR U:48 .... $132,000
B: Karen E Piccoli
S: Tricia Anne Marshall & Tara Marshall
Book/Page: 20393/144, Date: 08/18/14
Mtg: RBS Citizens NA $128,040
Use: 2 Bdrm Condo
Prior Sale: $135,200 (10/08)

19 FAMILY LN $349,900
B: Paul M Cooney & Jennifer L Cooney
S: Ernest L Doucette 3rd & Suzanne P Doucette
Book/Page: 20399/190, Date: 08/22/14
Mtg: Lee Bank $314,900
Use: 4 Bdrm Colonial, Lot: 22002sf
Prior Sale: $238,000 (07/01)

79 FOREST RIDGE LN $320,000
B: Karen A Garvey
S: Marcia J Hill
Book/Page: 20399/97, Date: 08/22/14
Mtg: First Niagara Bank $256,000
Use: 3 Bdrm Colonial, Lot: 40084sf
Prior Sale: $25,000 (12/98)

9 PARKEDGE DR $202,000
B: Joseph O Levesque & Kelse M Levesque
S: Charles H Stowers & Jean M Stowers
Book/Page: 20398/300, Date: 08/22/14
Mtg: USAA Federal SB $206,343
Use: 3 Bdrm Split Entry, Lot: 20247sf

17 RUTH AVE $186,000
B: Rebecca Budreau
S: Paul M Cooney & Jennifer L Cooney
Book/Page: 20399/68, Date: 08/22/14
Mtg: Merrimack Mtg Co $182,631
Use: 2 Bdrm Ranch, Lot: 21780sf
Prior Sale: $183,000 (07/09)

109 S PARK TER $199,999
B: Alan R Duprey & Jennie L Duprey
S: Carl M Wiley & Jeansie A Bunnell
Book/Page: 20399/278, Date: 08/22/14
Mtg: Country Bank $159,920
Use: 3 Bdrm Cape Cod, Lot: 10890sf

490 SOUTHWICK ST $180,500
B: James G Devoe & Jennifer N Devoe
S: Eleanor R Stepanik
Book/Page: 20396/290, Date: 08/20/14
Mtg: Sage Bank $171,475
Use: 5 Bdrm Ranch, Lot: 26171sf

Blandford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	5	5
Median Price	$195,000	$187,500

► REAL ESTATE SALES

10 RUSSELL STAGE RD $85,000
B: Rollin E Steiner & Karen R Steiner
S: William Edwards & Patricia A Edwards
Book/Page: 20399/476, Date: 08/22/14
Mtg: Plaza Home Mtg $86,734
Use: 2 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: $97,000 (10/04)

Chester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	3	5
Median Price	$79,000	$107,660

► REAL ESTATE SALES

108 SKYLINE TRL $45,000
B: James Gaydos & Bryan T Farr
S: Antonio S Cannizzaro
Book/Page: 20398/162, Date: 08/22/14
Use: 3 Bdrm Cape Cod, Lot: 124146sf
Prior Sale: $45,000 (07/11)

HAMPDEN REGISTRY
continued

Chicopee

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	173	157
Median Price	$155,000	$161,000

► REAL ESTATE SALES

54 BEAUDRY AVE $70,000
B: Paul E Brissette
S: Heck Ronald R Est & Michhelle M Cory
Book/Page: 20396/202, Date: 08/20/14
Use: 2 Bdrm Bngl/cottage, Lot: 5663sf
Prior Sale: $21,000 (11/03)

22 BURTON ST $125,000
B: Peter S Ellis
S: Michele M Michaelis
Book/Page: 20398/578, Date: 08/22/14
Mtg: PeoplesBank (Holyoke) $100,000
Use: 2-Family Old Style, Lot: 5227sf
Prior Sale: $22,500 (09/08)

989 CHICOPEE ST $120,500
B: Paul M Berneche
S: Eda Olivieri
Book/Page: 20394/533, Date: 08/19/14
Mtg: Inland B&T $118,316
Use: 2-Family Old Style, Lot: 8276sf

171 GREENWOOD TER U:171 .... $104,000
B: Carolyn R Dulong
S: Kevin J Barry & Barbara Barry
Book/Page: 20398/415, Date: 08/22/14
Mtg: Merrimack Mtg Co $73,840
Use: 2 Bdrm Condo
Prior Sale: $75,900 (11/00)

29 JEANETTE DR $170,000
B: Karen J Bizon & Lynn M Bizon
S: Frances L Alix & Richard W Alix
Book/Page: 20399/351, Date: 08/22/14
Mtg: First Fed Svgs Boston $100,000
Use: 3 Bdrm Split Level, Lot: 68389sf
Prior Sale: $28,500 (03/96)

104 JOHNSON RD U:1202 .... $163,000
B: Chelsea L Calhoun
S: Peter J Brunette & Karen L Brunette
Book/Page: 20396/352, Date: 08/20/14
Mtg: NE Moves Mortgage Co $130,400
Use: 2 Bdrm Condo
Prior Sale: $188,000 (03/06)

33 LOOMIS CT $109,000
B: David C Labrie
S: Leo E English Jr & Doreen A English
Doc#: 000000200653, Date: 08/19/14
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $109,900 (03/96)

92 MARY ST $160,000
B: Renee M Bouchard
S: Bailly Denise Est & Nancy Spencer
Book/Page: 20393/303, Date: 08/18/14
Mtg: First Niagara Bank $152,000
Use: 2-Family Duplex, Lot: 5663sf

128 MONROE ST $154,000
B: Romeo Olivieri & Eda Olivieri
S: Paul S Kapinos & Ellen J Kapinos
Book/Page: 20394/546, Date: 08/19/14
Mtg: PeoplesBank (Holyoke) $60,000
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: $145,000 (10/10)

62 MONTGOMERY ST $210,000
B: Mya K LLC
S: Deborah Slate
Book/Page: 20398/439, Date: 08/22/14
Mtg: Florence Svgs Bk $168,000
Use: 3-Family Old Style, Lot: 2614sf
Prior Sale: $185,000 (12/06)

87 PARTRIDGE LN U:87 .... $88,000
B: Thomas B Yarrows & Geraldine A Yarrows
S: Baron Chester L Jr Est & James P Baron
Book/Page: 20395/5, Date: 08/19/14
Mtg: Bank of America NA $70,400
Use: 2 Bdrm Condo
Prior Sale: $58,000 (07/99)

152 WOODBRIDGE RD U:152 .... $125,900
B: Billy E Finney
S: Mark H Kuenzel & Elizabeth T Kuenzel
Book/Page: 20395/536, Date: 08/20/14
Mtg: NE Moves Mortgage Co $123,619
Use: 2 Bdrm Condo
Prior Sale: $74,000 (02/01)

East Longmeadow

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	102	78
Median Price	$227,500	$203,000

► REAL ESTATE SALES

20 COUNTRY CLUB DR $490,000
B: Debra Kelly-Hayes
S: Michael S Shea & Jill A Shea
Book/Page: 20397/403, Date: 08/21/14
Mtg: Primary Residentl Mtg $390,000
Use: 4 Bdrm Colonial, Lot: 100461sf
Prior Sale: $305,000 (06/98)

47 EVERGREEN DR $424,900
B: Adam J Fisher & Danielle M Fisher
S: Raymond F Wheeler & Donna V Wheeler
Book/Page: 20397/262, Date: 08/21/14
Mtg: Provident Funding Grp $361,150
Use: 4 Bdrm Colonial, Lot: 25200sf
Prior Sale: $377,350 (06/04)

42 FIELDS DR U:42 .... $485,275
B: Lisa H Katz
S: Dr Chestnut LLC
Book/Page: 20396/329, Date: 08/20/14
Use: Condo

32 FRANKWYN ST $307,500
B: Patricia A Kelly & Mark A Augusto
S: Adam J Fisher & Danielle M Fisher
Book/Page: 20397/230, Date: 08/21/14
Mtg: Mortgage Networks Inc $292,125
Use: 3 Bdrm Colonial, Lot: 11278sf
Prior Sale: $277,500 (12/04)

235 KIBBE RD $370,000
B: Jonathan D Varnet & Kalyn R Sandman
S: Moltenbrey Builders LLC
Doc#: 000000200642, Date: 08/19/14
Use: Residential Developable Land, Lot: 29058sf

127 PEMBROKE TER $555,000
B: Michael F Presnal & Cristina G Presnal
S: Dan Roulier&Associates
Book/Page: 20393/244, Date: 08/18/14
Mtg: United Bank $300,000

Granville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	6	4
Median Price	$220,500	$232,450

► REAL ESTATE SALES

310 MAIN RD $157,500
B: Cynthia E Ashley
S: Linda B Kirsche
Book/Page: 20398/565, Date: 08/22/14
Use: Mixed Use-prim Res & Comm, Lot: 130680sf

Hampden

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	30	24
Median Price	$244,950	$212,500

► REAL ESTATE SALES

160 GLENDALE RD $362,000
B: Hugh C Scott & Nicole R Scott
S: Denis R Desrosiers & Cynthia Desrosiers
Book/Page: 20399/152, Date: 08/22/14
Mtg: Merrimack Mtg Co $325,800
Use: 3 Bdrm Cape Cod, Lot: 141570sf
Prior Sale: $180,000 (03/94)

Holland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	21	28
Median Price	$145,000	$181,500

► REAL ESTATE SALES

BUTTERWORTH RD $79,900
B: Jason Belanger & Lesley A Belanger
S: Escape Estates Inc
Book/Page: 20393/394, Date: 08/19/14
Use: Residential Developable Land, Lot: 1306800sf

ISLAND POND RD L:R10 .... $16,500
B: Carol D Mangiafico & Paul Mangiafico
S: Konopka Raymond M Sr Est & Paul O Konopka
Book/Page: 20393/385, Date: 08/19/14

Holyoke

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	95	86
Median Price	$168,550	$168,353

► REAL ESTATE SALES

101 CABOT ST U:301 .... $99,500
B: Bryan H Shnider & Katie E Byrne
S: Liliana Rodriguez & Robert Rivas
Book/Page: 20398/1, Date: 08/22/14
Mtg: PeoplesBank (Holyoke) $94,425
Use: 1 Bdrm Condo
Prior Sale: $83,500 (07/04)

808 DWIGHT ST $31,000
B: Nasly R Colon
S: US Bank NA Tr
Book/Page: 20396/86, Date: 08/20/14
Use: 2-Family Two Family, Lot: 2683sf
Prior Sale: $85,350 (08/12)

25 EDWARD DR $170,000
B: Taryn E Athas & Michael J Athas
S: Karen J Griffin & Kathleen M Homan
Book/Page: 20397/512, Date: 08/21/14
Mtg: Top Flite Fin Inc $136,000
Use: 3 Bdrm Ranch, Lot: 11457sf

38 ERIE AVE $200,000
B: Kimberly Moorehead & Michael Cauley
S: Linda Pelc & Linda M Pelc
Book/Page: 20392/312, Date: 08/18/14
Mtg: Mortgage Networks Inc $190,000
Use: 3 Bdrm Ranch, Lot: 13280sf
Prior Sale: $181,500 (05/08)

798 HOMESTEAD AVE $172,000
B: Alyse M Anderson & Davin J Pasek
S: Robert D Clark 3rd & Christine M Clark
Book/Page: 20395/197, Date: 08/20/14
Mtg: Academy Mortgage Corp $168,884
Use: 3 Bdrm Ranch, Lot: 10800sf
Prior Sale: $158,000 (07/07)

73 LYNCH DR $162,000
B: David Estabrook & Alesia Estabrook
S: Matthew S Riel & Beata Riel
Book/Page: 20397/468, Date: 08/21/14
Mtg: NE Moves Mortgage Co $153,000
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $148,000 (01/11)

11 MOUNTAIN VIEW DR $475,000
B: Stella E Xanthakos & Michael Malkovich
S: Mary C Tarail & Michael E Tarail
Book/Page: 20396/22, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 58806sf
Prior Sale: $555,000 (06/06)

54 N BRIDGE ST $120,000
B: Jeremiah Barrett
S: Daniel S Colon & Frank Santos
Book/Page: 20396/100, Date: 08/20/14
Mtg: Daniel Colon $94,163
Use: Apartment Bldg - 4-8 Units, Lot: 2622sf
Prior Sale: $7,500 (04/99)

132 PEARL ST $187,000
B: Walter R Clune 2nd
S: Carol A Mcgrady
Book/Page: 20398/594, Date: 08/22/14
Mtg: Residential Mtg Svcs $158,950
Use: 2-Family Two Family, Lot: 6041sf

Longmeadow

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	99	108
Median Price	$309,000	$341,000

► REAL ESTATE SALES

22 CHESHIRE DR $460,100
B: Oren Brody & Ariella D Brody
S: Lisa H Katz
Book/Page: 20396/182, Date: 08/20/14
Mtg: Mortgage Master Inc $315,000
Use: 4 Bdrm Ranch, Lot: 20640sf

407 FRANK SMITH RD $275,000
B: Glenn Calvanese & Donna Calvanese
S: Frederick Lak & Frederick S Lak
Book/Page: 20397/93, Date: 08/21/14
Mtg: Lenox Financial Mtg $270,019
Use: 4 Bdrm Colonial, Lot: 16500sf

441 MAPLE RD $206,000
B: Jeffrey Lagasse
S: Glenn Calvanese & Donna M Calvanese
Book/Page: 20397/45, Date: 08/21/14
Mtg: Bank of America NA $185,400
Use: 3 Bdrm Cape Cod, Lot: 19524sf
Prior Sale: $126,000 (05/99)

105 NORTHFIELD RD $570,000
B: Mark J Viviano & Jessica B Viviano
S: Lynn A Schwartz
Book/Page: 20399/393, Date: 08/22/14
Mtg: Country Bank $456,000
Use: 5 Bdrm Colonial, Lot: 30058sf
Prior Sale: $332,000 (06/96)

12 PRIMROSE DR $339,000
B: Haifeng Ge & Liqin Ni
S: Owen J Moriarty & Diana Willis-Moriarty
Book/Page: 20392/517, Date: 08/18/14
Mtg: Santander Bank NA $271,200
Use: 3 Bdrm Ranch, Lot: 18887sf
Prior Sale: $326,500 (07/13)

140 QUINNEHTUK RD $415,000
B: Heesung Moon & Sunki Lee
S: Fredi A Goldman
Book/Page: 20395/574, Date: 08/20/14
Mtg: BNC National Bank $390,000
Use: 4 Bdrm Colonial, Lot: 35227sf

► FORECLOSURE DEEDS

87 FOREST GLEN RD $310,000
B: Good Rock LLC
S: Kevin M Mccarthy & United Bank
Book/Page: 20399/146, Date: 08/22/14
Use: 2-Family Family Flat, Lot: 14527sf
Prior Sale: $375,000 (03/01)

Ludlow

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	88	71
Median Price	$174,500	$190,000

► REAL ESTATE SALES

665 CENTER ST U:309 .... $163,000
B: Marcia Hill
S: Taylor Winifred M Est & James A Taylor
Book/Page: 20399/371, Date: 08/22/14
Mtg: Northpoint Mortgage $130,400
Use: 2 Bdrm Condo
Prior Sale: $169,900 (10/03)

146 PROSPECT GDNS $290,000
B: David L Bernard & Patricia A Bernard
S: New England Dev LLC
Book/Page: 20398/512, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 21388sf
Prior Sale: $80,000 (09/13)

Monson

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	38	34
Median Price	$224,000	$185,000

► REAL ESTATE SALES

38 CIRCLE DR $294,340
B: Remo J Pizzichemi & Virginia Pizzichemi
S: Joan E Lotze
Book/Page: 20400/6, Date: 08/22/14
Mtg: Northpoint Mortgage $279,600
Use: 3 Bdrm Cape Cod, Lot: 117612sf
Prior Sale: $271,000 (02/13)

► FORECLOSURE DEEDS

194 SILVER ST $229,500
B: FHLM
S: Chad D Atwell & Central Mortgage Co
Book/Page: 20393/406, Date: 08/19/14
Use: 2 Bdrm Contemporary, Lot: 60113sf
Prior Sale: $294,000 (10/10)

187 WILBRAHAM RD $170,000
B: Polish National CU
S: Zyta K Szczepanski & Polish National CU
Doc#: 000000200636, Date: 08/19/14
Use: 3 Bdrm Contemporary, Lot: 108900sf
Prior Sale: $230,000 (08/07)

Palmer

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	31	46
Median Price	$167,500	$181,500

► REAL ESTATE SALES

13-19 LARIVIERE AVE $191,000
B: Gregory J Fedora & Robin C Fedora
S: Michael P Fitzgerald
Book/Page: 20398/366, Date: 08/22/14
Mtg: Washington Trust Mtg $143,250
Use: Apartment Bldg - 4-8 Units, Lot: 17874sf
Prior Sale: $150,000 (01/12)

1569-1571 N MAIN ST $500,000
B: Oreilly Auto Enterprises
S: Colonial Pacific Leasing
Book/Page: 20397/4, Date: 08/21/14
Use: Restaurant/bar, Lot: 47540sf
Prior Sale: $1,292,793 (10/13)

225 OLD WARREN RD $80,000
B: Alexander Dorjets
S: Jessica Fedora
Book/Page: 20398/326, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 32670sf
Prior Sale: $160,000 (07/04)

61 SPRINGFIELD ST $78,000
B: Samantha M Cox
S: James J Magrath & Leticia Magrath
Book/Page: 20396/489, Date: 08/20/14
Mtg: Norwich Commercal Grp $76,587
Use: 2-Family Family Flat, Lot: 6370sf
Prior Sale: $77,250 (05/03)

4 SUMMIT DR $109,900
B: Laura M Pelletier
S: Robert M Skaza
Book/Page: 20394/83, Date: 08/19/14
Mtg: Freedom Credit Union $98,910
Use: 2 Bdrm Conventional, Lot: 6500sf
Prior Sale: $72,000 (01/10)

9 WHALEN ST $220,000
B: Michael Donaghy & Meaghan Donaghy
S: Roger A Iversen & Heather M Iversen
Book/Page: 20399/312, Date: 08/22/14
Mtg: Ocwen Fin Svc Inc $209,000
Use: 3 Bdrm Cape Cod, Lot: 51836sf
Prior Sale: $223,000 (05/10)

Southwick

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	40	62
Median Price	$229,000	$261,176

► REAL ESTATE SALES

197 GRANVILLE RD $173,000
B: Maksym Pichnyi
S: Carol A Hadley & Dennis W Russell
Book/Page: 20399/231, Date: 08/22/14
Mtg: USDept of Agriculture $173,000
Use: 1 Bdrm Ranch, Lot: 22500sf

23 LEXINGTON CIR $447,000
B: Thomas M Zywiak & Mary J Zywiak
S: Philip R Smith & Lynne J Smith
Book/Page: 20398/519, Date: 08/22/14
Mtg: 360 Federal Credit Un $250,000
Use: 3 Bdrm Colonial, Lot: 40436sf

169 VINING HILL RD $400,000
B: Matthew A Gaugh & Katelynn M Gaugh
S: Eric A Swensen & Jamie L Grigas
Book/Page: 20396/377, Date: 08/20/14
Mtg: Berkshire Bank $360,000
Use: 3 Bdrm Colonial, Lot: 138446sf
Prior Sale: $424,900 (11/05)

Springfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	406	408
Median Price	$125,000	$123,950

► REAL ESTATE SALES

22 BEAUDRY ST $107,500
B: Yu K Li & Hing N Yeung
S: FNMA
Book/Page: 20397/304, Date: 08/21/14
Use: 2-Family Two Family, Lot: 4992sf
Prior Sale: $119,530 (07/14)

29 BENZ ST $149,000
B: Amy E Anderson
S: Andrew J Reed
Book/Page: 20398/400, Date: 08/22/14
Mtg: Berkshire Bank $119,000
Use: 3 Bdrm Colonial, Lot: 5001sf
Prior Sale: $167,500 (09/07)

127 CARNAVON CIR $185,000
B: Monica E Fraser
S: Anthony T Willis & Anthony Willis
Book/Page: 20399/252, Date: 08/22/14
Mtg: Norwich Commercal Grp $178,825
Use: 3 Bdrm Colonial, Lot: 6460sf
Prior Sale: $175,000 (03/09)

138-140 CARVER ST $115,000
B: Modesto Nunez
S: Edith M Brown
Book/Page: 20399/123, Date: 08/22/14
Mtg: Village Mtg Co $86,250
Use: 2-Family Two Family, Lot: 6120sf

204 CHAPIN TER $120,000
B: Harry E Torres & Isabel M Torres
S: Devon Boreland
Book/Page: 20395/33, Date: 08/19/14
Mtg: Bank of America NA $122,477
Use: 3 Bdrm Cape Cod, Lot: 8268sf
Prior Sale: $60,000 (05/14)

140 CHESTNUT ST U:718 .... $6,327
B: Kimball Towers Res Condo
S: Jacob Ramirez
Book/Page: 20397/133, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $22,000 (02/11)

146 DARLING ST $84,500
B: Yolanda Prieto
S: TM Properties Inc
Book/Page: 20393/472, Date: 08/19/14
Mtg: Merrimack Mtg Co $81,679
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $30,000 (02/13)

75 DIMMICK ST $45,000
B: Eagle Home Buyers LLC
S: Mica LLC
Book/Page: 20394/2, Date: 08/19/14
Use: 2 Bdrm Old Style, Lot: 4600sf
Prior Sale: $14,458 (07/14)

217 ELLSWORTH AVE $158,000
B: Brent E Anderson & Julie A Anderson
S: Sean C Oconnor & Kelly A Oconnor
Book/Page: 20399/550, Date: 08/22/14
Mtg: STCU CU $150,100
Use: 3 Bdrm Colonial, Lot: 7571sf
Prior Sale: $177,000 (01/08)

35 FERN ST $139,700
B: Chari Darjee & Hira Darjee
S: Thanh V Pham & Kieu T Pham
Book/Page: 20399/51, Date: 08/22/14
Mtg: Norwich Commercal Grp $125,730
Use: 2 Bdrm Cape Cod, Lot: 4796sf
Prior Sale: $48,382 (09/00)

149 FERNBANK RD $115,000
B: Rafael A Bones & Rafael Bones
S: FNMA
Book/Page: 20397/535, Date: 08/21/14
Mtg: Mortgage Research Ctr $115,000
Use: 3 Bdrm Ranch, Lot: 12528sf
Prior Sale: $108,800 (12/13)

30 GARLAND ST $169,900
B: Hieu T Nguyen & Nga Son
S: Mario R Arena & Meaghan L Arena
Book/Page: 20393/98, Date: 08/18/14
Mtg: Academy Mortgage Corp $155,585
Use: 3 Bdrm Cape Cod, Lot: 12615sf
Prior Sale: $165,000 (05/10)

91 LITTLETON ST $114,900
B: Kenneth D Harris & Maryjoy N Harris
S: William R Snow & Holly Snow
Book/Page: 20397/200, Date: 08/21/14
Mtg: Citibank Na $114,900
Use: 3 Bdrm Old Style, Lot: 4108sf
Prior Sale: $54,000 (09/09)

MAGAZINE ST $2,225
B: Edwin Santa
S: Springfield City Of
Book/Page: 20396/344, Date: 08/20/14
Use: City/town Property, Lot: 8899sf

53 MCKNIGHT ST $20,000
B: Syed A Shamsi & Syed Shamsi
S: Gloria Kilpatrick & Walta Crutchfield
Book/Page: 20397/429, Date: 08/21/14
Use: 4 Bdrm Colonial, Lot: 5001sf

142 MELHA AVE $115,000
B: Anatoliy Shumskiy
S: Marie Kirk
Book/Page: 20399/209, Date: 08/22/14
Mtg: Inland B&T $112,917
Use: 3 Bdrm Colonial, Lot: 6268sf
Prior Sale: $20,000 (09/98)

398 PLUMTREE RD $137,600
B: Marsha M Brennan
S: Nicholas M Pelletier & Jennifer M Pelletier
Book/Page: 20393/215, Date: 08/18/14
Mtg: Radius Financial Grp $130,720
Use: 2 Bdrm Ranch, Lot: 6547sf
Prior Sale: $140,000 (01/05)

235 STATE ST U:111 .... $105,000
B: Charles A Wise
S: Patricia Y Gracia
Book/Page: 20398/275, Date: 08/22/14
Mtg: Mortgage Networks Inc $84,000
Use: 2 Bdrm Condo
Prior Sale: $154,000 (08/07)

53 STOCKMAN ST $52,000
B: Deluca Development Corp
S: Forrest S Pooler & Maureen M Pooler
Book/Page: 20397/180, Date: 08/21/14
Mtg: Donald H Carvin $42,000
Use: 4 Bdrm Old Style, Lot: 5493sf

983 SUMNER AVE $150,000
B: Ryan V Nguyen & Chuyen M Ho
S: Global Homes Props LLC
Book/Page: 20395/101, Date: 08/19/14
Mtg: Santander Bank NA $110,000
Use: 4 Bdrm Colonial, Lot: 5001sf
Prior Sale: $72,000 (12/13)

27-29 WATERFORD CIR $170,000
B: Willie B Cuffie
S: Emmanuel Yeboah & Cecelia Yeboah
Book/Page: 20395/486, Date: 08/20/14
Mtg: Merrimack Mtg Co $166,920
Use: 2-Family Duplex, Lot: 9927sf
Prior Sale: $170,000 (08/09)

66 WILLIAMSBURG DR U:66 .... $135,000
B: Sivakumar Natanasabapathy & Sunder Shanmuganathan
S: W K Fernald Jr & Diane C Fernald
Book/Page: 20395/67, Date: 08/19/14
Mtg: FBC Mtg LLC $101,250
Use: 2 Bdrm Condo
Prior Sale: $145,000 (09/09)

130 WOODCREST RD $148,000
B: Joshua J Mastey
S: Lincoln S Flagg & Carl O Flagg
Book/Page: 20396/134, Date: 08/20/14
Mtg: Sage Bank $148,000
Use: 3 Bdrm Ranch, Lot: 12502sf

► FORECLOSURE DEEDS

12 OLIVE ST $156,359
B: FNMA
S: Tammy Gibson & J P Morgan Chase Bank NA
Book/Page: 20393/493, Date: 08/19/14
Use: 2-Family Two Family, Lot: 5680sf
Prior Sale: $50,000 (01/08)

17 PICKETT PL $32,116
B: Bank New York Mellon Tr
S: Juarez Cousin & Bank Of New York Mellon
Book/Page: 20396/453, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 3128sf
Prior Sale: $76,000 (10/04)

60 WISTERIA ST $73,569
B: Bank New York Mellon Tr
S: Eric E Johnson Jr & Bank Of New York Mellon
Book/Page: 20396/441, Date: 08/20/14
Use: 2 Bdrm Cape Cod, Lot: 5502sf
Prior Sale: $85,000 (07/02)

West Springfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	125	107
Median Price	$184,000	$180,000

► REAL ESTATE SALES

180 CHILSON RD $100,000
B: Barbara A Steglinski
S: Marcia J Gladu & John D Maak
Book/Page: 20393/17, Date: 08/18/14
Use: 4 Bdrm Cape Cod, Lot: 17000sf

190 CHILSON RD $232,500
B: Michael A Beiermeister & Katie L Beiermeister
S: Claire A Leveillee & Claire L Demerski
Book/Page: 20399/331, Date: 08/22/14
Mtg: Mortgage Master Inc $220,850
Use: 4 Bdrm Cape Cod, Lot: 17000sf

267 HILLCREST AVE $162,000
B: Sarah R Chereski
S: Michael A Alfano
Book/Page: 20395/88, Date: 08/19/14
Mtg: Village Mtg Co $159,065
Use: 3 Bdrm Cape Cod, Lot: 8940sf
Prior Sale: $135,000 (09/09)

26 LEWIS AVE $230,000
B: William E Zing & Lilly M Zing
S: Nikolay Lapin
Book/Page: 20396/40, Date: 08/20/14
Mtg: Northpoint Mortgage $237,590
Use: 4 Bdrm Cape Cod, Lot: 7677sf
Prior Sale: $180,000 (01/07)

26 LOTUS AVE $199,900
B: Christopher L Wapner & Jamie E Obrien
S: Michael Beiermeister & Katie L Beiermeister
Book/Page: 20398/492, Date: 08/22/14
Mtg: Village Mtg Co $179,900
Use: 4 Bdrm Cape Cod, Lot: 8120sf
Prior Sale: $137,000 (09/11)

85 POPLAR AVE $215,000
B: David R Beaulieu 3rd & Amy E Beaulieu
S: Holly A Boutot & Holly B Lalonde
Book/Page: 20399/12, Date: 08/22/14
Mtg: Mortgage Networks Inc $172,000
Use: 3 Bdrm Colonial, Lot: 13500sf
Prior Sale: $125,000 (08/95)

Westfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	171	148
Median Price	$195,000	$208,000

► REAL ESTATE SALES

65 JANIS RD $312,000
B: Adam D Ripka & Katrina J Ripka
S: Wendy B Krusiewski & David L Krusiewski
Book/Page: 20397/371, Date: 08/21/14
Mtg: Mortgage Networks Inc $212,000
Use: 3 Bdrm Colonial, Lot: 42200sf
Prior Sale: $289,000 (08/11)

110 MAIN ST $216,000
B: Gina S Panzieri
S: Angela M Rizzolo
Book/Page: 20394/568, Date: 08/19/14
Mtg: Academy Mortgage Corp $172,800
Use: 2-Family Conventional, Lot: 9999sf

252 MUNGER HILL RD $415,000
B: Philip R Smith & Lynne J Smith
S: George M Catuogno & Melissa A Catuogno
Book/Page: 20399/570, Date: 08/22/14
Mtg: Easthampton Svgs Bk $325,000
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: $465,000 (04/05)

26 SAINT DENNIS ST $152,900
B: Karey A Mulvenna
S: Andrew Alamed & Christina F Alamed
Book/Page: 20393/173, Date: 08/18/14
Mtg: Radius Financial Grp $156,409
Use: 2 Bdrm Ranch, Lot: 11700sf
Prior Sale: $123,000 (08/11)

Wilbraham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	70	57
Median Price	$232,000	$239,600

► REAL ESTATE SALES

2205 BOSTON RD U:B14 .... $134,000
B: Patricia A Obrien
S: Sandra L Brennan & Susan A Nolan
Book/Page: 20392/219, Date: 08/18/14
Use: 1 Bdrm Condo
Prior Sale: $131,000 (08/02)

2205 BOSTON RD U:O166 .... $170,000
B: Rlm Enterprises LLC
S: Donald Wolford
Book/Page: 20392/101, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $175,000 (04/10)

2 HUNTING LN $185,000
B: Paul J Mei Jr & Judith Bordenuk
S: Michelle A Yacovone
Book/Page: 20395/28, Date: 08/19/14
Use: 3 Bdrm Ranch, Lot: 28579sf
Prior Sale: $149,000 (11/95)

481 MAIN ST $458,500
B: Sherie A Schaefer & Gary M Matroni
S: Mark J Viviano & Jessica B Viviano
Book/Page: 20399/595, Date: 08/22/14
Mtg: Morgan Stanley $300,000
Use: 5 Bdrm Antique, Lot: 129809sf
Prior Sale: $395,000 (03/08)

Hampshire Registry

Mary Olberding, Register
33 King Street
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshiredeeds.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	86	87
Median Price	$349,450	$320,000

► REAL ESTATE SALES

170 E HADLEY RD U:140........................ $97,000
B: Linda M Carpenter & Richard A Carpenter
S: Matthew J Feller
Book/Page: 11732/168, Date: 08/22/14
Use: 1 Bdrm Condo, Lot: 5358sf
Prior Sale: $94,000 (05/12)

12 FISHER ST.. $204,000
B: Gregory R Haughton & Kathleen A Haughton
S: Davis Ingrid Est & Robert M Kyler
Book/Page: 11730/43, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 18966sf

107 PINE ST.. $215,000
B: Hannah Moushabeck
S: Edna O Ball
Book/Page: 11731/106, Date: 08/22/14
Mtg: Greenfield Svgs $172,000
Use: 3 Bdrm Bngl/cottage, Lot: 29815sf

15 S MOUNT HOLYOKE DR.................... $360,000
B: Curtis W Ogden & Emily R Howard
S: John T Mehr Tr, Mehr RT
Book/Page: 11728/95, Date: 08/19/14
Mtg: Merrimack Mtg Co $215,000
Use: 4 Bdrm Cape Cod, Lot: 38143sf

288 SHAYS ST....................................... $349,000
B: Cory M Baxter & Sara Baxter
S: Farquhar Oswald C Est & Donald S Farquhar
Book/Page: 11729/153, Date: 08/20/14
Mtg: USAA Federal SB $356,503
Use: 3 Bdrm Ranch, Lot: 56628sf

18 WHIPPLETREE LN............................ $327,500
B: Hannah L Coler & Sasha Gulick-Sherrill
S: Susan L Oconnor
Book/Page: 11732/34, Date: 08/22/14
Mtg: Village Mtg Co $262,000
Use: 4 Bdrm Contemporary, Lot: 25679sf
Prior Sale: $45,000 (09/96)

Belchertown

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	78	82
Median Price	$232,500	$245,000

► REAL ESTATE SALES

258 ALLEN RD.. $95,000
B: Sabrina A Moreau
S: Julius G Fabos & Edith Fabos
Book/Page: 11732/184, Date: 08/22/14
Mtg: Stearns Lending $80,750
Use: 2-Family Mlti-unt Blg, Lot: 40500sf
Prior Sale: $400,000 (12/05)

241 BARDWELL ST................................ $140,000
B: Loni G Wenzel & Daniel J Wenzel
S: Deborah L Wenzel
Book/Page: 11732/140, Date: 08/22/14
Mtg: USDept of Agriculture $300,000
Use: Mixed Use-prim Res & Agricul, Lot: 1636549sf

311 BARDWELL ST................................ $160,000
B: Loni G Wenzel & Daniel J Wenzel
S: Deborah L Wenzel
Book/Page: 11732/136, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 182952sf

10 DOE HOLW....................................... $280,000
B: Michael R Bolduc & Lauren N Bolduc
S: David C Thibodeau Tr, David C Thibodeau IRT
Book/Page: 11727/187, Date: 08/18/14
Mtg: Florence Svgs Bk $224,000
Use: 3 Bdrm Cape Cod, Lot: 40515sf

770 FRANKLIN ST.................................. $94,000
B: Kevin R Dupras
S: James W Mitchell Tr, James W Mitchell RET
Book/Page: 11731/172, Date: 08/22/14
Mtg: Monson Svgs Bk $80,000
Use: 5 Bdrm Old Style, Lot: 40511sf

220 MICHAEL SEARS RD...................... $232,500
B: Daniel Alpiarca
S: Alan R Duprey & Jennie L Duprey
Book/Page: 11731/351, Date: 08/22/14
Mtg: Luso FCU $220,875
Use: 2 Bdrm Split Entry, Lot: 97182sf
Prior Sale: $245,000 (08/07)

Chesterfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	5	5
Median Price	$219,900	$209,000

► REAL ESTATE SALES

642 MAIN RD... $69,500
B: Jonathan T Archbald
S: Lori Hathaway
Book/Page: 11729/99, Date: 08/20/14
Use: 4 Bdrm Conventional, Lot: 1393920sf

Easthampton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	69	65
Median Price	$224,500	$215,000

► REAL ESTATE SALES

21 BUTTON RD..................................... $330,600
B: Peter P Hamelin & Cara H Soifer
S: EH Homeownership LLC
Book/Page: 11731/258, Date: 08/22/14
Mtg: Easthampton Svgs Bk $264,480
Use: Residential Developable Land, Lot: 7166sf

346 EAST ST... $200,000
B: Katherine E Buckley
S: Linda M Nolet & Cynthia A Lanier
Book/Page: 11730/342, Date: 08/21/14
Mtg: PeoplesBank (Holyoke) $160,000
Use: 4 Bdrm Conventional, Lot: 69412sf

2-4 FEDERAL ST................................... $228,000
B: Stephen J Fleury
S: John Laprade Tr, Robert H&B M Laprade T
Book/Page: 11730/135, Date: 08/20/14
Mtg: Merrimack Mtg Co $223,870
Use: 2-Family Duplex, Lot: 6970sf

117 FERRY ST....................................... $170,000
B: Brie A Beaudry
S: Adams Eileen C Est & Robert W Schroeder
Book/Page: 11731/218, Date: 08/22/14
Mtg: Florence Svgs Bk $164,750
Use: 3 Bdrm Conventional, Lot: 15246sf

8 GROSS LN.. $273,500
B: Eric Day & Claire A Day
S: Christopher Yurko & Andrea L Yurko
Book/Page: 11731/281, Date: 08/22/14
Mtg: Easthampton Svgs Bk $60,000
Use: 3 Bdrm Split Level, Lot: 13068sf
Prior Sale: $175,000 (10/01)

113 NORTHAMPTON ST......................... $900,000
B: FPS Associates LLP
S: FPS Inc
Book/Page: 11730/148, Date: 08/20/14
Use: Restaurant/bar, Lot: 33976sf
Prior Sale: $400,000 (06/00)

120 STRONG ST.................................... $190,000
B: Jessica M Lacroix
S: Scott Krawczyk
Book/Page: 11727/39, Date: 08/18/14
Mtg: Merrimack Mtg Co $171,000
Use: 3 Bdrm Ranch, Lot: 18731sf

Goshen

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	5	4
Median Price	$95,000	$205,000

► REAL ESTATE SALES

BERKSHIRE TRL E.................................. $50,000
B: Mark R Liimatainen & Corinne M Parrett
S: Packard Russell A Est & Patricia A Post
Book/Page: 11731/345, Date: 08/22/14
Use: Nature Study, Lot: 642074sf

Granby

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	29	29
Median Price	$220,000	$207,000

► REAL ESTATE SALES

12 HUBBARD DR................................... $209,900
B: Shauna Rohan
S: John S Somers & John S Pijar
Book/Page: 11727/252, Date: 08/18/14
Mtg: Mortgage Networks Inc $167,920
Use: 3 Bdrm Contemporary, Lot: 54375sf

► FORECLOSURE DEEDS

21 GRANBY HTS U:21............................ $70,000
B: Granby Heights Assn
S: Matthew J Tortoriello & JP Morgan Chase Bank NA
Book/Page: 11732/162, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $160,000 (08/05)

Hadley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	22	23
Median Price	$311,000	$344,900

► REAL ESTATE SALES

43 EAST ST... $465,000
B: Tamara L Pascoe & Jennifer L Nigrini
S: David W Windoloski & Debra S Windoloski
Book/Page: 11732/57, Date: 08/22/14
Mtg: PeoplesBank (Holyoke) $315,000
Use: 2 Bdrm Conventional, Lot: 56136sf

Hatfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	13	14
Median Price	$248,000	$317,500

► REAL ESTATE SALES

115 ELM ST U:14B................................ $259,900
B: Debra S Windoloski
S: Hatfield Village LLC
Book/Page: 11732/100, Date: 08/22/14
Mtg: Easthampton Svgs Bk $125,000
Use: Condo

Northampton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	112	108
Median Price	$274,150	$300,000

► REAL ESTATE SALES

23 MOSER ST U:2A................................ $365,623
B: Tea Kodua
S: Wright Builders Inc
Book/Page: 11730/298, Date: 08/21/14
Mtg: Florence Svgs Bk $271,200
Use: Condo

25 MOSER ST U:A3................................ $369,619
B: Patricia A Banks
S: Wright Builders Inc
Book/Page: 11731/80, Date: 08/22/14
Use: Condo

90 POMEROY TER U:6........................... $501,000
B: David K Hayes
S: Pomeroy Terrace LLC
Book/Page: 11732/214, Date: 08/22/14
Mtg: Greenfield Svgs $395,800
Use: 3 Bdrm Condo

63 VERNON ST..................................... $415,000
B: Sophy Burnham
S: Kenneth Ferrin Tr, 63 Vernon Street NT
Book/Page: 11730/206, Date: 08/21/14
Use: 3 Bdrm Conventional, Lot: 34804sf
Prior Sale: $400,000 (01/07)

58 WOODLAND DR................................ $457,000
B: David C Deswert & Sara B Pruss
S: W J Fallows 3rd
Book/Page: 11731/87, Date: 08/22/14
Mtg: Florence Svgs Bk $365,600
Use: 4 Bdrm Colonial, Lot: 77972sf
Prior Sale: $267,500 (10/98)

South Hadley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	75	64
Median Price	$195,000	$215,000

► REAL ESTATE SALES

504 AMHERST RD................................. $200,783
B: FNMA
S: Reza Bartegar
Book/Page: 11728/45, Date: 08/19/14
Use: 3 Bdrm Colonial, Lot: 14000sf
Prior Sale: $215,000 (06/09)

46 E RED BRIDGE LN............................ $410,000
B: Michael E Tarail & Mary C Tarail
S: David W Scruggs & William J Mcmillen
Book/Page: 11729/206, Date: 08/20/14
Mtg: Northampton Cp Bk $160,000
Use: 3 Bdrm Contemporary, Lot: 14233sf
Prior Sale: $409,000 (04/13)

11 SPRING MDWS................................. $430,000
B: Christine A Phillips & Kevin Phillips
S: Laurie J Anastasia
Book/Page: 11731/310, Date: 08/22/14
Mtg: PeoplesBank (Holyoke) $408,500
Use: 4 Bdrm Colonial, Lot: 58370sf
Prior Sale: $540,000 (09/09)

► FORECLOSURE DEEDS

366 GRANBY RD.................................... $110,700
B: JP Morgan Chase Bank NA
S: Melanie G Tylek & J P Morgan Chase Bank NA
Book/Page: 11728/142, Date: 08/19/14
Use: 3 Bdrm Conventional, Lot: 37740sf
Prior Sale: $124,900 (09/00)

Southampton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	26	41
Median Price	$278,250	$260,000

► REAL ESTATE SALES

14 DUGGAN LN..................................... $218,700
B: Christina M Clark & Robert D Clark 3rd
S: Mary E Nied
Book/Page: 11728/199, Date: 08/19/14
Mtg: Residential Mtg Svcs $207,765
Use: 3 Bdrm Ranch, Lot: 30056sf

Ware

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	37
Median Price	$173,500	$174,900

► REAL ESTATE SALES

49 EDDY ST... $94,500
B: Kelly M Macintyre
S: Bernard H Dineen
Book/Page: 11732/86, Date: 08/22/14
Mtg: Berkshire Bank $96,428
Use: 4 Bdrm Old Style, Lot: 6250sf

150 GILBERTVILLE RD.......................... $182,000
B: Antonio Fernandes
S: Maureen Chrabascz & Thaddeus Chrabascz
Book/Page: 11727/155, Date: 08/18/14
Use: 3-Family Mlti-unt Blg, Lot: 1351554sf

Williamsburg

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	7	11
Median Price	$230,000	$241,350

► REAL ESTATE SALES

78 SOUTH ST.. $200,000
B: Lowell Brook & Arden Pierce
S: Jonathan D Hoyt
Book/Page: 11730/185, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 65340sf
Prior Sale: $197,500 (07/11)

Middlesex Registry

Northern District

Richard Howe, Jr., Register
360 Gorham Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	200	207
Median Price	$328,500	$341,500

► REAL ESTATE SALES

4 BLACKHAWK RD............................... $188,000
B: Constitution Props LLC
S: Edward C Charlton & Kristian Charlton
Book/Page: 212/148, Date: 08/21/14
Mtg: Homevestors Inc $179,338
Use: 4 Bdrm Cape Cod, Lot: 10120sf
Prior Sale: $157,000 (12/98)

27 CADY ST... $220,000
B: Fred Messersmith & Virginia Karakhanian
S: David J Trumble Tr, Shirley B Trumble LT
Book/Page: 212/151, Date: 08/22/14
Use: 3 Bdrm Cape Cod, Lot: 4962sf

1 DUNHAM RD...................................... $2,350,000
B: 1 Dunham Road LLC
S: Martin White Glove Delive
Book/Page: 212/142, Date: 08/19/14
Use: Industrial Warehouse, Lot: 275299sf

5 GREENMEADOW DR........................... $270,000
B: Michael Tkachuk Tr, Sla RT
S: Rebecca F Fleming
Book/Page: 212/144, Date: 08/20/14
Use: 3 Bdrm Split Entry, Lot: 30138sf
Prior Sale: $174,900 (12/98)

6 JENNIFER CIR................................... $436,400
B: Marco Ferrara & Christine E Gordon
S: Sivarama Putcha Tr, Putcha FT
Book/Page: 28416/94, Date: 08/22/14
Use: 3 Bdrm Colonial, Lot: 15000sf
Prior Sale: $420,800 (08/13)

9 LAWRENCE ST.................................... $280,000
B: Lori Medugno
S: Alan W Proulx & Patricia A Praulx
Book/Page: 28417/45, Date: 08/22/14
Mtg: Santander Bank NA $26,600
Use: 3 Bdrm Old Style, Lot: 5000sf

599 MIDDLESEX TPKE.......................... $534,000
B: Anil K Rattan & Jyotsna M Rattan
S: Stephen Maimone & Pauline S Maimone
Book/Page: 28404/33, Date: 08/18/14
Mtg: Colonial SLA $453,900
Use: 2 Bdrm Camp/cabin, Lot: 15375sf
Prior Sale: $200,000 (12/13)

47 QUEENSLAND RD............................. $382,000
B: Meesha Acharya & Dilip K Acharya
S: Gary P Brake
Book/Page: 28412/105, Date: 08/21/14
Mtg: The Federal Svgs Bk $305,500
Use: 3 Bdrm Split Entry, Lot: 42700sf

46 SHANNON RD................................... $101,000
B: George Allen&Son Constr
S: Mitchell J Albanese Tr, G M RT
Book/Page: 28404/119, Date: 08/18/14
Mtg: Stoneham Cp Bk $271,000
Use: Residential Undvlpble Land, Lot: 2500sf

► FORECLOSURE DEEDS

8 BEDFORD RD..................................... $300,477
B: FNMA
S: Marianne E Martin & James B Nutter&Co
Book/Page: 28414/261, Date: 08/22/14

Carlisle

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	48	42
Median Price	$674,500	$780,000

► REAL ESTATE SALES

871 BEDFORD RD.................................. $300,000
B: Carlisle Ventures LLC
S: Susan Anderegg
Book/Page: 28408/240, Date: 08/20/14
Use: 1-Family, Lot: 1694484sf

871 BEDFORD RD.................................. $300,000
B: Carlisle Ventures LLC
S: Murray F Anderegg
Book/Page: 28408/246, Date: 08/20/14
Mtg: MSA Finance Facility $400,000
Use: 1-Family, Lot: 1694484sf

127 LAURELWOOD DR.......................... $636,000
B: Giovanni Boschi & Kimberly H Boschi
S: William R Wessell Tr, William R Wessell LT
Book/Page: 28409/269, Date: 08/20/14
Mtg: Schaefer MortgageCorp $447,000
Use: 2 Bdrm Contemporary, Lot: 174240sf

172 WOODRIDGE RD............................ $574,790
B: Daniel L Wells & Jill M Wells
S: Murlidhar Rao & Lovella Slusser
Book/Page: 28416/21, Date: 08/22/14
Mtg: Prime Lending Inc $417,000
Use: 3 Bdrm Split Entry, Lot: 95832sf

Chelmsford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	192	174
Median Price	$335,000	$363,250

► REAL ESTATE SALES

24 BEECH ST.. $400,000
B: Esther W Lee & Jonathan Lee
S: Elizabeth P Landers
Book/Page: 28412/161, Date: 08/21/14
Mtg: Leader Bank NA $320,000
Use: 3 Bdrm Colonial, Lot: 11250sf
Prior Sale: $188,000 (08/97)

37 GLEN AVE U:11................................ $219,900
B: Mary Cooney
S: Sonoko Aristud
Book/Page: 28416/223, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $200,000 (04/09)

181 LITTLETON RD U:327..................... $140,000
B: Willaim J Szarka
S: Joseph D Delpapa & Elizabeth Duggan
Book/Page: 28416/162, Date: 08/22/14
Mtg: Leader Bank NA $100,000
Use: 1 Bdrm Condo
Prior Sale: $84,500 (01/99)

3 MARSHALL ST.................................... $175,000
B: Kazanjian Enterprise Inc
S: Susan Uutamo
Book/Page: 28412/41, Date: 08/21/14
Use: 2 Bdrm Conventional, Lot: 16621sf

3 SAN ROSA WAY................................. $767,000
B: Timothy J Ervin & Kristen L Ervin
S: Judy S Russo Tr, Judy S Russo RET
Book/Page: 28405/19, Date: 08/18/14
Mtg: Bank of America NA $536,900
Use: 5 Bdrm Colonial, Lot: 79279sf
Prior Sale: $746,500 (12/03)

423 WELLMAN AVE U:423.................... $223,500
B: Susan G Chipman
S: David Defelice
Book/Page: 28415/282, Date: 08/22/14
Mtg: First Fed Svgs Boston $173,500
Use: 2 Bdrm Condo
Prior Sale: $151,000 (05/99)

Dracut

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	131	148
Median Price	$260,000	$260,000

► REAL ESTATE SALES

52 AVIS AVE... $105,000
B: Twin Vallley Homes Inc
S: Wayne A Fox Tr, Elm Trrace FT
Book/Page: 28412/81, Date: 08/21/14
Use: Residential Developable Land, Lot: 46609sf

72 C ST... $233,000
B: Paul A Joyce
S: Clarke Elaine M Est & Leanne S Lemez
Book/Page: 28416/46, Date: 08/22/14
Mtg: Merrimack Mtg Co $209,700
Use: 3 Bdrm Cape Cod, Lot: 7500sf

395 DONOHUE RD U:13......................... $120,000
B: William J Dillon & William Dillon
S: Gregory M Dillon & Marjorie Thibodeau
Book/Page: 28409/254, Date: 08/20/14
Mtg: Silva Bros Invest Inc $140,000
Use: 2 Bdrm Condo
Prior Sale: $207,200 (11/02)

36 EDWARDS ST................................... $216,900
B: Amanda C Lane & Brandon R Coulter
S: Derek L Lord & Christine M Lord
Book/Page: 28412/64, Date: 08/21/14
Mtg: Berkshire Bank $212,970
Use: 2 Bdrm Ranch, Lot: 12600sf
Prior Sale: $239,900 (06/03)

11 GAGE CT.. $160,000
B: Sharon Sullivan
S: Donald T Mellor
Book/Page: 212/140, Date: 08/18/14
Mtg: Everest Group LLC $120,000
Use: 3 Bdrm Bngl/cottage, Lot: 10800sf

45 GERRISH AVE................................... $220,000
B: Mary C Webster
S: Brian Ruel & Rebecca Ruel
Book/Page: 212/145, Date: 08/20/14
Mtg: MSA Mortgage LLC $209,000
Use: 3 Bdrm Cape Cod, Lot: 10312sf
Prior Sale: $250,000 (02/05)

125 HAVERHILL ST................................ $282,500
B: Derek J Dacunha & Alicia M Dacunha
S: Donald R Young & Sheila Young
Book/Page: 28404/200, Date: 08/18/14
Mtg: Jean DArc CU $268,375
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: $304,000 (10/04)

1656 MAMMOTH RD............................... $170,000
B: Donna Moran & Paul Moran Sr
S: Theresa A Paradis
Book/Page: 28404/164, Date: 08/18/14
Mtg: PMAC Lending Svcs $127,500
Use: 5 Bdrm Raised Ranch, Lot: 162043sf

80 REGENCY DR................................... $160,000
B: Bun&Mary LLC
S: MR5A LLC
Book/Page: 28405/145, Date: 08/19/14
Mtg: Enterprise Bk & Tr Co $420,000
Use: Residential Developable Land, Lot: 20860sf

10 ROCKY RD....................................... $375,000
B: Derek L Lord & Christine M Lord
S: Eric K Bean & Linda M Bean
Book/Page: 28412/213, Date: 08/21/14
Mtg: Jean DArc CU $356,250
Use: 4 Bdrm Colonial, Lot: 74923sf
Prior Sale: $229,900 (04/98)

15 WILDWOOD ST U:10......................... $73,000
B: Mark T Emero
S: Patrick Moreau
Book/Page: 28415/277, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $51,000 (06/00)

Dunstable

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	20	20
Median Price	$397,950	$425,000

► REAL ESTATE SALES

296 POND ST.. $50,000
B: Anne L Davis & Robert E Kennedy
S: Arthur J Talis & Marianne R Talis
Book/Page: 28417/216, Date: 08/22/14
Use: Residential Developable Land, Lot: 204732sf

210 WESTFORD ST................................ $594,000
B: Theodore Y Ngah & Jennifer N Ngah
S: Timothy B Corkery & Linda P Corkery
Book/Page: 28404/281, Date: 08/18/14
Mtg: Salem Five Mtg Corp $415,800
Use: 4 Bdrm Colonial, Lot: 135472sf
Prior Sale: $407,234 (11/97)

Lowell

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	238	244
Median Price	$215,000	$220,000

► REAL ESTATE SALES

17 3RD AVE.. $150,000
B: 17-19 3rd Avenue LLC
S: Cynthia M Perrault Tr, 15-17-19 RT
Book/Page: 28408/291, Date: 08/20/14
Use: Apartment Bldg - 4-8 Units, Lot: 5867sf
Prior Sale: $139,900 (06/99)

141 ALMA ST.. $188,800
B: PPD Realty LLC
S: Thuy Tran & Giang Nguyen
Book/Page: 28417/96, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 4405sf

691 BEACON ST.................................... $190,000
B: Joshua L Otero
S: Carol A Wilbur
Book/Page: 28415/51, Date: 08/22/14
Mtg: Sage Bank $194,085
Use: 3 Bdrm Cape Cod, Lot: 11067sf

48 BIRCH ST... $275,600
B: Maranda J Lawton
S: John P Kelly 2nd & Kathleen S Kelly
Book/Page: 28414/282, Date: 08/22/14
Mtg: PMAC Lending Svcs $267,332
Use: 5 Bdrm Conventional, Lot: 5000sf
Prior Sale: $88,500 (06/98)

36 BOYLSTON LN U:36......................... $165,000
B: David M Ganeto
S: Joanne Cardillo
Book/Page: 28412/276, Date: 08/21/14
Mtg: USAA Federal SB $168,547
Use: 2 Bdrm Condo
Prior Sale: $169,800 (02/03)

42 CLARE ST.. $95,000
B: Steven J Derosa
S: Nancy Shanahan
Book/Page: 28402/233, Date: 08/18/14
Use: 2-Family Two Family, Lot: 2427sf
Prior Sale: $149,000 (11/07)

38 ENDICOTT ST................................... $279,000
B: Nicholas A Sylvester & Joseph A Faucher
S: Tami Izzett & Kenneth Izzaett
Book/Page: 212/143, Date: 08/19/14
Mtg: TD Bank NA $223,200
Use: 2-Family Two Family, Lot: 4660sf
Prior Sale: $348,000 (05/06)

186 FLORENCE RD............................... $295,000
B: Gleidson Ferreira & Jennifer Ferreira
S: Alicia A Rawnsley Tr, MPJ FT
Book/Page: 28411/219, Date: 08/21/14
Mtg: Mortgage Master Inc $280,250
Use: 3 Bdrm Raised Ranch, Lot: 10980sf

32 FRANK TER...................................... $237,000
B: Pengchun Pech
S: Linda Riley
Book/Page: 28403/242, Date: 08/18/14
Mtg: TD Bank NA $225,150
Use: 3 Bdrm Ranch, Lot: 9709sf
Prior Sale: $170,000 (11/09)

56 FRANKLIN ST.................................. $230,000
B: Savang Voeung
S: Dyson Chiek & Kimleang Leng
Book/Page: 28406/220, Date: 08/19/14
Mtg: RBS Citizens NA $223,100
Use: 2-Family Two Family, Lot: 4450sf
Prior Sale: $240,000 (06/06)

1320 GORHAM ST.................................. $180,000
B: Andrew R Mcguire
S: Able Investments Inc
Book/Page: 28406/29, Date: 08/19/14
Mtg: Merrimack Mtg Co $185,940
Use: 3 Bdrm Conventional, Lot: 8256sf
Prior Sale: $100,000 (07/14)

201 HIGHLAND AVE.............................. $279,000
B: Somkim T Rhy & Chanly Rhy
S: Amy Yusam
Book/Page: 28410/199, Date: 08/21/14
Mtg: Discover Home Loans $273,911
Use: 3 Bdrm Conventional, Lot: 12148sf
Prior Sale: $235,000 (01/05)

37 INLAND ST...................................... $196,000
B: Philasath Sek
S: Julie A Cuningham
Book/Page: 28417/16, Date: 08/22/14
Mtg: Homestead Fund Corp $192,449
Use: 4 Bdrm Conventional, Lot: 3010sf

130 JOHN ST U:208............................... $241,000
B: Alyce Moore & John Moore
S: Stephen Quinn
Book/Page: 28415/174, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $220,000 (12/08)

10 KEARNEY SQ U:401.......................... $190,000
B: Anne Hinds & Stephen Hinds
S: Lizbeth L Upitis
Book/Page: 28402/253, Date: 08/18/14
Use: 1 Bdrm Condo
Prior Sale: $246,400 (05/05)

MIDDLESEX REGISTRY
continued

1104 LAWRENCE ST $159,000
B: Concord River Properties
S: Germaine A Duffy
Book/Page: 28416/254, Date: 08/22/14
Mtg: Signature Bank $161,000
Use: 4 Bdrm Conventional, Lot: 4904sf

19 LEROY ST $165,000
B: Sina Ek
S: Kimna Aing
Book/Page: 28410/1, Date: 08/20/14
Mtg: Homestead Fund Corp $274,300
Use: 2-Family Two Family, Lot: 6250sf
Prior Sale: $130,000 (10/13)

72 LINCOLN PKWY $350,000
B: Joshua A Goldberg & Dara E Tye
S: Leslie H Tye Tr, Whiskers RT
Book/Page: 28413/112, Date: 08/22/14
Mtg: Fairway Ind Mtg $297,500
Use: 4 Bdrm Colonial, Lot: 9628sf

81 MARSHALL AVE $285,000
B: Jared P Patterson
S: Warren J Bostwick Jr & Beverly M Bostwick
Book/Page: 28407/99, Date: 08/19/14
Mtg: TD Bank NA $291,127
Use: 4 Bdrm Ranch, Lot: 12149sf

1955 MIDDLESEX ST U:C $137,000
B: Adam J Dunbar
S: Daniel F Gay
Book/Page: 28417/129, Date: 08/22/14
Mtg: Bank of America NA $109,600
Use: 2 Bdrm Condo
Prior Sale: $59,900 (03/98)

91 MOUNT GROVE ST $209,500
B: Francis E Provencher
S: Roger Bedard & Roger J Bedard
Book/Page: 28415/43, Date: 08/22/14
Use: 4 Bdrm Ranch, Lot: 7200sf
Prior Sale: $260,900 (06/03)

1461 PAWTUCKET BLVD U:2-3 .... $109,500
B: Douglas Poirier & William Poirier
S: John C Craven
Book/Page: 28404/193, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $150,500 (10/07)

211 PAWTUCKET ST $115,000
B: University Of MA Building
S: Lowell City Of
Book/Page: 28403/235, Date: 08/18/14
Use: City/town Property, Lot: 19717sf
Prior Sale: $250,000 (09/93)

29 PUTNAM AVE $175,000
B: Gemma George & Curticia Callender
S: Lacoviello Rachel A Est & Roberta A Dowling
Book/Page: 28417/198, Date: 08/22/14
Mtg: Prospect Mortgage LLC $259,497
Use: 4 Bdrm Conventional, Lot: 4841sf

50 RUTH ST $270,500
B: Lim Ou
S: Daniel J Alves & Ann M Alves
Book/Page: 28416/67, Date: 08/22/14
Mtg: Stearns Lending $216,400
Use: 4 Bdrm Conventional, Lot: 4128sf

110 SMITH ST U:4 .... $238,200
B: Johanna Choo
S: Gwendolyn Nixon
Book/Page: 28406/194, Date: 08/19/14
Mtg: Equitable Cp Bk $190,560
Use: 2 Bdrm Condo
Prior Sale: $231,000 (06/11)

215 STEVENS ST $625,000
B: Lighthouse Group Props Tr, Lotus T
S: Christos G Brustas Tr, Brustas FT
Book/Page: 28411/145, Date: 08/21/14
Mtg: Christos G Brustas $425,000
Use: Apartment Bldg - 4-8 Units, Lot: 11003sf

30 TALBOT ST $485,000
B: Elizabeth S Tripathi & Ashutosh Tripathi
S: Madison Leslie Realty LLC
Book/Page: 28412/144, Date: 08/21/14
Mtg: Maverick Funding Corp $468,813
Use: 4 Bdrm Conventional, Lot: 9375sf
Prior Sale: $345,000 (01/14)

28 W BOWERS ST $285,000
B: Kadidia Dienta
S: James L Boenis Tr, 28-30 West Bowers St NT
Book/Page: 28413/35, Date: 08/21/14
Mtg: Lafayette FCU $270,750
Use: 2-Family Two Family, Lot: 6944sf
Prior Sale: $310,000 (05/05)

257 WILDER ST $5,000
B: Richard Portal
S: Milad Khadij & Norma V Khadij
Book/Page: 28410/149, Date: 08/20/14
Use: 2-Family Duplex, Lot: 4500sf

257 WILDER ST $180,000
B: Camnhung T Le & Dat Do
S: Richard Portal
Book/Page: 28410/161, Date: 08/20/14
Use: 2-Family Duplex, Lot: 4500sf

► FORECLOSURE DEEDS

109 3RD ST $181,001
B: US Bank NA Tr
S: Andre L Lafond & US Bank NA
Book/Page: 28415/7, Date: 08/22/14
Use: 4 Bdrm Conventional, Lot: 2601sf
Prior Sale: $219,000 (06/07)

101 VERNON ST $140,000
B: Clearvue Opportunity 26
S: Kalyn Obrien & Clearvue Opportunity 26
Book/Page: 28403/273, Date: 08/18/14
Use: 3 Bdrm Conventional, Lot: 10287sf
Prior Sale: $95,000 (05/02)

Tewksbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	149	159
Median Price	$318,000	$342,000

► REAL ESTATE SALES

120 APACHE WAY U:120 .... $200,050
B: Erica I Newcomer
S: Andrea Corbett Tr, Andrea Corbett RET
Book/Page: 28409/144, Date: 08/20/14
Mtg: Mortgage Master Inc $170,000
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $184,900 (07/00)

108 EAGLE DR U:108 .... $244,000
B: John F Botolino & Anita L Botolino
S: Carol A Dermody & Paul D Fitzpatrick
Book/Page: 28415/199, Date: 08/22/14
Mtg: Prospect Mortgage LLC $97,000
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $209,900 (08/01)

64 HERITAGE DR U:64 .... $245,000
B: Ryan G Fleming
S: Michael J Luongo & Melissa A Luongo
Book/Page: 28415/248, Date: 08/22/14
Mtg: Mortgage Fncl SvcsInc $232,750
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $274,000 (12/05)

6 HILLSIDE RD $330,000
B: Ronald A Doty & Carolynn L Blais
S: Steven V Corsetti & Lisa J Corsetti
Book/Page: 212/152, Date: 08/22/14
Mtg: Franklin Amer Mtg $337,095
Use: 4 Bdrm Cape Cod, Lot: 15745sf
Prior Sale: $255,000 (05/01)

21 KENSINGTON WAY U:55 .... $399,900
B: Marie-Elaine B Chiarenza
S: Bella Woods LLC
Book/Page: 28412/248, Date: 08/21/14
Mtg: Leader Mtg $85,000
Use: Condo

5 MICHAEL RD $350,000
B: John S Martin & Erin K Thomassen
S: Hariharan V Iyer & Harini Rajapp
Book/Page: 212/150, Date: 08/22/14
Mtg: Leader Bank NA $330,687
Use: 3 Bdrm Colonial, Lot: 5014sf
Prior Sale: $400,000 (10/04)

63 QUAIL RUN U:63 .... $270,000
B: Marilyn F Yeo & Gregory Yeo
S: Maureen A Lynch
Book/Page: 28409/120, Date: 08/20/14
Mtg: Leader Bank NA $243,000
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $296,000 (07/07)

80 SAWYERS LN $598,250
B: John Keating & Jennifer Nelson
S: Felix S Sebastian Tr, Sebastian RT
Book/Page: 28403/107, Date: 08/18/14
Mtg: Commonwealth Mortgage $340,000
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $500,000 (06/00)

32 VILLA ROMA DR U:32 .... $250,000
B: Robert S Ferguson & Diane F Ferguson
S: Frank A Petrillo Tr, Petrillo RT
Book/Page: 28409/107, Date: 08/20/14
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $123,500 (03/97)

Westford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	162	120
Median Price	$465,450	$457,500

► REAL ESTATE SALES

44 BRIDGE ST $142,500
B: Michael Genetti
S: Vision Homes LLC
Book/Page: 28404/185, Date: 08/18/14
Mtg: David J Crescio $155,000
Use: 2 Bdrm Old Style, Lot: 19602sf
Prior Sale: $108,000 (09/12)

19 CROWN RD $429,900
B: Nicholas P Castle & Michelle D Castle
S: Charles E Small & Bettimarie K Small
Book/Page: 28403/139, Date: 08/18/14
Mtg: Norwich Commercal Grp $408,405
Use: 4 Bdrm Gambrel, Lot: 30753sf

56 FORREST RD $443,000
B: Randy Mcmahon & Holly Mcmahon
S: Pengtao Meng & Lu Lu
Book/Page: 28413/63, Date: 08/22/14
Mtg: Washington Trust Mtg $354,400
Type: Adj
Use: 3 Bdrm Split Level, Lot: 50530sf
Prior Sale: $390,000 (03/04)

354 ORION RD $235,000
B: 2100 Corp
S: Andrea C Levy
Book/Page: 28416/281, Date: 08/22/14
Use: 3 Bdrm Old Style, Lot: 77101sf
Prior Sale: $162,000 (02/93)

104 JIMNEY DR U:104 .... $374,000
B: Diane P Colgan
S: Peter Spivack & Courtney Spivack
Book/Page: 28403/22, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $335,000 (07/11)

119 PARKHURST DR U:119 .... $371,000
B: Carol Lesneski
S: Silas R Mark & Mamatha S Jagannathan
Book/Page: 28408/200, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $393,500 (06/05)

72-1/2 PLAIN RD $318,000
B: Anita J Fortini & Bradley H Wood
S: Joel D Gagne
Book/Page: 28406/63, Date: 08/19/14
Mtg: Brookline Bank $279,840
Use: 3 Bdrm Cape Cod, Lot: 6360sf

12 WOODRIDGE LN U:12 .... $230,000
B: Maureen E Sullivan
S: Dorothy H Rand Tr, Dorothy H Rand RET
Book/Page: 28409/87, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $180,000 (04/96)

Wilmington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	157	135
Median Price	$352,000	$369,900

► REAL ESTATE SALES

9 BORDER AVE $313,500
B: Robert Holmes & Laura Holmes
S: Roger J Lessard & Beth J Lessard
Book/Page: 212/141, Date: 08/19/14
Mtg: United Wholesale Mtg $165,000
Use: 3 Bdrm Conventional, Lot: 23870sf

9 DAVIS RD $360,000
B: Thomas Broderick & Gabrielle Busa
S: Luke Vokey
Book/Page: 212/149, Date: 08/22/14
Mtg: Sage Bank $324,000
Use: 3 Bdrm Ranch, Lot: 14500sf
Prior Sale: $252,500 (07/09)

1-A HARVARD AVE $420,000
B: Gustavo Valles & Danielle Valles
S: Phaneshwar Katangur & Snigdha R Chada
Book/Page: 28416/117, Date: 08/22/14
Mtg: Residential Mtg Svcs $399,000
Use: 3 Bdrm Gambrel, Lot: 10000sf
Prior Sale: $350,000 (10/10)

6 HOUGHTON RD $289,000
B: Joseph R Russo & Lisa R Russo
S: Bernice M Russo Tr, Russo RT
Book/Page: 28407/190, Date: 08/19/14
Mtg: Wells Fargo Bank $289,000
Use: 4 Bdrm Raised Ranch, Lot: 31406sf

1 KING STREET EXT $270,000
B: David Keiselbach
S: Gosnell Donna J Est & Laura Holmes
Book/Page: 28402/168, Date: 08/18/14
Mtg: Hometown Bk Coop $244,000
Use: 2 Bdrm Raised Ranch, Lot: 14160sf

25 MCDONALD RD $525,000
B: Roncelline Santhakumar & Santhakumar Yesupatham
S: Asset Redevelopment Corp
Book/Page: 28408/216, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 14970sf
Prior Sale: $525,000 (10/12)

73 WEST ST $330,000
B: Kevin P Clark & Deborah A Clark
S: James R White & Heidi E White
Book/Page: 28404/225, Date: 08/18/14
Mtg: Everett Cp Bk $264,000
Use: 2 Bdrm Ranch, Lot: 10850sf

Middlesex Registry
Southern District

Maria C Curtatone, Register
208 Cambridge Street
East Cambridge, MA 02141
Telephone: (617) 679-6310
Fax: (617) 494-9083
www.cambridgedeeds.com
or www.masslandrecords.com

Acton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	115	124
Median Price	$480,500	$535,138

► REAL ESTATE SALES

3 ASPEN LN U:3 .... $522,000
B: Alia Haider
S: Rohit Wadhwa & Ritu Batra
Book/Page: 64118/525, Date: 08/22/14
Mtg: Leader Mtg $417,000
Use: 4 Bdrm Condo, Lot: 6289sf

54 BRUCEWOOD RD $559,000
B: Sarah E Amorin & Kevin M Amorin
S: Harry T Ku
Book/Page: 64092/52, Date: 08/18/14
Mtg: Mortgage Master Inc $447,200
Use: 4 Bdrm Colonial, Lot: 26252sf

11 ETHAN ALLEN DR $485,000
B: James Pietras & Elizabeth Pietras
S: Robert C Hunsinger & Stephani D Hunsinger
Book/Page: 64088/449, Date: 08/18/14
Mtg: Mortgage Networks Inc $388,000
Use: 4 Bdrm Split Level, Lot: 25676sf
Prior Sale: $425,000 (09/10)

6 GIOCONDA AVE $443,000
B: Joel S Vandixhorn & Lauren S Vandixhorn
S: Shahrokh Kazerani & Bita Paryani
Book/Page: 64122/122, Date: 08/22/14
Mtg: Savings Bank (The) $354,400
Use: 3 Bdrm Raised Ranch, Lot: 20998sf
Prior Sale: $443,000 (09/13)

555 GREAT ELM WAY U:555 .... $235,000
B: Jean O Herrera & Daniel Herrera
S: Xiaoxia Lin
Book/Page: 64120/195, Date: 08/22/14
Use: 3 Bdrm Condo
Prior Sale: $225,000 (03/14)

27 HARTLAND WAY U:107 .... $174,000
B: Marie Nitze
S: James W Dworsack
Book/Page: 64115/333, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $340,000 (06/05)

5 JOHN FRANCIS LN U:5 .... $389,900
B: Michael Rosemark & Averie Rosemark
S: Stephen F Vazza Tr, LNHL RB2012 RT
Book/Page: 64092/340, Date: 08/18/14
Mtg: Digital FCU $80,000
Use: Condo

25 LEXINGTON DR $750,000
B: Jijin Yang & Yunzhe Li
S: Wei Li & Weixin Xu
Book/Page: 64093/416, Date: 08/18/14
Mtg: New Penn Financial $470,350
Use: 4 Bdrm Colonial, Lot: 10797sf

331 NAGOG HILL RD $665,000
B: Richard Escobedo & Hilda J Escobedo
S: William Szabo & Constance J Kapitan
Book/Page: 64122/155, Date: 08/22/14
Mtg: USAA Federal SB $629,300
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: $299,000 (01/96)

16 PAUL REVERE RD $449,000
B: Joseph Biedenkapp & Sarah Biedenkapp
S: Kenneth M Cervantes & Stacy S Harris
Book/Page: 64113/139, Date: 08/21/14
Mtg: Mortgage Networks Inc $359,200
Use: 3 Bdrm Split Level, Lot: 24292sf
Prior Sale: $409,000 (07/01)

7 QUAIL RIDGE DR U:7 .... $486,495
B: Barbara A Bisson & Leonard T Bisson Jr
S: Pulte Homes New Eng LLC
Book/Page: 64099/13, Date: 08/19/14
Use: 2 Bdrm Condo

25-27 SCHOOL ST $280,000
B: Nan Xiao & Yihe Chen
S: Gina Boldizar & Andor Boldizar
Book/Page: 64102/127, Date: 08/19/14
Use: Mixed Use-prim Res & Comm, Lot: 10890sf

10 SULLIVAN LN U:7 .... $609,800
B: Xin Wang & Lizhong Sun
S: Bentley Building Corp
Book/Page: 64122/488, Date: 08/22/14
Use: Condo

Arlington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	162	178
Median Price	$542,000	$613,500

► REAL ESTATE SALES

485 APPLETON ST $625,000
B: Daniel Brownell & Carla Klattenhoff
S: Miguel D Jack & Lisa L Jack
Book/Page: 64120/570, Date: 08/22/14
Mtg: Mortgage Master Inc $417,000
Use: 4 Bdrm Cape Cod, Lot: 4665sf
Prior Sale: $500,000 (06/10)

18 ARIZONA TER U:6 .... $175,000
B: Emily Aroian
S: Miriam Reyes
Book/Page: 64093/140, Date: 08/18/14
Mtg: Fairway Ind Mtg $157,500
Use: 1 Bdrm Condo
Prior Sale: $171,500 (06/04)

24 CHESTER ST $850,000
B: Corey Lowsky & Elizabeth A Lowsky
S: Patrick C Grace
Book/Page: 64113/232, Date: 08/21/14
Mtg: Michael Stock RT $807,500
Use: 4 Bdrm Tudor, Lot: 4415sf
Prior Sale: $670,000 (06/12)

62 EVERETT ST U:2 .... $495,000
B: Jessica L Ross
S: Andrew W Fotsch & Hillary Roselund
Book/Page: 64114/137, Date: 08/21/14
Mtg: MSA Mortgage LLC $371,250
Use: Condo
Prior Sale: $378,000 (06/08)

15 KIMBALL RD $751,000
B: Priyanka Sharma & Vineet Manohar
S: Thomas Y Yip & Joyce Y Ho
Book/Page: 64119/341, Date: 08/22/14
Mtg: Digital FCU $600,800
Use: 3 Bdrm Colonial, Lot: 7613sf

207 LOWELL ST $735,000
B: China L Martens & Siegfried Martens
S: Una Flannery-Kelley & Ryan C Flannery-Kelley
Book/Page: 64108/20, Date: 08/20/14
Mtg: MountainOne Bk $470,350
Use: 3 Bdrm Old Style, Lot: 3787sf
Prior Sale: $412,000 (01/03)

14 MARATHON ST U:1 .... $385,000
B: Christina Ahern
S: John F Botolino & Anita L Botolino
Book/Page: 64098/440, Date: 08/19/14
Mtg: Washington Trust Mtg $308,000
Type: Adj
Use: Condo

90 MILTON ST U:1 .... $531,000
B: Lovella F Slusser
S: Miasofi LLC
Book/Page: 64121/482, Date: 08/22/14
Mtg: Leader Bank NA $160,000
Use: Condo

89 NEWLAND RD U:89 .... $590,000
B: Jun Y Zhu & Yu Li
S: Jean-Sebastien Lehn & Lan Gao
Book/Page: 110/38, Date: 08/20/14
Use: 3 Bdrm Condo
Prior Sale: $510,000 (11/09)

23 OAK KNLS U:23 .... $625,000
B: Patrice Moskow
S: Katherine P Kiley & Joseph E Gould
Book/Page: 64108/60, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $508,000 (01/07)

125 PLEASANT ST U:303 .... $190,000
B: Edmund Storlazzi Tr, 125 Pleasant RET
S: Tiffany Y Chung
Book/Page: 64092/499, Date: 08/18/14
Use: 1 Bdrm Condo
Prior Sale: $155,000 (07/11)

13 QUINCY ST U:13 .... $462,500
B: David S Dinisco
S: Erich J Muehlegger & Jody Muehlegger
Book/Page: 64116/270, Date: 08/21/14
Mtg: Pentagon FCU $315,000
Use: 2 Bdrm Condo
Prior Sale: $416,500 (08/13)

82-84 RIVER ST $570,000
B: Jocelyn H Saintil & Daphney Remy
S: Serge Pierre-Louis & Sylvie Pierre-Louis
Book/Page: 64114/439, Date: 08/21/14
Mtg: Mortgage Master Inc $550,976
Use: 2-Family Mlti-unt Blg, Lot: 4800sf

2006 SYMMES CIR U:2006 .... $585,000
B: Ru Ding & Yun Zhang
S: Arlington 360 LLC
Book/Page: 64121/77, Date: 08/22/14
Mtg: Mortgage Master Inc $292,000
Use: Condo

2008 SYMMES CIR U:2008 .... $593,000
B: Bhavin U Shah & Riddhi Shah
S: Arlington 360 LLC
Book/Page: 64112/561, Date: 08/21/14
Mtg: Leader Bank NA $474,400
Type: Adj
Use: Condo

2010 SYMMES CIR U:2010 .... $585,000
B: Edward E White
S: Arlington 360 LLC
Book/Page: 64120/331, Date: 08/22/14
Use: Condo

19 UDINE ST $500,000
B: Ammanjah D Vries & Cari Davidson
S: Peter M Onek & Laurie Umansky
Book/Page: 64122/384, Date: 08/22/14
Mtg: Leader Bank NA $320,000
Use: 3 Bdrm Garrison, Lot: 5000sf

84 WEBCOWET RD U:2 .... $609,000
B: Thomas Hyry & Jennifer Weintraub
S: Jonathan Orenstein & Cristina Sanmartin
Book/Page: 64098/50, Date: 08/19/14
Mtg: Mortgage Networks Inc $487,200
Use: 5 Bdrm Condo

10 YERXA RD $470,000
B: Chongzi Chen & Agnese Jekabsone
S: Walter A Hall & Alice M Hall
Book/Page: 64121/17, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 6000sf

► FORECLOSURE DEEDS

58 PAUL REVERE RD $520,725
B: FNMA
S: Kitchanan Wong & Green Tree Servicing LLC
Book/Page: 64099/120, Date: 08/19/14
Use: 5 Bdrm Old Style, Lot: 5100sf
Prior Sale: $380,000 (01/02)

Ashby

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	14	14
Median Price	$205,750	$172,950

► REAL ESTATE SALES

295 FOSTER RD $320,000
B: Zachary Bowen & Erin Bowen
S: Victor Cormier & Sandra Cormier
Book/Page: 64092/79, Date: 08/18/14
Mtg: USAA Federal SB $329,300
Use: 3 Bdrm Colonial, Lot: 217800sf

303 MAIN ST $130,000
B: Suzanne M Harju
S: Andrea C Gilroy
Book/Page: 64111/193, Date: 08/20/14
Mtg: LYC Mortgage LLC $132,653
Use: 2 Bdrm Ranch, Lot: 43560sf
Prior Sale: $120,000 (12/00)

Ashland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	85	87
Median Price	$328,750	$387,000

► REAL ESTATE SALES

2 BALDWIN CIR $624,900
B: Jamie Robidoux & Traci J Robidoux
S: Mark D Juitt & Monica A Juitt
Book/Page: 64096/361, Date: 08/18/14
Mtg: Residential Mtg Svcs $499,920
Use: 3 Bdrm Colonial, Lot: 30056sf
Prior Sale: $593,333 (01/08)

66 BRAEBURN LN U:66 .... $444,000
B: Franklin R Goldschmidt & Roberta M Goldschmidt
S: Albert Shapiro & Sandra J Shapiro
Book/Page: 64093/402, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $424,900 (11/04)

144 FOUNTAIN ST $490,000
B: Nathan W Panike & Karen L Panike
S: Valery A Zilper & Yuliya J Kriegel
Book/Page: 64119/79, Date: 08/22/14
Mtg: NE Moves Mortgage Co $392,000
Use: 4 Bdrm Colonial, Lot: 33106sf
Prior Sale: $280,000 (07/99)

72 FRANKLAND RD $416,000
B: Joseph J Wardo
S: John Henderson Jr & Shery L Henderson
Book/Page: 64119/540, Date: 08/22/14
Mtg: NE Moves Mortgage Co $332,800
Use: 3 Bdrm Ranch, Lot: 63162sf

12 OLD CENTRAL TPKE $345,000
B: Anatas Dancha & Sarah K Leboeuf
S: Michael Gibbons Tr, Mary Gibbons FT
Book/Page: 64088/480, Date: 08/18/14
Mtg: Quicken Loan Inc $327,750
Use: 4 Bdrm Garrison, Lot: 15682sf

219 TRAILSIDE WAY U:219 .... $214,900
B: Matthew G Paul
S: Michael Coxall
Book/Page: 64121/416, Date: 08/22/14
Mtg: Bank of America NA $171,920
Use: 2 Bdrm Condo
Prior Sale: $198,300 (04/11)

► FORECLOSURE DEEDS

160 OAK ST $241,000
B: Kronze Inc
S: Virginia D Hart & Reverse Mortgage Solution
Book/Page: 64091/407, Date: 08/18/14

Ayer

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	29	28
Median Price	$270,000	$281,875

► REAL ESTATE SALES

23 HEMLOCK DR $394,865
B: Ming K Ko & Damon Baptista
S: Crabtree Development LLC
Book/Page: 64113/530, Date: 08/21/14
Mtg: Salem Five Mtg Corp $315,892
Use: Residential Developable Land, Lot: 40075sf

60 LITTLETON RD $230,000
B: Matthew J Pinard
S: Patricia A Madigan
Book/Page: 64107/249, Date: 08/20/14
Mtg: N Middlesex Svgs Bk $215,000
Use: 3 Bdrm Gambrel, Lot: 47480sf
Prior Sale: $195,000 (07/99)

31 WILLIAMS ST $300,000
B: James J Ragusa & Andrea M Fontaine
S: Brenda Rodriguez Tr, Velez INT
Book/Page: 64101/315, Date: 08/19/14
Mtg: Merrimack Mtg Co $285,000
Use: 3 Bdrm Contemporary, Lot: 17424sf

Bedford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	93	85
Median Price	$590,000	$558,000

► REAL ESTATE SALES

24 PAGE RD $477,000
B: Dennis Wu
S: Mark Hickey & Karen Hickey
Book/Page: 64118/230, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 51250sf
Prior Sale: $395,500 (10/11)

Belmont

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	101	95
Median Price	$775,000	$890,000

► REAL ESTATE SALES

52 BURNHAM ST U:3 .... $495,000
B: Maureen D Dobrowsky & Terrence M Dobrowsky
S: Meghan E Russ
Book/Page: 64120/469, Date: 08/22/14
Mtg: Bank of Canton $396,000
Use: 2 Bdrm Condo

1-3 CHESTER RD $724,000
B: Audrey A Miller & Robert F Kuehn
S: Elizabeth B Macdonnell
Book/Page: 64106/146, Date: 08/20/14
Mtg: Mortgage Master Inc $533,000
Use: 2-Family Old Style, Lot: 5579sf

196 GODEN ST $1,099,000
B: Patrick C Grace & Maria J Grace
S: I M Rogers-Belcher Tr, 196 Goden Street RT
Book/Page: 64115/552, Date: 08/21/14
Mtg: Webster Bank $850,000
Use: 5 Bdrm Colonial, Lot: 9183sf

51 S COTTAGE RD U:51 .... $1,287,500
B: Paul D Mckinnon & Janice W Mckinnon
S: Mary R Griffin Tr, Mary Rose Griffin RT
Book/Page: 64097/85, Date: 08/19/14
Mtg: Morgan Stanley $1,000,000
Use: 3 Bdrm Condo

117 SCHOOL ST $1,110,000
B: Sabri M Bicer Tr, Mural&K K Bicer LT
S: Susan C Hughes & John J Hughes
Book/Page: 64101/436, Date: 08/19/14
Mtg: Citibank Na $888,000
Use: 6 Bdrm Old Style, Lot: 7587sf

56 WOODFALL RD $850,000
B: Rita H Chekijian & Sarkis Chekijian
S: Ridhard Ponn Tr, Ponn FT
Book/Page: 1331/128, Date: 08/18/14
Mtg: Guaranteed Rate Inc $470,000
Use: 3 Bdrm Split Level, Lot: 23000sf
Prior Sale: $880,000 (01/07)

Boxboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	29	21
Median Price	$488,125	$640,000

► REAL ESTATE SALES

276 CODMAN HILL RD U:21A $90,000
B: Llama Enterprises LLC
S: Keith Harrington & Julie Harrington
Book/Page: 64116/412, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $138,000 (10/05)

50 SPENCER RD U:22L $91,755
B: Meghan Farrell
S: Jason M Davis
Book/Page: 64099/253, Date: 08/19/14
Mtg: Santander Bank NA $81,755
Use: 1 Bdrm Condo
Prior Sale: $100,000 (07/09)

Burlington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	108	107
Median Price	$398,500	$425,000

► REAL ESTATE SALES

40 PEACH ORCHARD RD $762,400
B: Alfredo Arno & Santina Arancio
S: Robert W Murray Tr, Birch Tree T
Book/Page: 64109/39, Date: 08/20/14
Mtg: Leader Mtg $460,000
Use: 3 Bdrm Conventional, Lot: 22625sf
Prior Sale: $282,500 (07/13)

4 PINE AVE **$795,000**
B: Jason N Chan & My C Mac
S: Robert H Richards Jr & Robert J Griffin Jr
Book/Page: 64114/204, Date: 08/21/14
Mtg: Bank of America NA $636,000
Use: 4 Bdrm Conventional, Lot: 12800sf
Prior Sale: $310,000 (11/13)

1 STEPHANIE ST **$719,000**
B: Stephen J Latchford & C L Latchford
S: John F Ripa Jr Tr, New Locust RT
Book/Page: 64117/57, Date: 08/22/14
Mtg: Winchester Cp Bk $575,200
Type: Adj
Use: 3 Bdrm Ranch, Lot: 23850sf
Prior Sale: $299,900 (06/13)

Cambridge

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	84	76
Median Price	$854,000	$1,250,180

► REAL ESTATE SALES

7 APPLETON TER **$1,585,000**
B: Thomas A Dingham & Nancy M Dingham
S: James A Sukeforth & Susan Renaccio
Book/Page: 64110/532, Date: 08/20/14
Mtg: Morgan Stanley $1,052,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 3452sf
Prior Sale: $1,130,000 (01/05)

3 BLACKSTONE ST U:3 .... **$777,000**
B: Samantha Morrison
S: Namita S Mohta & Vinay Mohta
Book/Page: 64116/199, Date: 08/21/14
Mtg: Watertown Svgs Bk $621,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $505,000 (06/03)

41 BOWDOIN ST U:24 .... **$520,000**
B: Kyle R Gibson & Jeffrey J Siegel
S: Jennifer Gillan
Book/Page: 64092/277, Date: 08/18/14
Mtg: Harvard University CU $364,000
Use: 1 Bdrm Condo
Prior Sale: $376,775 (04/07)

8 BUENA VISTA PARK **$1,235,000**
B: Christopher J Griffin
S: Dober Richard P Est & Patrick L Dober
Book/Page: 64114/403, Date: 08/21/14
Mtg: E Cambridge Svgs Bk $988,000
Use: 3 Bdrm Conventional, Lot: 3195sf

1697 CAMBRIDGE ST U:28 .... **$499,000**
B: Lin-Ti Chang
S: Molly A Gazza
Book/Page: 112/5, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $332,000 (05/10)

179 COLUMBIA ST **$850,000**
B: Benjamin Oconnor & Kristin Raven
S: Ethan D Corey Ex, Corey Baruch B Est
Book/Page: 64115/302, Date: 08/21/14
Mtg: US Bank NA $675,000
Use: 2-Family Old Style, Lot: 2400sf
Prior Sale: $144,000 (12/96)

140 GARDEN ST **$900,000**
B: Paul J Thompson & Sarah E Gilbey
S: Christian F Uehlein & Elaine S Uehlein
Book/Page: 64107/561, Date: 08/20/14
Mtg: Mortgage Networks Inc $430,000
Use: 2 Bdrm Conventional, Lot: 1495sf
Prior Sale: $575,000 (02/04)

170 GORE ST U:614 .... **$630,000**
B: Albena Kantardzhieva & Austin Chang
S: Johann Winkler
Book/Page: 64118/327, Date: 08/22/14
Mtg: Leader Bank NA $504,000
Use: 2 Bdrm Condo
Prior Sale: $473,000 (10/12)

1 HILLSIDE PL U:1 .... **$830,000**
B: Abdallah Akar
S: Gifford Sanford R Est & Matthew A Berlin
Book/Page: 64099/508, Date: 08/19/14
Mtg: HarborOne Bank $622,500
Use: 3 Bdrm Condo

13 HOWARD ST U:2 .... **$400,000**
B: Hongbin Luo
S: Shuimu Huang & Qing Ye
Book/Page: 64123/94, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $300,000 (12/11)

57-59 HOWARD ST U:1 .... **$575,000**
B: Prairie R La
S: Patrick Beattie
Book/Page: 64108/519, Date: 08/20/14
Use: 2 Bdrm Condo

241 HURLEY ST U:1 .... **$275,000**
B: Kyla D Slavinsky
S: Jessica Zaval
Book/Page: 64096/63, Date: 08/18/14
Mtg: Leader Bank NA $165,000
Use: 1 Bdrm Condo
Prior Sale: $210,000 (06/05)

98 KINNAIRD ST U:A **$1,068,800**
B: Huiyen Peng
S: Iain M Cockburn & Johanna R Cockburn
Book/Page: 89/133, Date: 08/22/14
Use: 3 Bdrm Condo
Prior Sale: $875,000 (08/05)

2440 MASSACHUSETTS AVE U:19 .... **$470,000**
B: Corey A Fox
S: Jacquelyn M Demita
Book/Page: 64096/302, Date: 08/18/14
Mtg: Watertown Svgs Bk $329,000
Use: 2 Bdrm Condo
Prior Sale: $413,000 (05/09)

2440 MASSACHUSETTS AVE U:26 .... **$144,855**
B: JAS Homeownership LLC
S: Kathryn D Ferrier
Book/Page: 64091/23, Date: 08/18/14
Mtg: Cambridge, City of $154,855
Use: 1 Bdrm Condo
Prior Sale: $142,000 (12/07)

365 MOUNT AUBURN ST U:365 .... **$500,000**
B: Reema Jasuja
S: Caputo Peter J Est & Thersa Maronna
Book/Page: 64107/452, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $300,000 (01/92)

10 OAK ST U:10 .... **$500,000**
B: Ella Lesatele & Talanoa Lesatele
S: Mark L Whittum & Felice E Whittum
Book/Page: 64114/24, Date: 08/21/14
Mtg: Bank of Canton $400,000
Use: 2 Bdrm Condo
Prior Sale: $397,500 (01/09)

29 OTIS ST U:205 .... **$750,000**
B: Milena Djuric
S: Lia D Tescione
Book/Page: 64090/573, Date: 08/18/14
Mtg: Mortgage Master Inc $400,000
Use: 2 Bdrm Condo
Prior Sale: $635,000 (07/08)

190 PROSPECT ST U:8 .... **$350,000**
B: Adam J Wahab & Katarzyna M Piotrowska
S: Maret E Wahab & Randall F Wahab
Book/Page: 64122/201, Date: 08/22/14
Mtg: Eastern Bank $270,000
Use: 1 Bdrm Condo
Prior Sale: $360,000 (06/08)

408-R PUTNAM AVE U:408R **$675,000**
B: Balraj Kalsi
S: Jesse Needleman
Book/Page: 64095/329, Date: 08/18/14
Mtg: Citibank Na $540,000
Use: 2 Bdrm Condo

63 RESERVOIR ST U:63 .... **$40,000**
B: Rafael Jaramillo & Margo S Levine
S: Mona D Stein
Book/Page: 64122/584, Date: 08/22/14
Mtg: Leader Bank NA $602,000
Use: 2 Bdrm Condo
Prior Sale: $580,000 (07/00)

113 RICHDALE AVE U:34 .... **$719,000**
B: Corrine N Glardon & Xavier Glardon
S: Mark A Mullins
Book/Page: 64090/462, Date: 08/18/14
Mtg: Leader Bank NA $417,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $585,300 (07/07)

237 RINDGE AVE **$405,000**
B: Asraf Talukdar
S: Tracey A Legaski & Tracey A Miles
Book/Page: 64118/256, Date: 08/22/14
Mtg: Residential Mtg Svcs $324,000
Use: 2 Bdrm Conventional, Lot: 3682sf
Prior Sale: $155,000 (07/96)

3 RIVERSIDE PL **$870,000**
B: Jan S Kaczmarek
S: Adam J Summerville & Ada K Summerville
Book/Page: 64106/242, Date: 08/20/14
Use: 4 Bdrm Conventional, Lot: 1212sf
Prior Sale: $538,000 (02/09)

17 ROYAL AVE **$1,405,000**
B: Susan M Greenhalgh
S: Luke N Johnson & Megan E Johnson
Book/Page: 64097/375, Date: 08/19/14
Mtg: RBS Citizens NA $500,000
Use: 2 Bdrm Conventional, Lot: 4548sf
Prior Sale: $1,000,000 (08/08)

9-11 SHERIDAN ST U:11-1 .... **$599,999**
B: Jessica L Parker-Battle & Jeremy D Battle
S: Sheridain Development LLC
Book/Page: 64114/101, Date: 08/21/14
Mtg: Cambridge Svgs Bk $533,999
Type: Adj
Use: Condo

11 SUNSET RD **$615,000**
B: Kun Wang & Yin Y Lin
S: Lillian M Colbert
Book/Page: 64094/449, Date: 08/18/14
Mtg: Prospect Mortgage LLC $492,000
Use: 3 Bdrm Colonial, Lot: 6000sf

29-31 WHEELER ST U:222 .... **$200,000**
B: Gabe M Bolio
S: Just A Start Corp
Book/Page: 64092/200, Date: 08/18/14
Mtg: Santander Bank NA $190,000
Use: 1 Bdrm Condo
Prior Sale: $220,757 (02/14)

29-31 WHEELER ST U:324 .... **$575,000**
B: Jacob Whitehill & Vu P Hong
S: Xiaobang Yue & Yuan Li
Book/Page: 64102/446, Date: 08/19/14
Mtg: Leader Bank NA $460,000
Use: 2 Bdrm Condo
Prior Sale: $435,000 (08/10)

Concord

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	138	113
Median Price	$843,250	$922,500

► REAL ESTATE SALES

45 BUTTERNUT CIR **$695,000**
B: Jennifer Schickler
S: Robert C Plotkin & Melissa A Hoffer
Book/Page: 64095/205, Date: 08/18/14
Mtg: Lendmark Mortgage Cor $208,500
Use: 3 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $235,000 (04/94)

40 CAPTAIN MILES LN **$1,520,000**
B: John Schweitzer & Carolyn Schweitzer
S: Richard J Sullivan & Kathleen M Sullivan
Book/Page: 64122/228, Date: 08/22/14
Use: 5 Bdrm Colonial, Lot: 44792sf
Prior Sale: $1,250,000 (06/99)

63 CEDAR WAY **$2,260,000**
B: Jennifer Schunemann & Wilson Schunemann
S: Jeffrey R Gower Tr, Jeffrey R Gower RET
Book/Page: 64102/238, Date: 08/19/14
Use: 1-Family, Lot: 187593sf
Prior Sale: $1,400,000 (09/07)

245 CENTRAL ST **$640,000**
B: Robert T Giese & Maureen A Giese
S: Roger H Belliveau & Sheila C Belliveau
Book/Page: 64090/11, Date: 08/18/14
Mtg: Middlesex Svgs Bk $512,000
Use: 3 Bdrm Old Style, Lot: 7165sf

95 CONANT ST U:407 .... **$560,000**
B: Carolyn M Blackman & Matthew G Blackman
S: Conant Crossing LLC
Book/Page: 64096/227, Date: 08/18/14
Mtg: MSA Mortgage LLC $417,000
Type: Adj
Use: 3 Bdrm Condo

19 CONCORD GREENE U:8 .... **$310,000**
B: Kathleen A Dalton
S: Lee B Gilliam
Book/Page: 64116/334, Date: 08/21/14
Mtg: Guaranteed Rate Inc $100,000
Use: 1 Bdrm Condo, Lot: 1107295sf
Prior Sale: $214,500 (08/12)

43 GIFFORD LN **$775,000**
B: Meredith Benvenuto & Mark Benvenuto
S: Jui C Yu & Janice Yu
Book/Page: 64122/178, Date: 08/22/14
Mtg: Prime Lending Inc $620,000
Use: 5 Bdrm Colonial, Lot: 20000sf

73 GRANT ST **$652,500**
B: James C Reynolds & Suzanne E Reynolds
S: James R Dee & Lynn E Dee
Book/Page: 64090/487, Date: 08/18/14
Mtg: Salem Five Mtg Corp $619,871
Use: 3 Bdrm Old Style, Lot: 6512sf
Prior Sale: $469,000 (07/09)

349 MAIN ST **$1,415,000**
B: Scott Dreyer & Cheryl L Dreyer
S: Thomas J Fleming & Anne M Wilkes
Book/Page: 64109/270, Date: 08/20/14
Mtg: Wells Fargo Bank $1,132,000
Use: 4 Bdrm, Lot: 14652sf
Prior Sale: $1,015,000 (12/09)

10 CONCORD GREENE U:2 .... **$230,000**
B: Andrew Shves & Tetiaba Shvets
S: Dennis G Mahoney
Book/Page: 64117/473, Date: 08/22/14
Mtg: Suma Yonkers FCU $184,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 1107295sf
Prior Sale: $118,000 (07/93)

135 MINOT RD **$990,000**
B: Michael I Payne Tr, 135 Minot Road RT
S: William F Luther & Tracy Luther
Book/Page: 64096/153, Date: 08/18/14
Use: 4 Bdrm Cape Cod, Lot: 23485sf
Prior Sale: $315,000 (03/12)

42 SHORE DR **$530,000**
B: Dianne Reynolds
S: Addie Conner
Book/Page: 64098/272, Date: 08/19/14
Use: 2 Bdrm Raised Ranch, Lot: 5870sf
Prior Sale: $495,000 (07/09)

181 STOW ST **$1,775,000**
B: Mazin A Derzi & Elisabeth Rhodes
S: Charles A Kilvert 3rd & Emily H Kilvert
Book/Page: 64119/579, Date: 08/22/14
Mtg: Cambridge Tr Co $1,050,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 15663sf
Prior Sale: $1,311,250 (10/08)

Everett

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	57	57
Median Price	$260,000	$280,000

► REAL ESTATE SALES

10 DERNE ST **$364,000**
B: David O Portillo
S: Luis Marques & Albertina Marques
Book/Page: 64110/347, Date: 08/20/14
Mtg: Sage Bank $357,407
Use: 2-Family Two Family, Lot: 4167sf
Prior Sale: $320,000 (09/01)

29 EVELYN RD **$380,000**
B: Peter Bienamie & Leslie Bienamie
S: Alexandra Spencer
Book/Page: 1351/118, Date: 08/21/14
Mtg: USAA Federal SB $388,170
Use: 4 Bdrm Old Style, Lot: 3766sf
Prior Sale: $275,000 (03/08)

160 GLENDALE ST **$355,000**
B: Mari M Louine & Garry Lenescat
S: Peter A Marino Jr Tr, Marino T
Book/Page: 64123/162, Date: 08/22/14
Mtg: Freedom Mortgage Corp $342,790
Use: 3 Bdrm Colonial, Lot: 4826sf

5 JACKSON AVE **$272,500**
B: Wanderson Silva
S: Juliana B Silva & Julio C Castilho
Book/Page: 64099/373, Date: 08/19/14
Mtg: Ocwen Fin Svc Inc $267,563
Use: 3-Family Mlti-unt Blg, Lot: 4026sf
Prior Sale: $490,000 (11/05)

68 LINDEN ST U:4 .... **$93,000**
B: Anna L Chow
S: Kaylee O Brown
Book/Page: 64117/530, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $85,000 (09/13)

13 REED AVE **$270,000**
B: Alexis Brito & Lyndsae Brito
S: Wendy Y Hamlett
Book/Page: 64122/501, Date: 08/22/14
Use: 3-Family Mlti-unt Blg, Lot: 3333sf

Framingham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	345	312
Median Price	$335,000	$339,950

► REAL ESTATE SALES

78 BETHANY RD **$350,000**
B: Swift Construction Inc
S: Michael G Berardi
Book/Page: 64120/399, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 53143sf

71 BISHOP ST **$3,300,000**
B: Clinton 100 CPI LLC
S: Dennison Manufacturing Co
Book/Page: 411/249, Date: 08/18/14
Use: Manufacturing Building, Lot: 234353sf

71 BISHOP ST **$3,300,000**
B: Clinton 100 CPI LLC
S: Dennison Manufacturing Co
Book/Page: 64092/318, Date: 08/18/14
Use: Manufacturing Building, Lot: 234353sf

84 BISHOP ST **$350,100**
B: Chang Liu & Ziyi Hu
S: Anupam Mathur Tr, Krishan Lall Malhotra RET
Book/Page: 64101/404, Date: 08/19/14
Mtg: NYCB Mortgage Company $262,500
Use: 2-Family Duplex, Lot: 6098sf
Prior Sale: $230,000 (05/10)

98 BISHOP ST **$284,000**
B: Harris Skelic & Marijana Gojak
S: 76 Haven Street LLC
Book/Page: 64115/218, Date: 08/21/14
Mtg: Everbank $274,521
Use: 3 Bdrm Colonial, Lot: 5227sf
Prior Sale: $112,500 (10/12)

306 BISHOP ST **$227,300**
B: Rander Macedo
S: Leonard Flynn
Book/Page: 64119/522, Date: 08/22/14
Mtg: Norwich Commercal Grp $219,713
Use: 3 Bdrm Colonial, Lot: 14810sf

81 BRIDGES STREET EXT **$255,000**
B: Nancy J Sherman & Allan J Sherman
S: Richard Barbieri
Book/Page: 64120/27, Date: 08/22/14
Mtg: MutualOne Bk $204,000
Use: 2 Bdrm Ranch, Lot: 18731sf
Prior Sale: $300,000 (07/14)

66 BROOKFIELD CIR **$241,000**
B: Joseph M Montillo
S: Kathleen A Sydell Tr, Brookfield Circle RT
Book/Page: 1359/74, Date: 08/18/14
Mtg: Leader Bank NA $236,634
Use: 3 Bdrm Raised Ranch, Lot: 7841sf

1 CAHILL PARK DR **$488,000**
B: Bruce C Hollocher & Cheryl A Tausky-Hollocher
S: Franklin R Goldschmidt & Roberta M Goldschmidt
Book/Page: 64105/347, Date: 08/20/14
Mtg: Colonial Cp Bk $414,800
Use: 4 Bdrm Colonial, Lot: 20909sf

11 CAVANAUGH RD **$280,000**
B: Yefim Kreymer & Jacob Rudnev
S: Lorraine M Willard
Book/Page: 64115/479, Date: 08/21/14
Use: 2 Bdrm Cape Cod, Lot: 9583sf

100 CLINTON ST **$3,300,000**
B: Clinton 100 CPI LLC
S: Dennison Manufacturing Co
Book/Page: 411/249, Date: 08/18/14
Use: Manufacturing Building, Lot: 209959sf

1645 CONCORD ST **$525,000**
B: 1645 Concord Street LLC
S: Concord St Partners LLC
Book/Page: 64112/497, Date: 08/21/14
Mtg: MutualOne Bk $287,500
Use: Restaurant/bar, Lot: 20909sf
Prior Sale: $500,000 (01/08)

26 CRESTWOOD DR **$445,000**
B: Brian Lanza & Kimberly Bartlett
S: Vikram Jandu & Sughandree Jandu
Book/Page: 64096/123, Date: 08/18/14
Mtg: Patriot Community Bk $333,750
Use: 4 Bdrm Bi-level, Lot: 23958sf
Prior Sale: $448,000 (06/07)

46 CROSS ST **$300,000**
B: Pamela M Avis
S: Richard C Kasten
Book/Page: 64103/9, Date: 08/19/14
Mtg: PMAC Lending Svcs $294,566
Use: 3 Bdrm Split Level, Lot: 4792sf
Prior Sale: $249,900 (03/11)

442 ELM ST **$287,500**
B: Guoqing Chen & Qi Chen
S: Phyllis A Chisholm
Book/Page: 64121/385, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 20038sf

48 GRANT ST **$3,300,000**
B: Clinton 100 CPI LLC
S: Dennison Manufacturing Co
Book/Page: 64092/318, Date: 08/18/14
Use: Parking Lot, Lot: 6534sf

25 HEMENWAY RD **$310,000**
B: Chue Cheung & Annie Cheung
S: Manuel Figueroa & Melissa A Figueroa
Book/Page: 64116/53, Date: 08/21/14
Mtg: Commonwealth Mortgage $50,000
Use: 3 Bdrm Cape Cod, Lot: 11761sf
Prior Sale: $345,000 (02/07)

8 HILLSIDE ST **$265,000**
B: Shannon Drumm
S: Walter J Slatkavitz
Book/Page: 64121/280, Date: 08/22/14
Mtg: Crescent Mtg Svc $251,750
Use: 3 Bdrm Ranch, Lot: 10019sf

113 IRVING ST **$650,000**
B: Levant Properties LLC
S: Zartarian Realty LLC
Book/Page: 64102/243, Date: 08/19/14
Mtg: Webster Bank $300,000
Use: Auto Supply, Lot: 32234sf
Prior Sale: $676,000 (12/00)

14 MERRILL DR **$310,000**
B: Kristine M Houston & Burgess E Houston
S: Bernard M Delin & Ina Delin
Book/Page: 64088/348, Date: 08/18/14
Mtg: Eastern Bank $248,000
Use: 3 Bdrm Raised Ranch, Lot: 27007sf

19 NELSON ST **$367,000**
B: Adrian Thomas & Gail Hockman
S: Cynthia A Boudreau
Book/Page: 64095/264, Date: 08/18/14
Mtg: MB Financial Bank NA $348,650
Use: 4 Bdrm Conventional, Lot: 9148sf
Prior Sale: $350,000 (07/09)

30 OAKVALE RD **$305,000**
B: Jane Ables & Steven Ables
S: Caterina E Roth
Book/Page: 64106/248, Date: 08/20/14
Use: 3 Bdrm Split Level, Lot: 12197sf
Prior Sale: $34,000 (06/08)

48 PINCUSHION RD **$362,000**
B: Margaret M Fisher & William J Ohear
S: Cynthia L Page
Book/Page: 64116/520, Date: 08/22/14
Mtg: Schaefer MortgageCorp $343,900
Use: 3 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: $275,000 (05/08)

1006 PLEASANT ST **$365,000**
B: Stevan E Martin
S: Tony G Shadrake & Marisa Shadrake
Book/Page: 64093/199, Date: 08/18/14
Mtg: Mortgage Research Ctr $372,847
Use: 3 Bdrm Bi-level, Lot: 26572sf
Prior Sale: $339,900 (01/03)

24 RALEIGH RD **$245,000**
B: Patricia M Hutton
S: Daniel Bernzweig Tr, Sondra B Bernzweig IRT
Book/Page: 64119/176, Date: 08/22/14
Use: 3 Bdrm Raised Ranch, Lot: 21344sf

160 SCHOOL ST **$333,000**
B: Megan K Dimaggio
S: Theodore T Flood & Gayle M Flood
Book/Page: 64120/405, Date: 08/22/14
Mtg: NE Moves Mortgage Co $316,350
Use: 3 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: $284,000 (04/03)

12 VICTORY ST **$160,000**
B: Norman J Depietri
S: Richard A Depietri & Richard Depietri
Book/Page: 64121/566, Date: 08/22/14
Mtg: Richard A Depietri $160,000
Use: 2-Family Conventional, Lot: 19602sf

1500 WORCESTER RD U:606 .... **$240,000**
B: Nazar N Dhiab
S: Pamela L Libuda Tr, Pamela L Libuda RET
Book/Page: 64101/153, Date: 08/19/14
Mtg: Village Bank $120,000
Use: 2 Bdrm Condo
Prior Sale: $329,900 (04/05)

1550 WORCESTER RD U:426 .... **$260,000**
B: Sumner Sachs & Shirley Sachs
S: Michelle R Buonora Tr, Joseph Arthur Smith RET
Book/Page: 64101/37, Date: 08/19/14
Use: 3 Bdrm Condo
Prior Sale: $128,000 (10/96)

Groton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	64	66
Median Price	$410,000	$401,400

► REAL ESTATE SALES

43 BOSTON RD **$245,000**
B: Toby Bartlett
S: Vincent P Atwood
Book/Page: 64093/63, Date: 08/18/14
Mtg: Mortgage Networks Inc $232,750
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: $279,900 (02/06)

CHERRY TREE LN L:22 .... **$119,900**
B: Macintosh Constr LLC
S: D B Wheeler Tr, Academy Hill RT
Book/Page: 64112/307, Date: 08/21/14

29 CRYSTAL SPRINGS LN **$694,700**
B: Robert J Tyler & Julie C Tyler
S: Robert P Kiley Tr, High Oaks RT
Book/Page: 64119/151, Date: 08/22/14
Mtg: Mortgage Master Inc $350,000
Use: Res Potentially Dvlpble Land, Lot: 61499sf

6 LONGFELLOW RD U:3 .... **$171,000**
B: Nancy J Bomengen
S: Linda D Bell
Book/Page: 64112/328, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $127,000 (03/11)

683 OLD DUNSTABLE RD **$308,500**
B: Suzanne L Scalf
S: Nancy J Bomengen
Book/Page: 1070/183, Date: 08/21/14
Mtg: Wells Fargo Bank $230,000
Use: 3 Bdrm Ranch, Lot: 48787sf

46 OLD ORCHARD RD **$343,000**
B: Jennifer A Cumbie & Benjamin R Cumbie
S: Joshua Tolles Tr, Susan Burrill FT
Book/Page: 64093/171, Date: 08/18/14
Mtg: Navy FCU $343,000
Use: 3 Bdrm Colonial, Lot: 30927sf

10 SPRUCE RD **$170,000**
B: Tamela Medley-Maynard
S: Todd T Kelly
Book/Page: 64092/587, Date: 08/18/14
Mtg: Washington Svgs Bk $135,000
Use: 2 Bdrm Ranch, Lot: 8000sf
Prior Sale: $215,000 (07/03)

3 WESTBROOK LN **$603,000**
B: James Quinn & Katherine Quinn
S: Robert B Birmingham & Marcia A Birmingham
Book/Page: 64107/539, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 146647sf
Prior Sale: $562,500 (04/07)

44 WINTERGREEN LN **$624,500**
B: Hariharan V Lyer & Harini Rajappa
S: Peter Kanowsky & Eloise W Kanowsky
Book/Page: 64122/237, Date: 08/22/14
Mtg: JPMorgan Chase Bank $499,600
Use: 4 Bdrm Colonial, Lot: 47088sf
Prior Sale: $519,900 (09/00)

Holliston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	78	80
Median Price	$392,500	$440,000

► REAL ESTATE SALES

37 FOXWOOD CV **$665,000**
B: Jennifer A Kirkpatrick & Brian F King
S: Deborah G Bloom
Book/Page: 64120/272, Date: 08/22/14
Mtg: Navy FCU $209,000
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $343,500 (08/93)

85 GARETT WAY U:85 .... **$499,900**
B: Cynthia G Canavan
S: Highland Meadows Dev
Book/Page: 64116/482, Date: 08/22/14
Use: 2 Bdrm Condo

11 INDIAN CIR **$1,033,715**
B: Nicole Brinkman & David Brinkman
S: Toll MA Land LP
Book/Page: 64120/232, Date: 08/22/14
Mtg: TBI Mortgage Co $400,000

16 OLD SAWMILL RD **$669,000**
B: Elizabeth A Mellen & Michael R Mellen
S: Cynthia G Canavan
Book/Page: 64115/54, Date: 08/21/14
Mtg: First Fed Svgs Boston $470,000
Use: 4 Bdrm Colonial, Lot: 80150sf
Prior Sale: $359,070 (09/95)

32 PINECREST RD **$330,000**
B: Heather Y Berry
S: Kadlik Barbara A Est & Donna Montgomery
Book/Page: 64093/502, Date: 08/18/14
Mtg: Mortgage Master Inc $336,734
Use: 3 Bdrm Raised Ranch, Lot: 18295sf
Prior Sale: $310,000 (03/03)

106 RICHARD RD **$128,955**
B: Dawn L Stewart
S: Dawn L Stewart Tr, Richard Road RT
Book/Page: 64095/410, Date: 08/18/14
Use: 4 Bdrm Ranch, Lot: 19602sf

1084 WASHINGTON ST **$305,000**
B: Michael S Zaccaria
S: Beth Z Woernle & Beth Z Cook
Book/Page: 64088/267, Date: 08/18/14
Mtg: Plaza Home Mtg $228,937
Use: 2 Bdrm Bngl/cottage, Lot: 39204sf
Prior Sale: $199,900 (06/00)

1874 WASHINGTON ST **$375,000**
B: Daniel P Skowronek & Lynne A Skowronek
S: David S Demeo & Carol A Demeo
Book/Page: 64115/21, Date: 08/21/14
Mtg: Prospect Mortgage LLC $356,250
Use: 3 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: $400,000 (08/04)

Hopkinton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	114	112
Median Price	$550,004	$536,900

► REAL ESTATE SALES

17 CHESTNUT ST **$480,000**
B: Angel Lazarov
S: James W Cozzens & Linda B Cozzens
Book/Page: 64109/155, Date: 08/20/14
Mtg: Discover Home Loans $355,000
Use: 4 Bdrm Colonial, Lot: 32380sf
Prior Sale: $423,000 (12/06)

35 DOWNEY ST **$415,000**
B: Fabio R Vedana
S: James P Monahan Jr & Kathleen M Monahan
Book/Page: 1144/28, Date: 08/19/14
Mtg: Ocwen Fin Svc Inc $407,483
Use: 4 Bdrm Colonial, Lot: 27005sf
Prior Sale: $225,000 (07/95)

11 EAST ST **$483,000**
B: Richard R Goodenough & Rachel L Goodenough
S: Jason Rankin & Claire Rankin
Book/Page: 64117/554, Date: 08/22/14
Mtg: Mortgage Networks Inc $386,400
Use: 3 Bdrm Cape Cod, Lot: 97984sf
Prior Sale: $475,000 (07/13)

25 ELIZABETH RD **$1,005,000**
B: Alyssa A Keller & Henry O Keller Jr
S: Timothy Saeger & Debra Saeger
Book/Page: 64100/200, Date: 08/19/14
Mtg: Citibank Na $804,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 47439sf
Prior Sale: $1,125,000 (11/05)

33 FROSTPANE LN U:68 .... **$464,980**
B: James M Keis
S: Pulte Homes Of New Eng
Book/Page: 64107/145, Date: 08/20/14
Mtg: Pulte Mortgage Corp $200,000
Use: Residential Developable Land, Lot: 180730sf

35 FROSTPANE LN U:69 .... **$432,980**
B: Tejaswini S Dalvi & Atul V Palkar
S: Pulte Homes New Eng LLC
Book/Page: 64091/111, Date: 08/18/14
Mtg: Savings Bank (The) $350,000
Type: Adj
Use: Condo

35 FROSTPANE LN U:8 .... **$665,650**
B: Chandana Kesireddy & Rajsheel Mamidi
S: Pulte Homes New Eng LLC
Book/Page: 64097/527, Date: 08/19/14
Use: Condo

14 HILLCREST DR **$483,000**
B: Kevin Narbonne & Erika W Narbonne
S: Matthew Robinson & Sarah Robinson
Book/Page: 64109/133, Date: 08/20/14
Mtg: Belmont Svgs Bk $373,000
Use: 4 Bdrm Colonial, Lot: 10018sf

2 VALENTINE CIR **$97,500**
B: G Lussier Builders LLC
S: Joseph P Morrissey & Colleen Meyers
Book/Page: 64112/143, Date: 08/21/14
Use: 3 Bdrm Colonial, Lot: 569807sf
Prior Sale: $600,000 (08/04)

MIDDLESEX REGISTRY
continued

Hudson

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	96	101
Median Price	$282,500	$308,000

► REAL ESTATE SALES

157 BROAD ST ... $218,000
B: Kostadin Kostadinov
S: Steven W Caragian
Book/Page: 64123/100, Date: 08/22/14
Mtg: Metro Credit Union $214,051
Use: 3 Bdrm Ranch, Lot: 11085sf

15 CAYUGA DR ... $287,500
B: David C Prockett
S: Susan M Corrieri
Book/Page: 64098/92, Date: 08/19/14
Mtg: Quicken Loan Inc $293,681
Use: 3 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $40,000 (02/92)

17 HASTINGS RD U:17 ... $387,750
B: Annette S Kahn-Arcangeli & Robert M Arcangeli
S: Thorndike Props Of MA
Book/Page: 64116/164, Date: 08/21/14
Use: Possible New Construction

248 MAIN ST U:303 ... $143,700
B: Mary E Turner
S: Roberta A Foote
Book/Page: 64093/549, Date: 08/18/14
Mtg: Village Bank $129,330
Use: 1 Bdrm Condo
Prior Sale: $208,900 (09/05)

268 MANNING ST ... $140,000
B: Patrick J Manzo & Carla M Manzo
S: Kimberly A Maillet & Christine A Comfort
Book/Page: 64090/152, Date: 08/18/14
Use: 3 Bdrm Conventional, Lot: 14081sf

8 PIERCE ST ... $318,850
B: Adam F Woodside & Melanie P Woodside
S: Adam R Cormack
Book/Page: 64122/431, Date: 08/22/14
Mtg: Gladewater Natl Bk $312,730
Use: 3 Bdrm Cape Cod, Lot: 15300sf
Prior Sale: $348,000 (09/05)

26 TEMI RD ... $301,500
B: Jesse Hayden
S: Richard E Dallacosta & Annmarie Dallacosta
Book/Page: 64121/391, Date: 08/22/14
Mtg: Fairway Ind Mtg $286,425
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: $135,000 (09/94)

► FORECLOSURE DEEDS

216 RIVER RD E U:216 ... $105,153
B: FHLM
S: Kellee Buck & Cenlar FSB
Book/Page: 64097/186, Date: 08/19/14
Use: Condo

Lexington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	283	235
Median Price	$812,000	$948,800

► REAL ESTATE SALES

97 ADAMS ST ... $1,330,000
B: Ravi S Bovindala & Deepthi Bathina
S: Jon S Goplerud & Elizabeth J Goplerud
Book/Page: 64120/338, Date: 08/22/14
Mtg: Watermark Cap Inc $1,000,000
Use: 4 Bdrm Contemporary, Lot: 18985sf
Prior Sale: $1,125,000 (12/05)

124 ADAMS ST ... $564,000
B: Aspen Residential Dev
S: James P Dunyak & A R Stern-Dunyak
Book/Page: 64101/189, Date: 08/19/14
Mtg: Northern Bk & Tr Co $963,000
Use: 3 Bdrm Cape Cod, Lot: 21163sf

9 BRYANT RD ... $799,000
B: Holly J Decker & Alex V Uzgin
S: Jeffrey P Sanderson Tr, Albert M Sanderson T
Book/Page: 64108/564, Date: 08/20/14
Mtg: Mortgage Networks Inc $542,700
Use: 3 Bdrm Split Level, Lot: 34792sf

3 FOREST ST ... $975,000
B: Frances L Turnbull
S: Richard C Burck Jr & Alice E Hecht
Book/Page: 64116/30, Date: 08/21/14
Use: 3 Bdrm, Lot: 4399sf
Prior Sale: $249,000 (12/92)

109 GROVE ST ... $785,000
B: Eric Masson & Dominique Richard
S: Mark E Greenberg Tr, 109 Grove Street RT
Book/Page: 64116/101, Date: 08/21/14
Mtg: Citibank Na $628,000
Use: 3 Bdrm, Lot: 31742sf
Prior Sale: $653,000 (12/02)

117 KENDALL RD ... $1,170,000
B: David J Schwartz
S: Mazin Al-Derzi & Elisabeth Rhodes
Book/Page: 1386/138, Date: 08/22/14
Mtg: First Republic Bk $877,000
Use: 4 Bdrm Split Level, Lot: 15500sf
Prior Sale: $950,000 (07/10)

15 LEDGELAWN AVE ... $900,000
B: Albert B Solomon & Lisa A Newton
S: Mukta Joshi & Prashant Nikham
Book/Page: 64108/353, Date: 08/20/14
Mtg: Wells Fargo Bank $500,000
Use: 3 Bdrm Cape Cod, Lot: 30436sf
Prior Sale: $793,500 (07/11)

458 LOWELL ST ... $1,259,000
B: Karuthapandian Sanker & Sornalatha Rathnasamy
S: Robert S Burge Tr, Lexington Development RT
Book/Page: 64109/543, Date: 08/20/14
Mtg: Guaranteed Rate Inc $944,250
Use: 3 Bdrm Colonial, Lot: 13358sf
Prior Sale: $140,000 (02/14)

847 MASSACHUSETTS AVE ... $545,000
B: Boston Constr Mgmt LLC
S: Rosslyn C Shamash Tr, 847 Massachusetts Ave RT
Book/Page: 1265/113, Date: 08/20/14
Mtg: Winchester Cp Bk $794,000
Use: 2-Family Family Flat, Lot: 5880sf
Prior Sale: $358,400 (10/00)

2118 MASSACHUSETTS AVE ... $1,293,000
B: Timothy G Simcox & Mary E Simcox
S: Barbara C Kay
Book/Page: 64089/176, Date: 08/18/14
Mtg: Wells Fargo Bank $618,000
Use: 4 Bdrm Colonial, Lot: 10461sf
Prior Sale: $1,410,000 (06/02)

38 MIDDLE ST ... $719,900
B: Alejandro Risso & Roxana P Spitaleri
S: Donald H Kimball & Dorothy J Kimball
Book/Page: 1000/175, Date: 08/18/14
Mtg: Wells Fargo Bank $500,000
Use: 4 Bdrm, Lot: 29875sf

34 SANDERSON RD ... $1,071,000
B: Vasanthan Rangan & Priya Vetrimani
S: J D Ehlke Tr, 34 Sanderson Road RT
Book/Page: 64110/453, Date: 08/20/14
Mtg: Guaranteed Rate Inc $751,000
Use: 3 Bdrm Colonial, Lot: 24638sf

15 SYLVIA ST ... $560,000
B: 15 Sylvia Street LLC
S: Oconnell Joseph F Est & Joseph F Oconnell
Book/Page: 64118/595, Date: 08/22/14
Mtg: Kenneth A Rosenberg $915,000
Use: 2-Family Family Flat, Lot: 3200sf

63 WARD ST ... $1,120,000
B: Zhongshua Wang & Shujun Li
S: Xiaozhong Zhou & Yili Wang
Book/Page: 64095/539, Date: 08/18/14
Use: 4 Bdrm Contemporary, Lot: 10800sf
Prior Sale: $829,000 (06/01)

100 WINTER ST ... $750,000
B: Mazen Y Kanj & Maya Kanj
S: Jacob Mathew & Tharshini Mathew
Book/Page: 64107/35, Date: 08/20/14
Mtg: Bank of America NA $225,000
Use: 4 Bdrm Ranch, Lot: 11980sf
Prior Sale: $539,900 (12/06)

Lincoln

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	43
Median Price	$1,000,000	$1,013,000

► REAL ESTATE SALES

36 LINCOLN RD ... $825,000
B: Derek B Rawls & Robin S Rawls
S: Patricia E Mckee & Robert C Jennings
Book/Page: 64123/246, Date: 08/22/14
Mtg: William Raveis Mtg Co $471,000
Use: 3 Bdrm Conventional, Lot: 17424sf
Prior Sale: $268,400 (06/93)

Littleton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	56	54
Median Price	$422,473	$442,450

► REAL ESTATE SALES

5 BRANT LN ... $439,000
B: Benjamin Woodacre & Anne Davis
S: Kenneth R Bannister & Annmarie Bannister
Book/Page: 64121/232, Date: 08/22/14
Mtg: NE Moves Mortgage Co $395,100
Use: 3 Bdrm Split Level, Lot: 11550sf

6 KIMLOCK ST ... $385,970
B: Ryan Miller & Sarah T Miller
S: Paul D Macneill & Jasmin M Keramaty
Book/Page: 64120/69, Date: 08/22/14
Mtg: Mortgage Master Inc $366,500
Use: 3 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: $349,900 (07/03)

38 RUSSELL ST ... $305,000
B: Michael Barton & Rachael A Barton
S: Christopher A Pearson
Book/Page: 1351/86, Date: 08/22/14
Mtg: Berkshire Bank $244,000
Use: 4 Bdrm Cape Cod, Lot: 16758sf
Prior Sale: $290,000 (03/08)

15 TAJLEA RD ... $175,000
B: Mark Montanari Tr, King Street RT
S: Kevin Doherty & Diane F Doherty
Book/Page: 64105/494, Date: 08/20/14
Use: 4 Bdrm Cape Cod, Lot: 13125sf
Prior Sale: $257,555 (12/13)

43 WASHINGTON DR ... $525,000
B: Ana P Cantu & Mauricio Senties
S: Douglas Shaw
Book/Page: 64113/100, Date: 08/21/14
Mtg: JPMorgan Chase Bank $446,250
Use: Residential Developable Land, Lot: 14020sf
Prior Sale: $89,805 (12/12)

Malden

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	119	148
Median Price	$310,000	$323,250

► REAL ESTATE SALES

79 CONVERSE AVE ... $385,000
B: Lauren Mcdonald & Nathan Robillard
S: Tran Huynh
Book/Page: 64118/104, Date: 08/22/14
Mtg: Guaranteed Rate Inc $308,000
Use: 2-Family Mlti-unt Blg, Lot: 6254sf
Prior Sale: $190,000 (09/98)

250 CROSS ST ... $472,000
B: Ernst Merisier & Carene Auguste-Merisier
S: John Torres & Monica Rodriguez
Book/Page: 64113/300, Date: 08/21/14
Mtg: Ocwen Fin Svc Inc $416,971
Use: 2-Family Conventional, Lot: 5530sf
Prior Sale: $403,000 (05/05)

504 FELLSWAY E ... $371,000
B: Angella Ramkhelawan & Kimberly Wick
S: Craig A Swanson & Cori E Couture
Book/Page: 64121/1, Date: 08/22/14
Mtg: Leader Bank NA $296,800
Use: 3 Bdrm Colonial, Lot: 5360sf
Prior Sale: $337,000 (01/03)

30 FRANKLIN ST U:111 ... $289,900
B: Nicholas Beneivenga
S: Edward Richard & Kathy Richard
Book/Page: 64123/207, Date: 08/22/14
Mtg: Leader Bank NA $231,920
Use: 2 Bdrm Condo
Prior Sale: $293,000 (08/07)

30 FRANKLIN ST U:326 ... $270,000
B: Denis Sinelshchikov
S: Dilcia O Martinez
Book/Page: 64120/97, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $332,500 (08/05)

71 GALE ST ... $299,900
B: Adriana Silva
S: Ramon Gomez
Book/Page: 64109/96, Date: 08/20/14
Mtg: Salem Five Mtg Corp $239,920
Use: 2 Bdrm Old Style, Lot: 3139sf
Prior Sale: $245,000 (07/08)

16-18 GILBERT CT ... $380,000
B: Sultan G Michael
S: Joseph E Mahoney
Book/Page: 64099/186, Date: 08/19/14
Mtg: N Middlesex Svgs Bk $285,000
Use: 2-Family Mlti-unt Blg, Lot: 3192sf

145 GLENWOOD ST U:204 ... $321,000
B: Nathan D Riccardi & Suzannah Riccardi
S: Rupal N Sammon
Book/Page: 64094/89, Date: 08/18/14
Mtg: Mortgage Networks Inc $288,900
Use: 2 Bdrm Condo
Prior Sale: $235,000 (04/10)

10 LINWOOD ST U:111 ... $190,000
B: Danielle Mullin & Zachary Parasz
S: Samuel Ahn
Book/Page: 64121/208, Date: 08/22/14
Mtg: MSA Mortgage LLC $180,500
Use: 2 Bdrm Condo
Prior Sale: $205,000 (04/04)

20 ROCKLAND AVE U:2 ... $260,000
B: Qu Shao & Wen Li
S: Yuan Y Zhang
Book/Page: 64116/131, Date: 08/21/14
Mtg: Santander Bank NA $208,000
Use: 2 Bdrm Condo

Marlborough

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	164	142
Median Price	$283,900	$297,500

► REAL ESTATE SALES

210 BLANCHETTE DR ... $593,000
B: Stephen A Howard & Catherine R Howard
S: Robert S Schlacter & Julie B Schlacter
Book/Page: 1209/3, Date: 08/18/14
Mtg: Digital FCU $474,400
Use: 4 Bdrm Colonial, Lot: 43996sf

55 BOUFFARD DR ... $479,900
B: Sougata Karmakar & Pallabi De
S: Kevin M Green & Heather D Green
Book/Page: 64109/449, Date: 08/20/14
Mtg: Members Advantage Mtg $417,000
Use: 4 Bdrm Colonial, Lot: 23807sf
Prior Sale: $475,000 (07/13)

22 BOXWOOD LN U:40 ... $466,854
B: Diane Seligman
S: Toll MA Land LP
Book/Page: 64112/366, Date: 08/21/14
Use: Condo

38 FAIRMOUNT ST ... $400,000
B: Gopichand Pidatala & Vanajakshi Pidatala
S: Erick Lara
Book/Page: 64120/366, Date: 08/22/14
Mtg: Barrington B&T Co NA $300,000
Use: 3-Family Family Flat, Lot: 8485sf
Prior Sale: $100,000 (03/10)

181 GREENWOOD ST ... $334,000
B: Caterina E Roth
S: Beverly A Stearns Tr, Stearns FT
Book/Page: 64110/106, Date: 08/20/14
Mtg: Middlesex Svgs Bk $240,000
Use: 3 Bdrm Ranch, Lot: 15000sf

91 HIGHGATE RD ... $264,000
B: Florine M Collette
S: Marie L Bedard Tr, D&J Masciarelli FT
Book/Page: 64110/170, Date: 08/20/14
Mtg: MSA Mortgage LLC $75,000
Use: 3 Bdrm Raised Ranch, Lot: 16880sf

237 HILDRETH ST ... $247,000
B: Ryan A Logan & David A Logan
S: Susanne T Bonitatibus Tr, John G Bonitatibus Jr RET
Book/Page: 64119/373, Date: 08/22/14
Mtg: Marlborough Svgs Bk $197,600
Use: 3 Bdrm Ranch, Lot: 14678sf

31 LEOLEIS DR ... $294,000
B: Linda L Brown
S: Jessica Francois
Book/Page: 64095/417, Date: 08/18/14
Mtg: St Marys Credit Union $235,200
Use: 3 Bdrm Ranch, Lot: 10011sf
Prior Sale: $270,000 (04/08)

406 LINCOLN ST U:211 ... $350,000
B: Arthur Y Furst & Katharine J Furst
S: Fairbanks Development LLC
Book/Page: 64100/345, Date: 08/19/14
Mtg: Salem Five Mtg Corp $160,000
Use: 1 Bdrm Condo

87 ONAMOG ST ... $320,000
B: David G Coviello & Catherine J Coviello
S: Edward M Cordero & Bernadette W Cordero
Book/Page: 64089/208, Date: 08/18/14
Mtg: Align CU $275,000
Use: 3 Bdrm Colonial, Lot: 12500sf
Prior Sale: $392,000 (07/05)

32 WATER ST ... $295,000
B: Tania E Konicki
S: Suzanne Ribeiro Tr, Emrick T
Book/Page: 64088/530, Date: 08/18/14
Mtg: Salem Five Mtg Corp $265,500
Use: 3 Bdrm Conventional, Lot: 5445sf

108 WILLIAMS ST ... $340,000
B: Wasley S Maciel & Caroline J Maciel
S: Trident Holdings Grp LLC
Book/Page: 64102/565, Date: 08/19/14
Mtg: TD Bank NA $300,000
Use: 4 Bdrm Cape Cod, Lot: 25985sf
Prior Sale: $155,000 (10/13)

Maynard

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	79	70
Median Price	$325,000	$308,500

► REAL ESTATE SALES

7 CRANE AVE ... $335,500
B: Phillip G Mccully & Aliya Domash
S: Richard B Bannon & Elizabeth A Bannon
Book/Page: 64118/190, Date: 08/22/14
Mtg: USA Alliance FCU $33,500
Use: 4 Bdrm Conventional, Lot: 6500sf
Prior Sale: $250,000 (04/10)

17 CUDWORTH ST ... $588,000
B: Erica A Lennon & Geoffrey M Lennon
S: Teresa N Miniello & Teresa N Cella
Book/Page: 64118/557, Date: 08/22/14
Mtg: Radius Financial Grp $268,400
Use: 2-Family Two Family, Lot: 5280sf
Prior Sale: $465,000 (12/05)

10 EVERETT ST ... $210,000
B: Thomas P Keegan
S: Keegan Frederick J Est & Thomas P Keegan
Book/Page: 64108/586, Date: 08/20/14
Use: 4 Bdrm Raised Ranch, Lot: 9281sf

10 FOWLER ST ... $400,000
B: Orchard Valley Constr Inc
S: Rosemary L Lent
Book/Page: 64100/450, Date: 08/19/14
Use: 3 Bdrm Conventional, Lot: 81183sf

FOWLER STREET EXT L:2 ... $400,000
B: Orchard Valley Constr Inc
S: Rosemary L Lent
Book/Page: 64100/450, Date: 08/19/14

FOWLER STREET EXT L:3 ... $400,000
B: Orchard Valley Constr Inc
S: Rosemary L Lent
Book/Page: 64100/450, Date: 08/19/14

FOWLER STREET EXT L:4 ... $400,000
B: Orchard Valley Constr Inc
S: Rosemary L Lent
Book/Page: 64100/450, Date: 08/19/14

21 LINDEN ST U:21 ... $220,000
B: Michelle A Najarian
S: Paul G Maher & Debra F Meck
Book/Page: 64096/331, Date: 08/18/14
Mtg: Robert Najarian $70,000
Use: 3 Bdrm Condo
Prior Sale: $165,000 (03/03)

15 PINE ST U:1D ... $296,080
B: George Macbeth & Joan F Macbeth
S: D G Custom Homes LLC
Book/Page: 64098/475, Date: 08/19/14
Mtg: Cambridge Svgs Bk $229,600
Type: Adj
Use: Condo

76 SUMMER ST U:A ... $209,000
B: Stacy Shorr & Hude L Madden
S: Kathrine B Ford
Book/Page: 64090/532, Date: 08/18/14
Mtg: Pacific Union Fincl $188,900
Use: 2 Bdrm Condo
Prior Sale: $220,740 (05/04)

Medford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	155	163
Median Price	$385,000	$420,000

► REAL ESTATE SALES

12 9TH ST U:408 ... $335,000
B: Raj Patel & Nita Patel
S: Mark Whitmore & Shital Whitmore
Book/Page: 100/121, Date: 08/19/14
Mtg: Guaranteed Rate Inc $251,250
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $275,000 (07/07)

47 BOWER ST U:47 ... $430,000
B: Arvind Ananthanarayanan & P Anantharamakrishnan
S: Phillip Bower & Kaci Bower
Book/Page: 64088/242, Date: 08/18/14
Mtg: Leader Bank NA $344,000
Use: 2 Bdrm Condo
Prior Sale: $360,000 (03/07)

16 BROOKINGS ST ... $350,000
B: Dipak Khaund
S: Joseph P Stcroix
Book/Page: 64096/487, Date: 08/19/14
Mtg: Northmark Bank $262,500
Use: 3 Bdrm Conventional, Lot: 3795sf

5 DIANNE RD ... $578,000
B: Jeffrey Cunningham & Maire Quigley
S: Colin Attley & Ashling L Reilly
Book/Page: 64119/239, Date: 08/22/14
Mtg: Cambridge Svgs Bk $462,400
Use: 3 Bdrm Colonial, Lot: 5910sf
Prior Sale: $462,000 (05/07)

8 HADLEY ST U:2 ... $301,000
B: Robert E Riley
S: Melahrini Tomaras Tr, Star 8 RT
Book/Page: 64115/244, Date: 08/21/14
Mtg: Salem Five Mtg Corp $295,545
Use: 2 Bdrm Condo

3920 MYSTIC VALLEY PKWY U:124 ... $310,000
B: Salvatore J Ramasci
S: Pietro Botticelli & Constance J Botticelli
Book/Page: 113/103, Date: 08/21/14
Mtg: Mortgage Master Inc $279,000
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $240,000 (09/10)

62 NORWICH CIR ... $460,000
B: Brian Greensmith & Dennise Greensmith
S: Thomas F Lavin Jr & Rose M Lavin
Book/Page: 64094/360, Date: 08/18/14
Mtg: Salem Five Mtg Corp $414,000
Use: 2 Bdrm Ranch, Lot: 7329sf
Prior Sale: $150,000 (09/93)

24 PINE RIDGE RD ... $800,000
B: Nicholas Cerasuolo & Alicia Cerasuolo
S: Randall G Potvin & Priscilla A Gildden
Book/Page: 64122/458, Date: 08/22/14
Mtg: Berkshire Bank $640,000
Type: Adj
Use: 5 Bdrm Colonial, Lot: 7430sf
Prior Sale: $262,500 (04/94)

169 SHERIDAN AVE U:2 ... $325,000
B: Elizabeth G Ales & Anne C Macdonald
S: A J StHilaire & Catherine A Odonoghue
Book/Page: 64112/395, Date: 08/21/14
Mtg: Mortgage Networks Inc $305,000
Use: 3 Bdrm Condo
Prior Sale: $315,000 (11/05)

73 WEST ST U:2 ... $435,000
B: Alexander D Calhoun & Ashley Freeman
S: James Titus & Nicole Roy
Book/Page: 64114/457, Date: 08/21/14
Mtg: Leader Bank NA $325,000
Use: 4 Bdrm Condo
Prior Sale: $370,000 (08/06)

42 WINTER ST ... $320,000
B: Joseph Maunsell
S: Eamonn P Mchugh & Nuala Mulvihill
Book/Page: 64100/56, Date: 08/19/14
Mtg: RBS Citizens NA $272,000
Use: 2-Family Two Family, Lot: 4737sf

Melrose

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	149	148
Median Price	$416,500	$483,125

► REAL ESTATE SALES

47 CLINTON RD ... $445,000
B: Anne Trafton & Roger Donaghy
S: Joanne B Morris
Book/Page: 64114/346, Date: 08/21/14
Mtg: MSA Mortgage LLC $356,000
Use: 2 Bdrm Raised Ranch, Lot: 8772sf
Prior Sale: $389,000 (05/08)

5 BEAR HILL RD ... $923,000
B: Jenna Marion & Craig Marion
S: Michael P Bradshaw
Book/Page: 64093/219, Date: 08/18/14
Mtg: Quicken Loan Inc $350,000
Use: 4 Bdrm Colonial, Lot: 19994sf
Prior Sale: $549,900 (03/00)

340 E FOSTER ST ... $400,000
B: Clifford G Jones Jr & Kerris A Jones
S: Calen Pennington & Bridgit Burns
Book/Page: 64114/475, Date: 08/21/14
Mtg: Residential Mtg Svcs $345,950
Use: 3 Bdrm Old Style, Lot: 8497sf
Prior Sale: $350,000 (06/11)

15 GROVE ST ... $425,000
B: Darius L Boyce
S: Benard T Do & H T DoNgoc
Book/Page: 1293/63, Date: 08/19/14
Mtg: Guaranteed Rate Inc $403,750
Use: 2-Family Conventional, Lot: 3522sf
Prior Sale: $308,000 (11/04)

57 LAUREL ST ... $440,000
B: David Trzepacz & Melissa Trzepacz
S: Stephen W Nikitin & Patricia N Ischiropoulos
Book/Page: 64090/128, Date: 08/18/14
Mtg: Mortgage Networks Inc $352,000
Use: 3 Bdrm Old Style, Lot: 8649sf

110 LINDEN RD ... $570,000
B: Christopher S Andrews & Kelly A Andrews
S: Catherine M Hill Tr, Hill FT
Book/Page: 64110/135, Date: 08/20/14
Mtg: Washington Trust Mtg $456,000
Type: Adj
Use: 4 Bdrm Old Style, Lot: 9461sf

167 LINWOOD AVE ... $335,000
B: Stacy Coleman & Christopher A Carpenter
S: Kathryn E Stoddart
Book/Page: 64113/426, Date: 08/21/14
Mtg: Stonewater Mtg Corp $318,250
Use: 3 Bdrm Old Style, Lot: 4197sf
Prior Sale: $140,000 (06/94)

61 LYNDE ST ... $425,000
B: Melissa Landon & Joseph C Mellor
S: Douglas Murphy & Kariann Murphy
Book/Page: 64119/124, Date: 08/22/14
Mtg: FFC Mtg Corp $361,250
Use: 4 Bdrm Gambrel, Lot: 12885sf
Prior Sale: $315,000 (05/05)

974-976 MAIN ST U:24 ... $160,000
B: Amy Chen & Mei Q Zheng
S: Roy Dipaola
Book/Page: 64093/587, Date: 08/18/14
Use: 1 Bdrm Condo
Prior Sale: $155,000 (01/03)

96 MALVERN ST U:96 ... $315,000
B: Prakash N Govindan & Aishwarya Balaraj
S: Liacopoulos Martha Est & Robert L Bell Jr
Book/Page: 64118/461, Date: 08/22/14
Mtg: Members Mtg Co Inc $252,000
Use: Condo

45 W EMERSON ST U:4 ... $334,950
B: Samuel R Adamson & Judith H Adamson
S: Li-Hang Wang & Teresa K Wang
Book/Page: 64114/496, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $280,000 (04/02)

226 W EMERSON ST ... $570,000
B: Guarav Singh & Larissa Shah
S: Peter A Egan
Book/Page: 64107/512, Date: 08/20/14
Mtg: Mortgage Networks Inc $456,000
Use: 3 Bdrm Colonial, Lot: 6482sf
Prior Sale: $493,000 (06/10)

► FORECLOSURE DEEDS

13 HOLBROOK CT U:13 ... $303,682
B: FNMA
S: Derrick Brazeal & Green Tree Servicing LLC
Book/Page: 64118/416, Date: 08/22/14
Use: 2 Bdrm Condo

286 WASHINGTON ST ... $346,696
B: National Mortgage LLC
S: Dorothy T Camerlin & Nationstar Mortgage LLC
Book/Page: 64098/294, Date: 08/19/14
Use: 3 Bdrm Old Style, Lot: 5722sf

Natick

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	211	211
Median Price	$425,100	$475,900

► REAL ESTATE SALES

10 BORDER RD ... $362,000
B: Nicholas Giorgio & Sarah E Johnson
S: Paul Lacouture & Marianne Lacouture
Book/Page: 64095/73, Date: 08/18/14
Mtg: Needham Bk $325,800
Use: 2 Bdrm Bngl/cottage, Lot: 6186sf
Prior Sale: $340,000 (06/06)

83 EVERGREEN RD ... $825,000
B: Michael Bustian
S: Andrew W Goodman & Lisa M Goodman
Book/Page: 64123/180, Date: 08/22/14
Mtg: Hudson City Saving Bk $660,000
Type: Adj
Use: Residential Undvlpble Land, Lot: 10846sf
Prior Sale: $327,500 (11/01)

87 EVERGREEN RD ... $825,000
B: Michael Bustian
S: Andrew W Goodman & Lisa M Goodman
Book/Page: 64123/180, Date: 08/22/14
Mtg: Hudson City Saving Bk $660,000
Type: Adj
Use: 4 Bdrm Garrison, Lot: 8930sf

42 FRANCONIA AVE ... $610,000
B: James F Carey & Marnie E Carey
S: Eric Beland & Shauna Beland
Book/Page: 64108/329, Date: 08/20/14
Mtg: Mortgage Networks Inc $488,000
Use: 4 Bdrm Cape Cod, Lot: 11892sf
Prior Sale: $542,000 (05/10)

11 GLEN ST ... $424,125
B: Jonathan Matsui
S: M P Schellenberg Tr, Peter J Schellenberg T
Book/Page: 64119/444, Date: 08/22/14
Mtg: MSA Mortgage LLC $459,000
Use: 3 Bdrm Old Style, Lot: 21127sf

10 HUNTERS LN ... $1,060,000
B: Eileen Rivera & Jay Rivera
S: Trask Inc
Book/Page: 64096/190, Date: 08/18/14
Mtg: Leader Bank NA $650,000
Use: Res Potentially Dvlpble Land, Lot: 15464sf
Prior Sale: $990,000 (08/13)

22 IRVING RD ... $378,000
B: Masud Ahmed & Honey U Maria
S: Arthur Fishtine & Charlotte S Fishtine
Book/Page: 550/131, Date: 08/18/14
Mtg: Leader Bank NA $359,100
Use: 3 Bdrm Ranch, Lot: 14985sf

11 KELSEY RD ... $345,000
B: Net Capital LLC
S: Deborah L Arsenault
Book/Page: 64114/232, Date: 08/21/14
Mtg: Needham Bk $346,000
Use: 4 Bdrm Cape Cod, Lot: 19210sf
Prior Sale: $142,500 (08/92)

13 KELSEY RD ... $442,000
B: Matthew J Festog & Christine Festogq
S: Samuel Skeen
Book/Page: 64123/75, Date: 08/22/14
Mtg: Rockland Tr Co $417,000
Use: 3 Bdrm Cape Cod, Lot: 11892sf
Prior Sale: $441,000 (07/13)

11 MORGAN DR U:5107 ... $130,500
B: Michael G Huang
S: South Natick Hills LLC
Book/Page: 64093/249, Date: 08/18/14
Mtg: Pulte Mortgage Corp $78,300
Use: Condo

58 N MAIN ST U:204 ... $425,000
B: Phuong T Hau & Jamison D Folland
S: 58 North Main St Realty
Book/Page: 34/21, Date: 08/21/14
Mtg: Village Bank $340,000
Use: 2 Bdrm Condo

114 NORTH AVE U:114 ... $449,900
B: Sylva H Kim & Peter Kim
S: Walnut Hill Management
Book/Page: 64114/67, Date: 08/21/14
Mtg: Needham Bk $359,920
Type: Adj
Use: Condo

7 OTIS ST ... $244,000
B: Justin D Brockert
S: Jason Brockert Tr, Marion Nobles Life T
Book/Page: 64123/142, Date: 08/22/14
Use: Residential Undvlpble Land, Lot: 5401sf

9 OTIS ST ... $244,000
B: Justin D Brockert
S: Jason Brockert Tr, Marion Nobles Life T
Book/Page: 64123/142, Date: 08/22/14
Mtg: Gateway Fndng Mtg $195,000
Use: 3 Bdrm Bngl/cottage, Lot: 14418sf

15 QUINCE ST ... $636,000
B: Kate F Eisenberg & Kimberly Parr
S: Jay Rivera & Eileen Rivera
Book/Page: 1340/144, Date: 08/18/14
Mtg: Century Bk Tr Co $400,000
Use: 3 Bdrm Old Style, Lot: 5881sf
Prior Sale: $575,500 (07/07)

152 S MAIN ST ... $324,000
B: Mark A Spurling & Cynthia L Spurling
S: Robert E Queiros & Robert E Querios
Book/Page: 64114/425, Date: 08/21/14
Use: 3 Bdrm Old Style, Lot: 19384sf

49 SOUTH ST ... $1,025,000
B: Michael L Marotta & Michele A Marotta
S: Laurie A Gabriel
Book/Page: 64110/389, Date: 08/20/14
Use: 3 Bdrm Gambrel, Lot: 40032sf

8 STRAWBERRY HILL RD...... $450,000
B: Chad F Griller & Kelly J Griller
S: Janice M Macdonald Tr, Ryan RT
Book/Page: 64118/431, Date: 08/22/14
Mtg: Freedom Mortgage Corp $405,000
Use: 4 Bdrm Colonial, Lot: 10106sf

26 WALDEN DR U:2...... $157,000
B: David A Holmes Tr, 26 WD 2 RT
S: Kimberly A Ryan & Kimberly A Simon
Book/Page: 64108/310, Date: 08/20/14
Use: 1 Bdrm Condo
Prior Sale: $197,500 (01/05)

85 WINTER ST...... $565,000
B: Rebecca E Carlin & Kyle C Carlin
S: Roberta Conte & Gabriel Conte
Book/Page: 930/104, Date: 08/20/14
Mtg: Residential Mtg Svcs $452,000
Use: 4 Bdrm Cape Cod, Lot: 23740sf

3 WOODCOCK PATH...... $850,000
B: Adam V Arsdale
S: Ronald J Bello & Leslie K Bello
Book/Page: 64100/537, Date: 08/19/14
Mtg: Wellesley College $266,307
Use: 4 Bdrm Contemporary, Lot: 66647sf

Newton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	434	351
Median Price	$886,000	$945,000

► REAL ESTATE SALES

208-210 ADAMS ST U:208-10...... $650,000
B: Shuangxi Wang & Lu Xi
S: Yee Y Lau & Elaine Lau
Book/Page: 64098/122, Date: 08/19/14
Mtg: Norwood CooperativeBk $300,000
Use: 8 Bdrm Condo, Lot: 24544sf

74 ALBERT RD...... $705,000
B: Bhavdeep B Shah & Bijal S Salal
S: John P Garabedian Tr, Garabedian FT
Book/Page: 64096/382, Date: 08/18/14
Mtg: Bank of America NA $564,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10710sf

1563 BEACON ST...... $1,250,000
B: Dennis J Mcnicholl & Frances J Hayes
S: Josh Alwitt & Margaret Pike
Book/Page: 64096/278, Date: 08/18/14
Mtg: NE Moves Mortgage Co $1,000,000
Use: 5 Bdrm Colonial, Lot: 14300sf
Prior Sale: $900,000 (06/03)

1765 BEACON ST...... $1,580,000
B: Shu F Chen & Yung M Chen
S: Christopher J Biotti
Book/Page: 64121/115, Date: 08/22/14
Use: 5 Bdrm Tudor, Lot: 20800sf
Prior Sale: $1,220,000 (01/10)

39 BOWDOIN ST...... $1,272,500
B: Timothy J Maines & Delora K Towes-Schneider
S: Nancy G Greenberg & Robert Greenberg
Book/Page: 64095/25, Date: 08/18/14
Mtg: Mtg Equity Partners $992,500
Use: 4 Bdrm Victorian, Lot: 9719sf

23 CARTHAY CIR U:23...... $915,000
B: Vivek Pandit & Hemamalini Narayanan
S: William A Hunter
Book/Page: 64122/402, Date: 08/22/14
Mtg: Berkshire Bank $500,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 12460sf
Prior Sale: $850,000 (04/06)

41 CHASKE AVE...... $600,000
B: Kevin J Mcnamara & Maureen T Mcnamara
S: Mcisaac Colin F Est & Patricia A Mcisaac
Book/Page: 64092/43, Date: 08/18/14
Use: 2-Family Two Family, Lot: 10000sf

90-92 CHERRY ST U:1...... $420,000
B: Ashwin V Thangali & Meghna Dilip
S: Berta Harb & Khalil Nahra
Book/Page: 64098/575, Date: 08/19/14
Mtg: Leader Bank NA $336,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 7054sf
Prior Sale: $340,000 (06/11)

574 CHESTNUT ST...... $590,000
B: David Geffen
S: Kim K Suga & Elizabeth G Suga
Book/Page: 64101/242, Date: 08/19/14
Mtg: Dedham Inst for Svgs $442,500
Use: 4 Bdrm Colonial, Lot: 10002sf
Prior Sale: $452,000 (10/00)

26 COLUMBIA AVE U:2...... $699,000
B: Bo Zhao & Qinglin Zeng
S: Arash Radfar & Sara Mostafavian
Book/Page: 64093/453, Date: 08/18/14
Mtg: Eastern Bank $554,200
Type: Adj
Use: 3 Bdrm Condo, Lot: 51059sf
Prior Sale: $655,000 (08/05)

27-29 COMMONWEALTH AVE U:6...... $385,000
B: Christine Koelling & Todd K Koelling
S: Mary P Monaco
Book/Page: 64091/451, Date: 08/18/14
Mtg: Members Mtg Co Inc $200,000
Type: Adj
Use: 1 Bdrm Condo, Lot: 14993sf
Prior Sale: $322,400 (02/08)

53 DOROTHY RD...... $1,150,000
B: Tommaso Melodia & Violetta Ravagnoli
S: Boris Burmistrovich & Tatyana Mesh
Book/Page: 64122/289, Date: 08/22/14
Mtg: NE Moves Mortgage Co $862,500
Use: 3 Bdrm Split Level, Lot: 16245sf
Prior Sale: $622,000 (01/02)

61 ESTY FARM RD...... $715,000
B: Ming Jiang & Li Chen
S: Spigel Dorothy Est & Marc R Spigel
Book/Page: 64090/163, Date: 08/18/14
Mtg: Citibank Na $572,000
Use: 3 Bdrm Split Level, Lot: 17423sf

86 FARWELL ST...... $755,000
B: Mengze Li
S: Michael Mccarthy & Donna M Mccarthy
Book/Page: 1189/163, Date: 08/18/14
Mtg: Mortgage Master Inc $453,000
Use: 3 Bdrm Raised Ranch, Lot: 7500sf
Prior Sale: $200,000 (06/98)

15 HAMMOND POND PKWY U:1...... $390,000
B: Zheng Zhao & Kanyun Xue
S: William Urann & Christina M Urban
Book/Page: 64110/319, Date: 08/20/14
Mtg: New York Mtg Co LLC $292,500
Use: 2 Bdrm Condo, Lot: 102864sf
Prior Sale: $315,000 (11/08)

216 LAGRANGE ST U:216...... $615,000
B: Chen Wang
S: Rachel E Gutierrez
Book/Page: 64109/245, Date: 08/20/14
Mtg: Guaranteed Rate Inc $415,740
Use: 3 Bdrm Condo, Lot: 10046sf

17-19 LAUREL AVE U:2...... $453,888
B: Sabrina T Tran & Michael K Tran
S: Igor Mironov & Diana Mironov
Book/Page: 64092/529, Date: 08/18/14
Mtg: Radius Financial Grp $379,888
Use: 3 Bdrm Condo, Lot: 4000sf
Prior Sale: $362,000 (10/05)

86 MCCARTHY RD...... $1,368,000
B: Robyn L Doane & Lisa Zuckerman
S: Daihung Do & Yen-Lin Chen
Book/Page: 64110/427, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 10880sf
Prior Sale: $1,245,000 (08/07)

31 MILO ST U:31...... $558,000
B: Khalil Nahra & Bertha Nahra-Harb
S: Jocelyn C Scheirer & Eric D Scheirer
Book/Page: 64104/533, Date: 08/20/14
Mtg: Prime Lending Inc $218,000
Use: 3 Bdrm Condo, Lot: 10560sf
Prior Sale: $459,900 (12/04)

11 NILES RD...... $767,000
B: Jonathan M Todd & Jennifer N Todd
S: Julie T Mcmanus
Book/Page: 64122/522, Date: 08/22/14
Mtg: NE Moves Mortgage Co $420,000
Use: 3 Bdrm Colonial, Lot: 7478sf
Prior Sale: $665,900 (07/07)

59 PARSONS ST U:59...... $540,000
B: Real Home Investments LLC
S: Paul N Kahn
Book/Page: 64095/567, Date: 08/18/14
Mtg: Needham Bk $432,000
Use: 3 Bdrm Condo, Lot: 10732sf

160 PINE ST U:27...... $675,000
B: Katherine F Donovan & Mark Donovan
S: Alexandra O Melamed
Book/Page: 64113/450, Date: 08/21/14
Mtg: Everbank $250,000
Use: 3 Bdrm Condo, Lot: 144885sf
Prior Sale: $470,000 (02/07)

29 PLEASANT ST...... $930,000
B: Neel K Tiku & Roopshree Shah
S: George G Xie & Lina Du
Book/Page: 64096/158, Date: 08/18/14
Mtg: Rockland Tr Co $736,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 10685sf
Prior Sale: $263,000 (06/94)

48 RIPLEY ST U:48...... $586,000
B: Lynn E Stevenson
S: Jeffrey S Brown & Amanda Brown
Book/Page: 64092/431, Date: 08/18/14
Mtg: Bank of America NA $570,000
Use: 2 Bdrm Condo, Lot: 8530sf
Prior Sale: $264,725 (09/99)

42 SUNHILL LN...... $800,000
B: 42 Sunhill LLC
S: Amir Niroumand-Sabet Tr, Akram Cameron T
Book/Page: 64105/382, Date: 08/20/14
Mtg: Wellesley Bk $1,528,200
Use: 2 Bdrm Split Level, Lot: 22170sf

25 TANGLEWOOD RD U:25...... $949,000
B: Olga Kiner & Alex Prozument
S: Sharon G Cuneta
Book/Page: 64102/397, Date: 08/19/14
Mtg: Boston Private Bank $759,200
Use: 3 Bdrm Condo, Lot: 11283sf
Prior Sale: $459,000 (07/98)

90 WASHBURN AVE...... $480,000
B: Maria Suriel & Ivan Suriel
S: Glenn P Corbett
Book/Page: 64101/220, Date: 08/19/14
Mtg: Mortgage Master Inc $360,000
Use: 3 Bdrm Old Style, Lot: 4869sf
Prior Sale: $420,000 (04/14)

326 WATERTOWN ST...... $487,500
B: Nonantum Ventures LLC
S: Disilva Trucking Service
Book/Page: 64114/554, Date: 08/21/14
Mtg: Cambridge Svgs Bk $1,563,750
Use: Post Office, Lot: 6096sf

North Reading

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	97	97
Median Price	$434,900	$445,000

► REAL ESTATE SALES

20 ANGLEWOOD LN...... $735,000
B: Andrei V Kopylov & Brenda A Kopylov
S: Richard J Riccardi & Gale Riccardi
Book/Page: 64102/202, Date: 08/19/14
Mtg: RBS Citizens NA $698,250
Use: 4 Bdrm Colonial, Lot: 93218sf
Prior Sale: $143,000 (10/95)

8 FAIRBANKS LN...... $845,500
B: Mark Whitmore Jr & Shital Whitmore
S: Mark R Allan & Brenda A Allan
Book/Page: 64112/468, Date: 08/21/14
Mtg: Guaranteed Rate Inc $676,400
Use: 5 Bdrm Colonial, Lot: 40075sf

4 GREENBRIAR DR U:103...... $111,000
B: Margaret M Teehan & Edward R Teehan Jr
S: Carolyn Fox
Book/Page: 109/59, Date: 08/22/14
Mtg: Salem Five Mtg Corp $83,250
Use: Condo
Prior Sale: $50,000 (08/00)

4 SHASTA DR...... $1,005,000
B: Philip Giunta
S: Max Gouveia & Debra Gouveia
Book/Page: 64115/365, Date: 08/21/14
Use: 4 Bdrm Colonial, Lot: 60113sf

► FORECLOSURE DEEDS

1 PINECREST RD...... $147,000
B: Wells Fargo Bank NA Tr
S: Carol Carbone & Wells Fargo Bank NA Tr
Book/Page: 64105/480, Date: 08/20/14
Use: 2 Bdrm Bngl/cottage, Lot: 7405sf
Prior Sale: $155,000 (08/01)

Pepperell

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	74	67
Median Price	$297,450	$300,000

► REAL ESTATE SALES

4 BLUE HERONS WAY...... $413,100
B: Glenn Burkhardt
S: Deborah Kubinciak
Book/Page: 64092/242, Date: 08/18/14
Mtg: Lawrence R Burkhardt $200,800
Use: 3 Bdrm Contemporary, Lot: 167556sf

3 THOMAS LN U:3...... $289,900
B: Fabrice Yopa & Michele-Anick D Tchamkam
S: Jose Flores & Tracee Flores
Book/Page: 64116/364, Date: 08/21/14
Mtg: Bank of America NA $284,648
Use: 3 Bdrm Condo

Reading

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	155	138
Median Price	$470,000	$465,250

► REAL ESTATE SALES

190 GREEN ST...... $415,000
B: Michael T Flynn & Nora L Flynn
S: Joseph Fleming & Joseph R Fleming
Book/Page: 64120/424, Date: 08/22/14
Mtg: Metro Credit Union $389,500
Use: 3 Bdrm Conventional, Lot: 7050sf
Prior Sale: $415,000 (07/14)

89 GROVE ST...... $374,900
B: Michael D Sandmann
S: Danielle S Quinlan & Matthew Quinlan
Book/Page: 64115/262, Date: 08/21/14
Mtg: USAA Federal SB $299,920
Use: 3 Bdrm Cape Cod, Lot: 15910sf
Prior Sale: $329,000 (08/12)

156 HIGH ST...... $582,000
B: Brian J Roden & Kellie B Roden
S: Bradford M Smith & Amy R Smith
Book/Page: 64106/277, Date: 08/20/14
Mtg: MB Financial Bank NA...
Mtg: Kevin B Roden $478,500
Use: 4 Bdrm Conventional, Lot: 10025sf
Prior Sale: $264,000 (05/98)

51 TIMBERNECK DR...... $875,000
B: Leola Gribbs & Michelle Barr
S: Anson Builders Inc
Book/Page: 64106/389, Date: 08/20/14
Mtg: Quicken Loan Inc $470,350
Use: 3 Bdrm Ranch, Lot: 20068sf
Prior Sale: $330,000 (12/13)

5 WASHINGTON ST U:B7...... $190,000
B: Lorraine Martin & Craig Martin
S: Brenda Anthony
Book/Page: 64092/582, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $195,000 (07/06)

► FORECLOSURE DEEDS

9 GREENWOOD RD...... $125,000
B: Enterprise B&T Co
S: Scott Dentremont & Enterprise B&T Co
Book/Page: 64105/537, Date: 08/20/14
Use: 5 Bdrm Colonial, Lot: 21515sf
Prior Sale: $729,900 (09/05)

Sherborn

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	34
Median Price	$720,000	$809,000

► REAL ESTATE SALES

51 GOULDING ST E...... $663,000
B: Jeffrey S Brown & Amanda Brown
S: Timothy Fallon & Gloria Fallon
Book/Page: 64094/536, Date: 08/18/14
Mtg: RBS Citizens NA $497,250
Use: 3 Bdrm Antique, Lot: 21780sf
Prior Sale: $700,000 (06/08)

60 GREENWOOD ST...... $700,000
B: Mark Beaudoin
S: James M Elston & Mary E Elston
Book/Page: 64109/574, Date: 08/20/14
Use: 3 Bdrm Old Style, Lot: 111949sf
Prior Sale: $600,000 (01/02)

12 WOODLAND ST...... $731,000
B: Stephen G Leahy & Lauren C Leahy
S: William E Rockett & Maureen L Bernsee
Book/Page: 1303/31, Date: 08/18/14
Mtg: MB Financial Bank NA $584,800
Use: 4 Bdrm Colonial, Lot: 49223sf
Prior Sale: $751,500 (06/05)

Shirley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	35	22
Median Price	$248,000	$321,200

► REAL ESTATE SALES

78 GROTON RD...... $75,000
B: Michael J Robichaud
S: Daniel L Mcniff Tr, J&A RT
Book/Page: 64091/146, Date: 08/18/14
Mtg: Fidelity Cp Bk $160,000
Use: Mobile Home, Lot: 35719sf
Prior Sale: $16,000 (09/98)

15 HARVARD RD...... $112,000
B: Dean Stamoulis
S: Rebecca R Djordjevic
Book/Page: 64105/240, Date: 08/20/14
Use: 2 Bdrm Cape Cod, Lot: 10454sf

Somerville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	57	55
Median Price	$512,000	$540,000

► REAL ESTATE SALES

7 ADAMS ST U:2...... $327,327
B: Aki Morizono
S: Garrett Mahoney & Nicole Mahoney
Book/Page: 64119/195, Date: 08/22/14
Mtg: Guaranteed Rate Inc $200,000
Use: 1 Bdrm Condo
Prior Sale: $261,000 (06/06)

24 BEACON PL...... $485,000
B: John Mahan Tr, West Street RT
S: GFY Inc
Book/Page: 1353/122, Date: 08/20/14
Mtg: Wakefield Cp Bk $485,000
Use: 3-Family Conventional, Lot: 1941sf
Prior Sale: $330,000 (05/08)

4 BILLINGHAM ST...... $925,000
B: Stephanie A Howell & Edward N Helm
S: Steven W Cromie
Book/Page: 64121/140, Date: 08/22/14
Mtg: Cambridge Svgs Bk $675,000
Use: 4 Bdrm Conventional, Lot: 4500sf

68 DIMICK ST U:1...... $1,080,000
B: David Shepherd
S: Terry L Scheller
Book/Page: 64103/451, Date: 08/20/14
Mtg: Washington Trust Mtg $864,000
Use: 3 Bdrm Condo

68 DIMICK ST U:2...... $1,080,000
B: David Shepherd
S: Terry L Scheller
Book/Page: 64103/451, Date: 08/20/14
Mtg: Washington Trust Mtg $864,000
Use: 3 Bdrm Condo

68 DIMICK ST U:3...... $1,080,000
B: David Shepherd
S: Terry L Scheller
Book/Page: 64103/451, Date: 08/20/14
Mtg: Washington Trust Mtg $864,000
Use: 2 Bdrm Condo

19 E ALBION ST...... $520,000
B: Eric M Griffel
S: Sudhir Rao
Book/Page: 64114/326, Date: 08/21/14
Use: 2 Bdrm Conventional, Lot: 2440sf
Prior Sale: $395,000 (03/04)

50 HALL AVE U:1...... $800,000
B: Alba Casellas & Miguel Sosa
S: Jason Frank
Book/Page: 64096/85, Date: 08/18/14
Mtg: Patriot Community Bk $417,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 5053sf
Prior Sale: $650,000 (05/11)

20 HAMILTON RD...... $700,000
B: Barry Rafkind & Annika Rafkind
S: Carlos Raposo & Ann M Raposo
Book/Page: 1167/30, Date: 08/22/14
Mtg: Cambridge Svgs Bk $560,000
Use: 2-Family Decker, Lot: 3225sf

9 HUDSON ST U:9...... $575,000
B: Hudson Ventures Group LLC
S: Robert F Cipolle Tr, Semenza RT
Book/Page: 64122/315, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $370,000 (04/06)

108 HUDSON ST...... $1,360,000
B: Anna L Goldman & Samuel J Gershman
S: John C Berrigan & John F Murphy Jr
Book/Page: 64101/460, Date: 08/19/14
Use: 2-Family Two Family, Lot: 3440sf
Prior Sale: $755,000 (09/13)

80 LOWELL ST U:1...... $700,800
B: Gavin Parfit & Isabel Barzun
S: Jesse E Widtfeldt & Thomas M Cannon
Book/Page: 64122/427, Date: 08/22/14
Use: Condo

80 LOWELL ST U:2...... $759,200
B: Eighty Lowell Street LLC
S: Jesse E Widtfeldt & Thomas M Cannon
Book/Page: 64122/498, Date: 08/22/14
Use: Condo

303 LOWELL ST U:4...... $255,000
B: Ke-Jia Yu & Zhongping Deng
S: Beverly Zaluk
Book/Page: 64112/459, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $215,000 (07/11)

167 PEARL ST...... $387,750
B: Robert T Deluca Tr, Garfield RT
S: Claire F Suthar & Kenneth B Suthar
Book/Page: 64092/517, Date: 08/18/14
Use: 3-Family, Lot: 3126sf
Prior Sale: $485,000 (07/03)

28 PINCKNEY ST U:4...... $190,000
B: Rosslyn Shamash
S: Donal M Walsh 3rd & Donal M Walsh Jr
Book/Page: 123/54, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $157,000 (11/12)

Stoneham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	114	100
Median Price	$389,500	$390,000

► REAL ESTATE SALES

17-19 CONGRESS ST...... $503,500
B: Ryan Mcreynolds & Alexandra Mcreynolds
S: Michael A Pirello Tr, MAP RT
Book/Page: 64091/327, Date: 08/18/14
Mtg: Mortgage Networks Inc $402,800
Use: Residential Developable Land, Lot: 8012sf
Prior Sale: $519,000 (08/14)

133 FRANKLIN ST U:102...... $219,000
B: Marie Mathieu
S: Thomas E Crosslin 3rd & Ursula F Crosslin
Book/Page: 64113/587, Date: 08/21/14
Mtg: Guaranteed Rate Inc $197,100
Use: 2 Bdrm Condo
Prior Sale: $210,000 (05/10)

1165 FRANKLIN ST...... $451,000
B: Sean Murphy & Emily Montany
S: Steven T London & Ellen L London
Book/Page: 64120/447, Date: 08/22/14
Mtg: Bank of Canton $360,800
Use: 3 Bdrm Cape Cod, Lot: 8680sf
Prior Sale: $359,900 (12/01)

14 ISABELLA ST...... $465,000
B: Brian P Macphee & Lindsay Macphee
S: Reem Property LLC
Book/Page: 64110/491, Date: 08/20/14
Mtg: Franklin Amer Mtg $395,250
Use: 3 Bdrm Old Style, Lot: 8013sf
Prior Sale: $333,000 (03/14)

6 KEENE ST...... $520,000
B: Duan Wu
S: Ronald P Figelski & Cheryl A Figelski
Book/Page: 64088/210, Date: 08/18/14
Mtg: Patriot Community Bk $416,000
Use: 4 Bdrm Cape Cod, Lot: 9884sf

146 MARBLE ST U:506...... $252,000
B: Anthony Fuccillo
S: Karol Bisbee Tr, Anna Biagini T
Book/Page: 64118/67, Date: 08/22/14
Mtg: Mortgage Fncl SvcsInc $201,600
Use: 2 Bdrm Condo
Prior Sale: $134,000 (08/95)

12 MORGAN AVE...... $479,900
B: George Lograsso & Joanna L Lograsso
S: Ditullio Dorothy A Est & Stephen Ditullio
Book/Page: 64113/245, Date: 08/21/14
Mtg: Everett Cp Bk $200,000
Use: 3 Bdrm Split Level, Lot: 11800sf

4 SAN JOSE TER...... $434,000
B: Paulette M Gerry & Frank A Vallarelli
S: Samuel J Santosuosso Tr, Mary A Santosuosso IRT
Book/Page: 64091/548, Date: 08/18/14
Mtg: United Wholesale Mtg $347,200
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 10931sf

2 SULLIVAN LN...... $467,500
B: Ana Reyna
S: William N Sullivan Jr Tr, William N Sullivan IRT
Book/Page: 64102/151, Date: 08/19/14
Mtg: Integrity Frst Finan $374,000
Use: 2-Family Conventional, Lot: 28681sf

16 WASHINGTON ST...... $430,000
B: Kariann Murphy & Douglas R Murphy
S: Elizabeth A King
Book/Page: 64120/551, Date: 08/22/14
Mtg: Stearns Lending $365,500
Use: 4 Bdrm Old Style, Lot: 18792sf
Prior Sale: $405,000 (09/02)

43 WEST ST...... $370,000
B: Virginia Shanahan Tr, Shanahan FT
S: Ann L Smith
Book/Page: 64090/521, Date: 08/18/14
Use: 4 Bdrm Old Style, Lot: 8387sf

61 WRIGHT ST U:105...... $210,000
B: Allison E Berg
S: Brian E Mills Jr
Book/Page: 64096/510, Date: 08/19/14
Mtg: Northern Bk & Tr Co $189,000
Use: 2 Bdrm Condo
Prior Sale: $239,900 (04/05)

► FORECLOSURE DEEDS

68 MAIN ST U:26C...... $195,898
B: FNMA
S: Mary V Aqulia & Onewest Bank
Book/Page: 64114/194, Date: 08/21/14
Use: 2 Bdrm Condo

Stow

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	55	52
Median Price	$435,000	$458,500

► REAL ESTATE SALES

53 GREAT RD...... $550,000
B: Lucie A Neef & James A Neef
S: Gentle Manor LLC
Book/Page: 64088/291, Date: 08/18/14
Mtg: Citibank Na $390,000
Use: 2 Bdrm Cape Cod, Lot: 78408sf
Prior Sale: $157,000 (11/13)

112 HUDSON RD...... $553,050
B: David J Sarkisian & Jennifer M Sarkisian
S: Michael J Mastrullo & Jennifer A Mastrullo
Book/Page: 64120/103, Date: 08/22/14
Mtg: Cartus Home Loans $350,000
Use: 4 Bdrm Colonial, Lot: 240451sf
Prior Sale: $545,000 (03/13)

Sudbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	155	147
Median Price	$680,000	$685,000

► REAL ESTATE SALES

87 BARTON DR...... $503,813
B: Chad E Tibbert
S: Stephen A Howard & Catherine R Howard
Book/Page: 1124/53, Date: 08/21/14
Mtg: Plaza Home Mtg $478,581
Use: 4 Bdrm Split Level, Lot: 30492sf

159 BELCHER DR...... $925,000
B: Alison E Innes & Andrew J Innes
S: Colette C Lankau
Book/Page: 64102/63, Date: 08/19/14
Mtg: Advancial FCU $740,000
Use: 4 Bdrm Colonial, Lot: 50019sf

11 BLACKMER RD...... $688,000
B: Robert C Dooley & Amy E Dooley
S: William E Collins & Erin M Collins
Book/Page: 64110/12, Date: 08/20/14
Mtg: Santander Bank NA $480,000
Use: 4 Bdrm Colonial, Lot: 40117sf
Prior Sale: $265,000 (06/94)

192 BOSTON POST RD U:24...... $180,200
B: Nermin S Zaki & Emad Zaki
S: Landham Crossing LLC
Book/Page: 64102/317, Date: 08/19/14
Mtg: Avidia Bank $162,180
Use: Condo

40 CLARK RD...... $836,000
B: Gregory M Crescenzi & Kristin Grill
S: Sean A Hegarty & Tammy L Hegarty
Book/Page: 64096/343, Date: 08/18/14
Mtg: Blue Hills Bank $710,600
Type: Adj
Use: 4 Bdrm Colonial, Lot: 63522sf
Prior Sale: $75,000 (12/05)

340 DUTTON RD...... $773,000
B: Robert A Lane & Kathryn Dolan
S: Daniel S Connors 3rd & Bonnie Connors
Book/Page: 1267/153, Date: 08/20/14
Mtg: Bank of Canton $510,000
Use: 4 Bdrm Colonial, Lot: 44791sf
Prior Sale: $730,000 (05/03)

85 HORSE POND RD...... $468,500
B: Xiaowen Peng & Ling Chen
S: Robert C Dooley & Amy E Dooley
Book/Page: 1266/13, Date: 08/20/14
Mtg: Provident Funding Grp $372,000
Use: 3 Bdrm Ranch, Lot: 29621sf
Prior Sale: $362,500 (03/03)

32 OLD FRAMINGHAM RD U:8...... $577,000
B: Arlon I Brown & Lisa A Brown
S: James B Blum & Nancy R Blum
Book/Page: 64099/586, Date: 08/19/14
Mtg: MSA Mortgage LLC $120,000
Use: 2 Bdrm Condo
Prior Sale: $519,900 (10/08)

329 OLD LANCASTER RD...... $570,000
B: Quentin Dufton & Debbie Zhuang
S: Jeffrey W Nulsen & Charis R Nulsen
Book/Page: 64123/224, Date: 08/22/14
Mtg: Cambridge Svgs Bk $456,000
Use: 4 Bdrm Raised Ranch, Lot: 45663sf
Prior Sale: $535,000 (04/10)

40 TALL PINE DR U:13...... $685,890
B: Mark S Durschlag & Roberta P Durschlag
S: SG Tall Pine LLC
Book/Page: 64122/450, Date: 08/22/14
Use: Condo

Townsend

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	45	44
Median Price	$228,500	$225,900

► REAL ESTATE SALES

51 ASH ST...... $199,000
B: Dana S Marcotte & Joseph M Marcotte
S: William Braun
Book/Page: 64102/186, Date: 08/19/14
Mtg: Sierra Pacific Mtg $192,035
Use: 3 Bdrm Cape Cod, Lot: 20000sf

22 HICKORY DR...... $269,900
B: John S Klimarchuk Sr & Catherine A Ricker
S: John A Roche & Robin E Roche
Book/Page: 64115/192, Date: 08/21/14
Mtg: Rollstone Bk & Tr $135,000
Use: 3 Bdrm Ranch, Lot: 25049sf

108 LUNENBURG RD...... $259,000
B: Jennifer N Kilday & Sean P Kilday
S: Jared Beausoleil
Book/Page: 64090/594, Date: 08/18/14
Mtg: NE Moves Mortgage Co $264,568
Use: 3 Bdrm Colonial, Lot: 87120sf
Prior Sale: $240,000 (06/07)

5 TURNPIKE RD U:327...... $50,625
B: Laura E Shifrin
S: Kay E Batchelder
Book/Page: 64110/369, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $65,000 (02/02)

67 W ELM ST...... $248,494
B: Maria C Duquette
S: Benjamin Builders Inc
Book/Page: 64109/62, Date: 08/20/14
Mtg: Digital FCU $198,795
Use: Residential Developable Land, Lot: 21650sf
Prior Sale: $30,000 (11/13)

Wakefield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	123	142
Median Price	$407,000	$427,750

► REAL ESTATE SALES

2 FOREST RD...... $320,000
B: Alan J Miller & Gema G Miller
S: John N Lomartire & Kristen M Lomartire
Book/Page: 1381/127, Date: 08/22/14
Mtg: East Boston Svgs Bk $150,000
Use: 4 Bdrm Cape Cod, Lot: 12613sf

1 GRACE CT...... $725,000
B: Judith B Clark & Christopher Clark
S: Carmine Damelio
Book/Page: 64094/163, Date: 08/18/14
Mtg: Wells Fargo Bank $580,000
Use: 3 Bdrm Colonial, Lot: 12010sf
Prior Sale: $605,000 (09/09)

41-43 JEFFERSON RD...... $230,000
B: Tricia E Brandt
S: William J Curley & Michele Curley
Book/Page: 40/16, Date: 08/20/14
Mtg: Guaranteed Rate Inc $172,500
Use: 2-Family Duplex, Lot: 10830sf
Prior Sale: $305,000 (03/09)

MIDDLESEX REGISTRY
continued

6 PLAZA RD.. $475,000
B: Matthew Fowler & Sarah Fowler
S: William M Williams Tr, William M Williams T
Book/Page: 64101/136, Date: 08/19/14
Mtg: Guaranteed Rate Inc $459,146
Use: 3 Bdrm Raised Ranch, Lot: 6149sf

Waltham
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	208	240
Median Price	$410,000	$446,000

► REAL ESTATE SALES

145 BEAL RD.. $447,500
B: Elizabeth K Pulice & John J Tracy
S: Carlos E Proano & Carmen M Proano
Book/Page: 1225/170, Date: 08/20/14
Mtg: Home Ln & Invest Bk $417,000
Use: 3 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: $287,500 (08/00)

190 BISHOPS FOREST DR U:190 .... $525,000
B: Wilma L Ronco
S: Marilyn S Smith Tr, Morriss A Smith RET
Book/Page: 64109/419, Date: 08/20/14
Mtg: RBS Citizens NA $260,000
Use: 2 Bdrm Condo
Prior Sale: $311,000 (01/99)

104 CHESTNUT ST U:2 .... $337,500
B: Andrew Wang
S: Christopher Collins & Christina Collins
Book/Page: 64115/463, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $315,000 (05/09)

204 CLOCKTOWER DR U:6304 .... $370,000
B: Meng Qu
S: Priscilla Wong
Book/Page: 64122/356, Date: 08/22/14
Mtg: Guaranteed Rate Inc $277,500
Use: 2 Bdrm Condo
Prior Sale: $318,357 (07/09)

32 COLLEGE FARM RD.......................... $335,000
B: K&D Homes LLC
S: Judith A Salvucci
Book/Page: 64109/302, Date: 08/20/14
Mtg: Northmark Bank $275,000
Use: 3 Bdrm Cape Cod, Lot: 4375sf

48 DERBY ST.. $580,000
B: 48 Derby Street LLC
S: Justin Mcdavid & Patricia R Mcdavid
Book/Page: 64091/253, Date: 08/18/14
Mtg: Bank of Canton $380,000
Use: 2-Family Two Family, Lot: 6437sf
Prior Sale: $299,000 (08/99)

146 HARRINGTON RD............................ $560,000
B: Foxhound Property Invest
S: Janet M Jasset Tr, 146 Harrington Road RT
Book/Page: 64098/370, Date: 08/19/14
Mtg: John L Sherry 3rd $500,000
Use: 3 Bdrm Raised Ranch, Lot: 16124sf

20 HIAWATHA AVE................................ $410,000
B: Linda L Albright
S: Kate F Bramer
Book/Page: 1012/50, Date: 08/19/14
Mtg: Prospect Mortgage LLC $389,500
Use: 2 Bdrm Bngl/cottage, Lot: 8560sf

23 HUMBOLDT ST $440,000
B: Zachary Cone-Roddy
S: Erika W Johnson
Book/Page: 64107/483, Date: 08/20/14
Mtg: Guaranteed Rate Inc $350,000
Use: 2 Bdrm Colonial, Lot: 4500sf
Prior Sale: $379,000 (09/08)

55 JACQUELINE RD U:9 .... $265,000
B: Nitu Kumar & Manish Kumar
S: Kathleen A Dalton
Book/Page: 64115/128, Date: 08/21/14
Use: 2 Bdrm Condo

243 LAKE ST U:12 .... $129,900
B: Eleftheria Vorvis & Georgia Vorvis
S: Margaret A Jordan Tr, Jordan FT
Book/Page: 64121/476, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $155,000 (05/06)

110 LAKEVIEW AVE............................... $315,000
B: Anguel Hristoskov
S: Stephen A Brown & Paula P Brown
Book/Page: 64120/136, Date: 08/22/14
Mtg: Santander Bank NA $252,000
Use: 2 Bdrm Bngl/cottage, Lot: 3200sf

501 LEXINGTON ST U:52....................... $435,000
B: Kathleen Manos
S: Elaine M Fitzpatrick & David L Fitzpatrick
Book/Page: 64116/10, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $164,000 (05/95)

21 LIVINGSTONE LN.............................. $397,000
B: Mary A Laubacher Tr, Mary Ann Laubacher RET
S: Florine M Collette
Book/Page: 64108/415, Date: 08/20/14
Mtg: Wells Fargo Bank $297,750
Use: 3 Bdrm Ranch, Lot: 12800sf
Prior Sale: $300,000 (04/11)

1163 MAIN ST U:36................................ $450,000
B: Erin M Olsen & Eric S Olsen
S: Beverly A Watts
Book/Page: 64121/583, Date: 08/22/14
Mtg: Northern Bk & Tr Co $270,000
Use: 2 Bdrm Condo
Prior Sale: $410,000 (07/07)

18 MIDDLE ST U:4................................. $429,900
B: Shuting Guo
S: Eric Pierce & Amanda Pierce
Book/Page: 64106/231, Date: 08/20/14
Use: 3 Bdrm Condo
Prior Sale: $385,000 (10/09)

53 MYRTLE ST U:3 .... $345,000
B: Amanda E Pierce
S: Michael Eggertson & Gillian Morrison
Book/Page: 64111/27, Date: 08/20/14
Mtg: Patriot Community Bk $225,000
Use: 2 Bdrm Condo
Prior Sale: $295,000 (01/10)

53 OAKLEY LN...................................... $550,000
B: Heather A Herold & Wayne Cram
S: Zabella Gyulakian & Vrezh Gyulakian
Book/Page: 64108/472, Date: 08/20/14
Mtg: Bank of America NA $300,000
Use: 3 Bdrm Ranch, Lot: 11275sf
Prior Sale: $460,000 (11/05)

33-35 PALMER ST................................. $728,000
B: Yanjie Sun
S: Mark Diduca & Lucia Diduca
Book/Page: 64117/206, Date: 08/22/14
Mtg: Commonwealth Mortgage $546,000
Use: Apartment Bldg - 4-8 Units, Lot: 7644sf

140 PLYMPTON ST................................ $514,000
B: Timothy P Boughner & Teresa Boughner
S: Lewis S Mccreary & Marcy Mccreary
Book/Page: 64111/53, Date: 08/20/14
Mtg: Paramount Res Mtg Gp $478,580
Use: 4 Bdrm Colonial, Lot: 7293sf
Prior Sale: $349,000 (05/00)

17 ROBBINS ST U:1-1 .... $305,900
B: Jonathan D Stower
S: Naomi A Obrien
Book/Page: 64108/116, Date: 08/20/14
Mtg: Digital FCU $185,900
Use: 1 Bdrm Condo
Prior Sale: $249,000 (03/10)

29 SPRUCE ST U:31 .... $392,000
B: Alan Y Wong & Chuan-Hua Kuo
S: Steven Loberger
Book/Page: 64121/316, Date: 08/22/14
Mtg: Mortgage Master Inc $342,000
Use: 2 Bdrm Condo
Prior Sale: $320,000 (08/09)

97 TOTTEN POND RD $536,000
B: Sangeet Srikanth & G L Srikanth
S: Paolo Lafrancesca
Book/Page: 64110/564, Date: 08/20/14
Mtg: Independent Mtg Co $417,000
Type: Adj
Use: 2 Bdrm Raised Ranch, Lot: 15000sf
Prior Sale: $485,000 (04/07)

1317 TRAPELO RD $490,000
B: Jane E Maxim & Barbara J Walsh
S: Paul Brennan Tr, Brennan RT
Book/Page: 64094/295, Date: 08/18/14
Mtg: Sage Bank $360,000
Use: 4 Bdrm Ranch, Lot: 18404sf

1369 TRAPELO RD $441,500
B: Fioravante A Parente & Anna Parente
S: Rasmus L Lindblom & Margaret C Ney
Book/Page: 64090/393, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 9460sf
Prior Sale: $370,000 (03/06)

Watertown
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	73	57
Median Price	$450,000	$530,000

► REAL ESTATE SALES

471 ARSENAL ST U:J $406,000
B: Andrew T Macdonald Jr & Nancy Macdonald
S: Henri E Rosen Tr, Henri E Rosen RET
Book/Page: 64107/366, Date: 08/20/14
Mtg: Embrace Home Loans $385,700
Use: 2 Bdrm Condo

61 BOYD ST U:67 .... $802,500
B: Jesse Needleman
S: SPC Development LLC
Book/Page: 64100/270, Date: 08/19/14
Mtg: Guaranteed Rate Inc $252,500
Use: Condo

59 CARVER RD U:59.............................. $396,500
B: Debra J Tanen
S: Theresa Breazeale
Book/Page: 64121/522, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $322,000 (06/07)

6-8 CHARLES ST $565,000
B: Daniel P Melish
S: Anthony J Arico Tr, Kenari RT
Book/Page: 64109/584, Date: 08/20/14
Mtg: Leader Bank NA $546,143
Use: 2-Family Two Family, Lot: 4061sf

63 COMMONWEALTH RD U:A $425,000
B: Nicole H Golden
S: David R Husted
Book/Page: 64100/243, Date: 08/19/14
Mtg: Mortgage Networks Inc $315,000
Use: 2 Bdrm Condo

229 COOLIDGE AVE U:305..................... $150,000
B: Timothy Roche & Carole Roche
S: Henri E Rosen Tr, Henri E Rosen RET
Book/Page: 64119/78, Date: 08/22/14
Mtg: Prospect Mortgage LLC $112,500
Use: 1 Bdrm Condo

6 COZY ST U:6....................................... $461,850
B: Jens E Meyer & Christina L Meyer
S: Mary A Ashford & Nicholas A Ashford
Book/Page: 64101/370, Date: 08/19/14
Mtg: Monument Mtg Co $346,385
Use: 3 Bdrm Condo
Prior Sale: $370,000 (12/00)

52 CUBA ST... $528,000
B: Matthias M Edrich & Malliga Och
S: Navaret Sangadej & Kriangkrai Sangadej
Book/Page: 64110/194, Date: 08/20/14
Mtg: Residential Mtg Svcs $417,000
Use: 4 Bdrm Colonial, Lot: 5340sf
Prior Sale: $457,000 (12/07)

85 FAYETTE ST U:85 .... $427,500
B: David M Robinson
S: Brian J Berg & Debra R Gelinas
Book/Page: 64100/115, Date: 08/19/14
Mtg: Guaranteed Rate Inc $384,750
Use: 3 Bdrm Condo, Lot: 10454sf
Prior Sale: $380,000 (01/07)

22 FRANK ST... $608,889
B: Jennifer B Korn & Max Sederer
S: Milagros M Alvardo
Book/Page: 64114/511, Date: 08/21/14
Mtg: RBS Citizens NA $349,000
Use: 3 Bdrm Colonial, Lot: 4181sf
Prior Sale: $510,000 (03/09)

36 KNOWLES RD U:36........................... $575,000
B: Dennis Y Lee & Jennifer H Lee
S: Peter Mooradian
Book/Page: 64102/360, Date: 08/19/14
Mtg: Leader Bank NA $460,000
Use: 3 Bdrm Condo
Prior Sale: $549,425 (06/06)

11 MALDEN ST...................................... $403,000
B: Richard Chiapperini & Heather Chiapperini
S: Francis X Murphy
Book/Page: 1374/96, Date: 08/22/14
Mtg: Guaranteed Rate Inc $403,000
Use: 3 Bdrm Cape Cod, Lot: 4991sf

23-25 PURVIS ST $650,000
B: John D Marchio & Romina L Marchio
S: Susan M Moudarri & Janis Lanzoni
Book/Page: 64109/182, Date: 08/20/14
Mtg: Bank of America NA $520,000
Use: 2-Family Two Family, Lot: 6000sf
Prior Sale: $450,000 (09/08)

10 RIVERSIDE ST U:2-4 .... $273,500
B: Stacie Seidel
S: Jason Tilley
Book/Page: 64111/249, Date: 08/20/14
Mtg: Leader Mtg $206,250
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $205,000 (11/09)

36 ROYAL ST U:36................................ $537,000
B: Laurie A Ferguson
S: Darren J Martin & Michelle Martin
Book/Page: 64120/507, Date: 08/22/14
Mtg: Commonwealth Mortgage $350,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $445,000 (10/10)

87 SPRUCE ST U:87 .... $476,500
B: Hannah Rakoff
S: Zohar P Gorman & Timothy J Gorman Jr
Book/Page: 64110/378, Date: 08/20/14
Mtg: Todd D Rakoff $240,000
Use: 3 Bdrm Condo
Prior Sale: $403,500 (02/04)

10 SWETTS CT U:10.............................. $479,900
B: Elizabeth Dolben
S: David Geffen
Book/Page: 64092/166, Date: 08/18/14
Mtg: First Republic Bk $380,000
Use: 4 Bdrm Condo

32 WHITES AVE U:F6607 .... $249,900
B: Borislav K Konstantinov
S: Christine Horan
Book/Page: 64111/115, Date: 08/20/14
Mtg: Bank of America NA $237,405
Use: 1 Bdrm Condo
Prior Sale: $229,500 (08/09)

32 WHITES AVE U:F8805 .... $300,000
B: Mary Ashford & Nicholas Ashford
S: Daniel Schlossberg
Book/Page: 64103/496, Date: 08/20/14
Use: 1 Bdrm Condo
Prior Sale: $292,000 (07/08)

Wayland
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	99	84
Median Price	$581,800	$647,000

► REAL ESTATE SALES

65 GLEZEN LN...................................... $535,000
B: Niklas Anderson & Kathryn Anderson
S: Perry R Smoot & Ursula Smoot
Book/Page: 720/119, Date: 08/22/14
Mtg: Guaranteed Rate Inc $428,000
Use: 4 Bdrm Cape Cod, Lot: 22316sf

6 GREEN WAY U:102............................. $325,000
B: Rachel E Gutierrez
S: Janis Chantiles Tr, Barbara M Devine IRT
Book/Page: 64114/435, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $325,000 (08/00)

62 MOORE RD $698,000
B: Peter B Klautky & Maureen O Klautky
S: Brian Pierce & Laura Pierce
Book/Page: 1392/28, Date: 08/20/14
Mtg: Bank of Canton $330,000
Use: 4 Bdrm Split Level, Lot: 40015sf
Prior Sale: $625,000 (11/10)

22 PEQUOT RD $699,000
B: Duane S Viazanko
S: Nathan J Wilson & Anne H Wilson
Book/Page: 64092/472, Date: 08/18/14
Mtg: Wells Fargo Bank $524,250
Use: 3 Bdrm Cape Cod, Lot: 56628sf
Prior Sale: $510,000 (09/04)

17 PINE BROOK RD $625,000
B: Michael Fullerton & Danya Fullerton
S: Crystal L Knodel & Brook W Knodel
Book/Page: 64103/66, Date: 08/19/14
Mtg: NE Moves Mortgage Co $417,000
Use: 3 Bdrm Conventional, Lot: 40103sf
Prior Sale: $555,000 (01/10)

225 RICE RD... $2,350,000
B: Caroline Moore & Robert Moore
S: James R Donovan
Book/Page: 64110/520, Date: 08/20/14
Use: Residential Developable Land, Lot: 65663sf
Prior Sale: $800,000 (09/05)

203 TROUT BROOK RD U:203 .... $167,800
B: Aleksandr Ogarkov
S: Jeremy D Pierce
Book/Page: 64098/304, Date: 08/19/14
Mtg: Patriot Community Bk $134,200
Use: 2 Bdrm Condo
Prior Sale: $161,834 (10/09)

Weston
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	105	96
Median Price	$1,230,000	$1,387,500

► REAL ESTATE SALES

235 GLEN RD... $320,000
B: Gabriel Smallman
S: Marcel E Masse
Book/Page: 64100/86, Date: 08/19/14
Mtg: Dedham Inst for Svgs $208,000
Use: 3 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: $400,000 (10/07)

97 LORING RD $949,000
B: Jennifer H Muldoon & Matthew Muldoon
S: Laurel Smith & Matthias Smith
Book/Page: 64106/498, Date: 08/20/14
Mtg: Metro Credit Union $759,200
Use: 4 Bdrm Cape Cod, Lot: 19950sf
Prior Sale: $845,000 (04/13)

Winchester
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	156	128
Median Price	$820,000	$925,000

► REAL ESTATE SALES

28 BALDWIN ST $693,000
B: Xinxin Jiang & Biping Huang
S: Mary T Conneely
Book/Page: 64111/383, Date: 08/21/14
Mtg: Prospect Mortgage LLC $415,700
Type: Adj
Use: 4 Bdrm Colonial, Lot: 7980sf

361 CROSS ST....................................... $487,000
B: Mark Driscoll
S: Higgins Theresa Est & Laura Yeanacopolis
Book/Page: 64117/291, Date: 08/22/14
Mtg: Wells Fargo Bank $365,250
Use: 3 Bdrm Cape Cod, Lot: 6700sf

404 HIGHLAND AVE $925,000
B: Paul J Muentener & Sharon L Muentener
S: James T Gaul & Kathleen S Gaul
Book/Page: 64122/264, Date: 08/22/14
Mtg: Winchester Svgs Bk $740,000
Use: 3 Bdrm Colonial, Lot: 4796sf
Prior Sale: $640,000 (11/07)

19 JOHNSON RD................................... $1,000,000
B: Eugene Suzuki & Laura K Suzuki
S: Brad W Scharf & Mary E White-Scharf
Book/Page: 64114/307, Date: 08/21/14
Mtg: Bank of NY Mtg Co Inc $699,900
Use: 5 Bdrm Colonial, Lot: 18948sf

9 MANCHESTER RD $899,000
B: Nathaniel C Lusk & Hilary W Lusk
S: Kenneth M Homsey & Linda N Homsey
Book/Page: 1458/81, Date: 08/18/14
Mtg: Berkshire Bank $600,000
Use: 4 Bdrm Colonial, Lot: 5806sf

149 WASHINGTON ST U:149.................. $578,000
B: Kathleen A Howard
S: Fulton L Harley 3rd & Susan M Webber
Book/Page: 64110/224, Date: 08/20/14
Mtg: Residential Funding $403,000
Use: 2 Bdrm Condo
Prior Sale: $299,000 (07/02)

37 WEDGEMERE AVE $2,500,000
B: Joseph C Senna & Maryanne M Senna
S: Jeffrey R Beir & Sarah P Beir
Book/Page: 64101/55, Date: 08/19/14
Mtg: Eastern Bank $1,365,000
Use: 5 Bdrm Revival, Lot: 18183sf

Woburn
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	145	147
Median Price	$348,400	$375,000

► REAL ESTATE SALES

3 ADAMS CIR $545,000
B: Christopher Barry & Laurie Barry
S: Joseph A Dimatteo Jr Tr, Dimatteo Mericantante FT
Book/Page: 64109/570, Date: 08/20/14
Use: 5 Bdrm Colonial, Lot: 10913sf

10 ELLEN RD... $315,000
B: Daniel K Madsen & Hanna Madsen
S: Trevor Frommherz & Amber N Frommherz
Book/Page: 64114/499, Date: 08/21/14
Mtg: Wintrust Mtg Corp $309,294
Use: 2 Bdrm Cape Cod, Lot: 9200sf
Prior Sale: $264,000 (04/09)

9 GROVE ST U:1 .... $415,000
B: Simi Atawane & Tejas Atawane
S: Matthew Divirgilio
Book/Page: 64120/161, Date: 08/22/14
Mtg: Guaranteed Rate Inc $394,250
Use: 3 Bdrm Condo
Prior Sale: $381,400 (02/06)

2 JAMES TER $315,000
B: Tracy Perachi
S: Jonathan G Taylor
Book/Page: 1224/62, Date: 08/22/14
Mtg: Mortgage Master Inc $215,000
Use: 3 Bdrm Ranch, Lot: 10080sf
Prior Sale: $199,900 (07/00)

305 SALEM ST U:302............................. $172,000
B: Raj Parwani & Ruki Parwani
S: Callahan Daniel J Est & Elizabeth Donaghey
Book/Page: 64121/529, Date: 08/22/14
Use: 1 Bdrm Condo

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
Nantucket, MA 02554
Telephone: (508) 228-7250
Fax: (508) 325-5331
www.nantucketdeeds.com

Nantucket
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	75	91
Median Price	$885,000	$1,115,000

► REAL ESTATE SALES

47 BOULEVARDE $1,061,046
B: 47 Boulevarde LLC
S: Nantucket Town Of
Book/Page: 1447/22, Date: 08/21/14
Use: City/town Property, Lot: 56553sf

60 CLIFF RD $3,337,500
B: Kirsten G White
S: 60 Cliff Road LLC
Book/Page: 1446/327, Date: 08/21/14
Mtg: Ginsburg Milton Est $3,337,500
Use: 5 Bdrm Antique, Lot: 12841sf
Prior Sale: $2,400,000 (02/12)

8 MARCUS WAY $925,000
B: Steven E Phillip & Carrie A Phillip
S: William F Hunter Tr, TNT NT
Doc#: 000000145391, Date: 08/18/14
Use: Residential Developable Land, Lot: 199505sf

68 MIACOMET AVE $154,457
B: Kathleen D Sparrough & Michael E Sparrough
S: Henry W Davis Jr
Doc#: 000000145416, Date: 08/20/14
Use: Residential-multiple Bldgs, Lot: 22424sf

47 NOBADEER FARM RD $350,000
B: Pramila Kc
S: Oak Hill Investments LLC
Book/Page: 1447/111, Date: 08/22/14
Mtg: Cape Cod Five Cent Bk $314,000
Use: 2-Family Duplex, Lot: 7614sf
Prior Sale: $350,000 (08/14)

47 NOBADEER FARM RD $350,000
B: Yashuda K Paudel & Nikhil K Paudel
S: Oak Hill Investments LLC
Book/Page: 1446/258, Date: 08/19/14
Mtg: Blue Hills Bank $315,000
Use: 2-Family Duplex, Lot: 7614sf
Prior Sale: $190,000 (10/13)

7 TROTTERS LN..................................... $596,000
B: Maia Howard
S: Austin J Spinella & Heidi A Spinella
Book/Page: 1447/50, Date: 08/21/14
Mtg: Cape Cod Five Cent Bk $535,000
Use: 3 Bdrm Ranch, Lot: 11307sf

Norfolk Registry

William P. O'Donnell, Esq, Register
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Dedham, MA 02026
Telephone: (781) 461-6122
Fax: (781) 326-4742
www.norfolkdeeds.org

Avon
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	25	23
Median Price	$263,900	$255,000

► REAL ESTATE SALES

245 E HIGH ST....................................... $220,000
B: Marie B Lamothe
S: Stephen M West & Sarah D Staiti-West
Doc#: 000001312931, Date: 08/19/14
Use: 3 Bdrm Ranch, Lot: 10200sf

14 NICHOLS AVE $262,500
B: Jean R Joseph & Evena Joseph
S: John N Connolly & Maija R Anderson
Book/Page: 32496/464, Date: 08/22/14
Mtg: Primary Residentl Mtg $257,744
Use: 4 Bdrm Colonial, Lot: 9721sf
Prior Sale: $143,000 (03/96)

504 PAGE ST $285,000
B: Joubert Barbosa & Leane Barbosa
S: Christopher J Nelson
Book/Page: 32489/409, Date: 08/20/14
Mtg: Mortgage Research Ctr $279,837
Use: 3 Bdrm Ranch, Lot: 15884sf
Prior Sale: $275,000 (10/07)

Bellingham
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	85	89
Median Price	$250,500	$258,000

► REAL ESTATE SALES

19 BLISS RD.. $170,000
B: Wesley Lomax & Kayla Dube
S: Regina N Flaherty
Book/Page: 32487/83, Date: 08/19/14
Mtg: Stearns Lending $201,233
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $219,900 (07/02)

86 CHESTNUT ST................................... $350,000
B: Ernest L Doucette 3rd & Suzanne Doucette
S: Lori B Towne & Jerry Sawyer
Book/Page: 32496/407, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 40095sf
Prior Sale: $390,000 (02/05)

21 ELBOW ST $92,700
B: Roland Desjarlais & Peter Dufresne
S: Janet A Brennan
Book/Page: 32483/152, Date: 08/18/14
Mtg: Woodlawn FCU $49,900
Use: 4 Bdrm Cape Cod, Lot: 14682sf

48 HIXON ST.. $479,900
B: Randall E Hall
S: Soldani Building Corp
Book/Page: 32496/562, Date: 08/22/14
Mtg: MSA Mortgage LLC $471,207
Use: Residential Developable Land, Lot: 42696sf

10 HORSESHOE DR $278,900
B: Scott Jacobsen & Julie F Jacobsen
S: Michael D Seabury
Book/Page: 32489/589, Date: 08/20/14
Mtg: Residential Mtg Svcs $264,950
Use: 3 Bdrm Cape Cod, Lot: 14964sf
Prior Sale: $290,000 (03/07)

18 MORIN DR $235,000
B: Ryan S Reilly
S: Steven R Reilly & Linda A Reilly
Book/Page: 32483/227, Date: 08/18/14
Mtg: Coastway Comm Bk $230,743
Use: 3 Bdrm Split Entry, Lot: 18000sf

PINE ACRES DR L:1................................ $145,000
B: Michelle Sebio
S: Leo A Dalpe Tr, Germaine RT
Book/Page: 32487/584, Date: 08/20/14

33 PINE ST $330,000
B: John M Wood & Lauren E Flynn
S: Patricia A Paradis
Book/Page: 32483/500, Date: 08/18/14
Mtg: Berkshire Bank $313,500
Use: 3 Bdrm Colonial, Lot: 21088sf
Prior Sale: $156,000 (06/98)

930 S MAIN ST....................................... $294,000
B: Allison L Costello & Timothy D Johnson
S: David A Lori Tr, Dal South Main Street RT
Book/Page: 32490/139, Date: 08/20/14
Mtg: Franklin Amer Mtg $288,674
Use: 3 Bdrm Cape Cod, Lot: 59285sf
Prior Sale: $161,500 (06/99)

30 TRENTON ST..................................... $115,000
B: Pauline D Dispirito & Emilio Dispirito 3rd
S: Paul E Arsenault & Janice R Arsenault
Book/Page: 32481/427, Date: 08/18/14
Mtg: UniBank for Savings $115,000
Use: 3-Family Mlti-unt Blg, Lot: 18000sf

Braintree
MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	176	161
Median Price	$350,000	$365,000

► REAL ESTATE SALES

501 COMMERCE DR U:1107.................. $247,000
B: Madueno L Vieira
S: Lindsay Tucker
Book/Page: 32484/111, Date: 08/18/14
Mtg: Meetinghouse Bank $100,000
Use: 2 Bdrm Condo
Prior Sale: $265,000 (12/06)

298 COMMERCIAL ST U:32................... $152,500
B: Melsi Mino
S: Tiffany Tawzer & Kathleen Okamoto
Book/Page: 32489/327, Date: 08/20/14
Mtg: Cambridge Mtg Grp $144,875
Use: 2 Bdrm Condo
Prior Sale: $173,000 (10/07)

39 EDGEMONT RD................................. $405,039
B: Husam Katnani & Michelle Katnani
S: Bradford C Weilbrenner
Book/Page: 32492/76, Date: 08/21/14
Mtg: Mortgage Master Inc $324,000
Use: 3 Bdrm Bngl/cottage, Lot: 6875sf
Prior Sale: $282,500 (07/08)

419 LIBERTY ST $390,000
B: Zach Litchie
S: Jared M Smith & C J Willoughby-Smith
Book/Page: 32494/515, Date: 08/22/14
Mtg: Bank of Canton $382,936
Use: 3 Bdrm Cape Cod, Lot: 8036sf
Prior Sale: $339,500 (05/07)

3 LINDEN ST.. $310,000
B: Robert A Obrien & Julie B Obrien
S: James C Lynch Jr & Megan K Lynch
Book/Page: 32490/325, Date: 08/20/14
Mtg: Fairway Ind Mtg $279,000
Use: 4 Bdrm Cape Cod, Lot: 11700sf
Prior Sale: $358,250 (07/06)

71 MIDDLE ST $450,000
B: Richard P Fourier & Alison Fournier
S: Michael S Moyer
Book/Page: 32482/590, Date: 08/18/14
Mtg: eMortgage Management $360,000
Use: 3 Bdrm Ranch, Lot: 9580sf
Prior Sale: $370,000 (12/11)

114 MIDDLE ST..................................... $412,900
B: Liqiu Lin & Huang Lin
S: Nancy J Jefferson & H R Menhard
Book/Page: 32489/491, Date: 08/20/14
Mtg: Santander Bank NA $330,000
Use: 4 Bdrm Colonial, Lot: 11098sf

388 TILDEN COMMONS LN U:388.......... $278,011
B: Nationstar Mortgage LLC
S: William C Mcphee & Debra A Mcphee
Book/Page: 32492/122, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $319,900 (09/02)

81 WILKINS RD $419,000
B: Darryl Dupont & Valerie Chin
S: Eric M Mcgevna & Elizabeth J Kaspryzk
Book/Page: 32491/403, Date: 08/21/14
Mtg: Green Tree Fncl Svcs $335,200
Use: 3 Bdrm Cape Cod, Lot: 7506sf
Prior Sale: $364,000 (10/12)

Brookline

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	112	109
Median Price	$1,293,750	$1,500,000

► REAL ESTATE SALES

1450-1454 BEACON ST U:841 ..... $440,000
B: Janet B Margolies & Arthur M Fischman
S: Alexandra Grady & Phillip J Grady
Book/Page: 32489/376, Date: 08/20/14
Mtg: Guaranteed Rate Inc $223,000
Use: 1 Bdrm Condo
Prior Sale: $335,000 (07/06)

1450-1454 BEACON ST U:141 ..... $432,000
B: Varun Jain & Supriya Jain
S: Peter H Howes & Peter Harrington-Howes
Book/Page: 32491/119, Date: 08/21/14
Mtg: Prospect Mortgage LLC $388,800
Use: 1 Bdrm Condo
Prior Sale: $312,000 (08/10)

1471 BEACON ST U:4 ..... $990,000
B: Brenda D Dumas
S: 1471 Beacon LLC
Book/Page: 32492/45, Date: 08/21/14
Use: Condo

1731 BEACON ST U:804 ..... $700,000
B: Net Evcimen & Ayhan Evcimen
S: Stern Henry Est & Norman Katz
Book/Page: 32492/277, Date: 08/21/14
Use: 2 Bdrm Condo

1861 BEACON ST U:1 ..... $868,000
B: PH Investments LLC
S: Ted A Gilchrist & Deidre E Gilchrist
Book/Page: 32493/304, Date: 08/22/14
Use: 2 Bdrm Condo
Prior Sale: $735,000 (06/07)

41 CENTRE ST U:205 ..... $687,000
B: Ellen S Margolis
S: Salomon Amar & Rachelle Amar
Book/Page: 32486/579, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $310,000 (06/99)

41 CENTRE ST U:405 ..... $690,000
B: Gustav Schacter
S: Rose P Feldman
Book/Page: 32483/51, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $305,000 (08/99)

11 COPLEY ST $1,800,000
B: Zeliang Cheng
S: Glenn C Loury
Book/Page: 32487/1, Date: 08/19/14
Use: 3 Bdrm Colonial, Lot: 7652sf
Prior Sale: $1,625,000 (09/05)

312 DEAN RD $2,850,000
B: Yen-Lin E Chen & Daihung V Do
S: 312 Dean Road LLC
Book/Page: 32491/88, Date: 08/21/14
Mtg: Citibank Na $1,995,000
Use: 4 Bdrm Colonial, Lot: 11836sf
Prior Sale: $1,445,000 (07/13)

32 JUNIPER ST U:99 ..... $430,000
B: Alan T Tay & Win W Tay
S: Oganes Kibarian & Nvart Kibarian
Book/Page: 32482/512, Date: 08/18/14
Mtg: RTN FCU $344,000
Use: 2 Bdrm Condo
Prior Sale: $265,000 (10/09)

89 MASON TER U:3 ..... $570,000
B: Matthew Fanning & Emily K Geaman
S: Ian J Roberts Tr, Ian J Roberts RT
Book/Page: 32484/554, Date: 08/18/14
Mtg: Prospect Mortgage LLC $450,000
Use: 2 Bdrm Condo
Prior Sale: $427,000 (06/08)

20 PARKWAY RD U:3 ..... $599,888
B: Celene Wong & Thomas F Child
S: Patricia C Chui & Angelina Chui
Book/Page: 32483/422, Date: 08/18/14
Mtg: Leader Bank NA $389,888
Use: 2 Bdrm Condo
Prior Sale: $435,000 (05/07)

77 POND AVE U:1109 ..... $380,000
B: Thomas Mccauley & Dilara Mccauley
S: Elizabeth L Yee & Kin J Yee
Book/Page: 32493/380, Date: 08/22/14
Use: 1 Bdrm Condo

19 SAINT MARYS CT $1,462,500
B: Benjamin A Cluff & Hana Cluff
S: David Krawitz & Elizabeth Kunkel
Book/Page: 32496/244, Date: 08/22/14
Mtg: Berkshire Bank $1,170,000
Use: 4 Bdrm Row-middle, Lot: 1921sf
Prior Sale: $990,000 (12/05)

14 STILL ST U:20 ..... $778,000
B: Pang Hsiang Liu & Chiung Hiu Kiu
S: Scott Tater & Kathy Tater
Book/Page: 32489/68, Date: 08/20/14
Use: 1 Bdrm Condo
Prior Sale: $575,000 (04/06)

112 SUMMIT AVE U:112 ..... $820,000
B: Matthew Joslyn & Kazuyo Masuda
S: Yumiko Ishizawa
Book/Page: 32490/366, Date: 08/20/14
Mtg: Prospect Mortgage LLC $656,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $634,900 (09/09)

819 W ROXBURY PKWY $980,000
B: Zachary H Gerson & Kristin D Gerson
S: Lucinda D Stern Tr, Stern RT
Doc#: 000001313140, Date: 08/22/14
Mtg: Mortgage Master Inc $784,000
Use: 4 Bdrm Colonial, Lot: 10064sf

273 WALNUT ST $1,760,000
B: Meredith A Goldwasser
S: Jonas C Peters & Dianne K Newman
Doc#: 000001313128, Date: 08/22/14
Mtg: Everbank $760,000
Use: 8 Bdrm Old Style, Lot: 7607sf
Prior Sale: $1,916,000 (04/08)

23 WESTBOURNE TER U:3 ..... $335,000
B: Rachel M Coppola
S: Kaitlin Mccarthy
Book/Page: 32494/215, Date: 08/22/14
Mtg: Needham Bk $268,000
Use: 1 Bdrm Condo
Prior Sale: $232,000 (09/09)

220 WOLCOTT RD $823,500
B: Brookline Residences LLC
S: Robert W Meshel Tr, 220 Wolcott Road RT
Book/Page: 32496/416, Date: 08/22/14
Mtg: Conquest Capital Ptnr $650,000
Use: 3 Bdrm Colonial, Lot: 11110sf

Canton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	121	111
Median Price	$425,000	$490,000

► REAL ESTATE SALES

45 CHAPEL ST $260,000
B: Top Notch Development LLC
S: Ellen Isaacson
Book/Page: 32494/189, Date: 08/22/14
Mtg: Red Cloud LLC $372,000
Use: Residential Undvlpble Land, Lot: 6011sf

2102 DAVENPORT AVE U:2102 ..... $335,000
B: Maxine Macpherson
S: Ketsia D Remy
Book/Page: 32497/7, Date: 08/22/14
Mtg: Bank of Canton $125,000
Use: 2 Bdrm Condo
Prior Sale: $320,000 (06/12)

39 FULLER ST $440,000
B: Brian Moore-Ward & Charles Moore-Ward
S: Nathalie A Martin
Book/Page: 32491/366, Date: 08/21/14
Mtg: Fairway Ind Mtg $396,000
Use: 4 Bdrm Colonial, Lot: 10411sf
Prior Sale: $440,000 (07/05)

10 IRVING ST $715,000
B: Leo J Hart 4th & Phong T Hart
S: Constantine Kralios & Cornelia Savopoulou
Book/Page: 32488/133, Date: 08/20/14
Mtg: Bank of Canton $470,400
Use: 3 Bdrm Colonial, Lot: 69696sf
Prior Sale: $678,000 (04/09)

193 ROCKLAND ST $557,000
B: Allyson Martin & Jody Martin
S: George G Yungman & Katie V Yungman
Book/Page: 32495/315, Date: 08/22/14
Mtg: NFC Mortgage Co LLC $529,150
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12502sf
Prior Sale: $476,000 (10/12)

72 TURTLE BROOK RD U:72 ..... $356,900
B: Robert T Tarchara & Alina Tarchara
S: Pequit View Condos LLC
Book/Page: 32492/492, Date: 08/21/14
Mtg: Guaranteed Rate Inc $210,000
Use: Condo

194 WASHINGTON ST U:F $294,000
B: Nathalie A Martin
S: Paul T Carey Tr, Carolyn J Carey IRT
Book/Page: 32492/401, Date: 08/21/14
Use: 3 Bdrm Condo
Prior Sale: $184,900 (09/98)

Cohasset

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	63	66
Median Price	$875,000	$709,500

► REAL ESTATE SALES

85 ELM ST $600,000
B: Seth Tweedale & Lucie Wicker
S: Brian G Lipsett & Koren A Lipsett
Book/Page: 32496/150, Date: 08/22/14
Mtg: MSA Mortgage LLC $470,000
Use: 1-Family, Lot: 13000sf

109 N MAIN ST $1,550,000
B: Daniel J Budington & Lee A Budington
S: Alexander R Vanderweil & Lucinda D Vanderweil
Book/Page: 32484/304, Date: 08/18/14
Mtg: Santander Bank NA $1,240,000
Use: 11 Bdrm Colonial, Lot: 32481sf
Prior Sale: $1,350,000 (11/10)

41 RUSTIC DR $815,000
B: Jeffrey R Galecke & Jill E Galecke
S: Brian S Smith & Susan F Smith
Book/Page: 32492/538, Date: 08/21/14
Mtg: Leader Bank NA $650,000
Use: 7 Bdrm Colonial, Lot: 32141sf

8 SANKEY RD $1,150,000
B: Taighe D Dwyer & Nancy D Dwyer
S: Christopher M Whelan & Nancy L Whelan
Doc#: 000001312839, Date: 08/18/14
Mtg: Leader Bank NA $650,000
Use: 4 Bdrm Colonial, Lot: 10317sf
Prior Sale: $490,000 (07/08)

Dedham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	173	155
Median Price	$389,500	$390,000

► REAL ESTATE SALES

1 ALBA LN $780,000
B: Iyabo O Obasanjo
S: Nickolas Kayes
Book/Page: 32494/296, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 12519sf
Prior Sale: $629,900 (03/10)

884 EAST ST $312,500
B: Laurel A Conrad
S: Matthew S Hooper & Andrew J Plunkett
Doc#: 000001312834, Date: 08/18/14
Mtg: First Republic Bk $250,000
Use: 2 Bdrm Cape Cod, Lot: 5231sf
Prior Sale: $243,000 (03/10)

51 EGAN TER $525,000
B: Jared F Robbins & Rachel H Robbins
S: Donna M Kantarges
Book/Page: 32489/530, Date: 08/20/14
Mtg: RBS Citizens NA $467,250
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 13715sf

20 GLENWAY ST $285,000
B: Thomas P Bergeron & Jocelyn R Bergeron
S: Kerrie Hall & Kimberely A Mazzone
Doc#: 000001313199, Date: 08/22/14
Mtg: Commonwealth Mortgage $256,500
Use: 3 Bdrm Ranch, Lot: 9130sf

16 HERITAGE HL $360,000
B: John N Stone Jr
S: Pamela Carleton & Erik Mckenzie
Book/Page: 32493/402, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 9737sf

73 LEONARD ST $332,850
B: H&Z Realty LLC
S: JP Morgan Chase Bank NA
Doc#: 000001312979, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 5853sf
Prior Sale: $513,118 (09/12)

284 WASHINGTON ST $315,000
B: Bundts&Tea LLC
S: Vincente Orlando & Marie Orlando
Book/Page: 32483/393, Date: 08/18/14
Mtg: Rockland Tr Co $250,000
Use: Mixed Use-prim Res & Comm, Lot: 4250sf

29 WINFIELD ST $334,500
B: Leo J Phelan & E M Phelan-Mcgillicuddy
S: Benjamin Greenfield & Julia Greenfield
Doc#: 000001313117, Date: 08/22/14
Mtg: Mortgage Master Inc $328,440
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $218,000 (04/09)

Dover

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	53
Median Price	$854,375	$849,000

► REAL ESTATE SALES

71 MAIN ST $1,275,000
B: Carl H Weissman & Rachael E Weissman
S: 71 Main Street LLC
Book/Page: 32493/577, Date: 08/22/14
Mtg: UBS Bank USA $870,000
Use: Accessory Land Improved, Lot: 24829sf
Prior Sale: $335,000 (05/10)

29 VALLEY RD $641,550
B: GK Development Corp
S: Sandra M Ingraham Tr, Sandra M Ingraham LT
Book/Page: 32489/466, Date: 08/20/14
Mtg: Winchester Cp Bk $1,480,000
Use: 4 Bdrm Split Level, Lot: 44431sf

Foxboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	79	73
Median Price	$350,100	$361,000

► REAL ESTATE SALES

106 BEACH ST $333,000
B: Alexandra Spencer
S: Diana L Levesque
Book/Page: 32492/169, Date: 08/21/14
Mtg: Shamrock Fncl Corp $266,400
Use: 3 Bdrm Cape Cod, Lot: 20064sf
Prior Sale: $420,000 (10/05)

9 KING PHILLIP PL $283,500
B: Robert Lima
S: Foxboro Gables LLC
Book/Page: 32488/76, Date: 08/20/14
Mtg: Bristol Cnty Svgs Bk $556,200
Use: Residential Developable Land, Lot: 122328sf

101 NORTH ST $365,000
B: Benjamin W Greenfield & Julia Greenfield
S: Suzanne Berger & Jonathan R Schulhaus
Book/Page: 32497/31, Date: 08/22/14
Mtg: Wells Fargo Bank $265,000
Use: 3 Bdrm Ranch, Lot: 97499sf
Prior Sale: $345,000 (04/11)

31 SULLIVAN WAY $570,000
B: Paul Todesca & Gina Todesca
S: James M Hickey & Kerri Cullity
Book/Page: 32494/89, Date: 08/22/14
Mtg: First Home Mtg $270,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 21725sf
Prior Sale: $545,000 (02/11)

Franklin

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	152	144
Median Price	$355,000	$415,200

► REAL ESTATE SALES

23 CONCETTA WAY $648,000
B: Brian Dugan
S: James A Hurley Jr & Jennifer A Hurley
Book/Page: 32495/186, Date: 08/22/14
Mtg: Prime Lending Inc $518,400
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23361sf
Prior Sale: $230,000 (06/96)

9 EAGLE DR $407,000
B: Matthew J Ludensky & Krista L Carlucci
S: Stephen L Ludensky & Joyce A Ludensky
Doc#: 000001313005, Date: 08/21/14
Mtg: Gateway Fndng Mtg $290,000
Use: 4 Bdrm Colonial, Lot: 14919sf

413 EAGLES NEST WAY U:413 ..... $389,900
B: Jan M Johnson
S: Eastern Management&Dev
Book/Page: 32484/240, Date: 08/18/14
Use: 2 Bdrm Condo

98 HAYWARD ST U:98 ..... $170,000
B: Maureen L Brennan
S: Lisa M Marschke & Eric D Marschke
Book/Page: 32488/238, Date: 08/20/14
Mtg: NE Moves Mortgage Co $161,500
Use: 2 Bdrm Condo
Prior Sale: $222,000 (08/04)

9 HIGH RIDGE CIR $800,000
B: Michael C Markarian & Laura A Markarian
S: David W Bee & Sarah A Bee
Book/Page: 32496/357, Date: 08/22/14
Mtg: Colorado Federal SB $300,000
Use: 4 Bdrm Contemporary, Lot: 32925sf
Prior Sale: $105,000 (07/96)

34 JACKSON CIR $518,000
B: Kevin Koretzki & Lauren Koretzki
S: Susan T Wolfe
Book/Page: 32493/132, Date: 08/22/14
Mtg: FBC Mtg LLC $466,200
Use: 4 Bdrm Colonial, Lot: 62683sf
Prior Sale: $252,900 (08/94)

115 KING ST $241,000
B: Terri A Prairie
S: Barbara A Holt & Susan M Thibeau
Book/Page: 32494/274, Date: 08/22/14
Mtg: Dean Cp Bk $122,000
Use: 2 Bdrm Cape Cod, Lot: 12689sf

65 PINE ST $308,000
B: Nancy Mccarthy
S: Usastepwiseprocesses LLC
Book/Page: 32488/335, Date: 08/20/14
Mtg: Dean Cp Bk $170,000
Use: 3 Bdrm Old Style, Lot: 15300sf
Prior Sale: $155,000 (10/13)

591 PLEASANT ST $469,000
B: Jason Mone & Staci Mone
S: Michael C Markarian & Laura A Markarian
Book/Page: 32494/163, Date: 08/22/14
Mtg: Santander Bank NA $417,000
Use: 4 Bdrm Colonial, Lot: 40002sf
Prior Sale: $320,000 (01/02)

20 TIA PL $617,000
B: Marci J Lanzoni & Janis A Lanzoni
S: Paul F Darcy & Jane E Darcy
Book/Page: 32492/192, Date: 08/21/14
Mtg: PMAC Lending Svcs $470,000
Use: 4 Bdrm Contemporary, Lot: 46174sf
Prior Sale: $333,600 (11/98)

Holbrook

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	75	77
Median Price	$244,000	$240,000

► REAL ESTATE SALES

15 BAKER RD $312,000
B: Ann M Kane
S: Diane L Kelley Tr, Marjorie A Clement RET
Book/Page: 32491/433, Date: 08/21/14
Mtg: Salem Five Mtg Corp $249,600
Use: 4 Bdrm Colonial, Lot: 12778sf

3 RINDONE ST $266,000
B: James R Mccormick
S: Raymond C Thompson Tr, R H&M T Thompson FT
Book/Page: 32495/420, Date: 08/22/14
Mtg: Randolph Svgs Bk $252,700
Use: 3 Bdrm Ranch, Lot: 10714sf

45 ROSE WAY $291,000
B: Michael A Lynch
S: Boston City LLC
Doc#: 000001313133, Date: 08/22/14
Mtg: Mortgage Master Inc $276,400
Use: 4 Bdrm Split Level, Lot: 7531sf
Prior Sale: $176,249 (05/14)

69 W SHORE RD $232,500
B: Catherine M Atti & Khalid Atti
S: Ann M Kane
Book/Page: 32491/244, Date: 08/21/14
Mtg: Radius Financial Grp $228,288
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $190,000 (12/08)

340 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 64545sf

360 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 69931sf

380 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 269843sf
Prior Sale: $5,000 (04/03)

390 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 84085sf

392 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 93294sf

394 WEYMOUTH ST $80,000
B: Gardens At Holbrook LLC
S: Avitabile Joseph C Est & James C Avitabile
Book/Page: 32487/58, Date: 08/19/14
Use: Residential Developable Land, Lot: 160127sf

Medfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	96	88
Median Price	$572,500	$640,250

► REAL ESTATE SALES

1 BRIAR HILL RD $790,000
B: Pramod Yadapadithaya & Smita Yadapadithaya
S: Shubhparivartan L Sethi & Joan E Sethi
Doc#: 000001313124, Date: 08/22/14
Mtg: Merrimack Mtg Co $632,000
Use: 4 Bdrm Colonial, Lot: 40174sf
Prior Sale: $405,000 (08/92)

96 HIGH ST $746,000
B: Brody N Gilbert & Jodi E Gilbert
S: Randal A Kenworthy & Inger S Kenworthy
Book/Page: 32491/322, Date: 08/21/14
Mtg: Eastern Bank $596,800
Type: Adj
Use: 4 Bdrm Colonial, Lot: 80388sf
Prior Sale: $720,000 (08/08)

12 REMSEN AVE $324,900
B: Vincent P Ubertini Jr & James P Orourke
S: Joanne M Mccarthy
Book/Page: 32487/43, Date: 08/19/14
Use: 3 Bdrm Cape Cod, Lot: 10527sf

6 SNOW HILL LN $1,145,000
B: Frederic G Sherman & Judith M Sherman
S: Joseph A Cincotta & Barbara J Cincotta
Book/Page: 32494/454, Date: 08/22/14
Mtg: Village Bank $916,000
Use: 4 Bdrm Colonial, Lot: 40252sf
Prior Sale: $563,000 (10/95)

11 TURTLEBROOK WAY $419,900
B: Marilyn C Capone
S: A L Baker
Book/Page: 32485/308, Date: 08/19/14
Use: 2 Bdrm Colonial, Lot: 4382sf
Prior Sale: $339,900 (01/03)

Medway

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	74	73
Median Price	$364,450	$382,500

► REAL ESTATE SALES

40 COFFEE ST $355,000
B: E K Jenkins
S: New Property Shop Inc
Book/Page: 32493/425, Date: 08/22/14
Mtg: Poli Mtg Group $284,000
Use: 3 Bdrm Conventional, Lot: 11326sf
Prior Sale: $235,000 (09/13)

15 KIMBERLY DR $465,000
B: Christine E Ferrier
S: Harry F Mccomb 3rd & Sharon H Mccomb
Book/Page: 32495/208, Date: 08/22/14
Mtg: Amer Neighborhood Mtg $456,577
Use: 4 Bdrm Colonial, Lot: 54755sf

10 LITTLE TREE RD $558,000
B: Manoj V Mathew & Nutan K Mathew
S: Paul E Bibbo & Tamatha L Bibbo
Book/Page: 32495/263, Date: 08/22/14
Mtg: ERA Mtg $446,400
Use: 4 Bdrm Colonial, Lot: 90954sf
Prior Sale: $509,900 (05/07)

82 SUMMER ST $352,500
B: Katherine L Bedi
S: Gary M Evers & Colleen F Evers
Book/Page: 32486/17, Date: 08/19/14
Mtg: NE Moves Mortgage Co $340,735
Use: 4 Bdrm Colonial, Lot: 57020sf
Prior Sale: $293,000 (06/01)

3 SUMMER VALLEY LN $419,000
B: Shawn S Gilbert & Kristin M Gilbert
S: Fasolino Home Improv Inc
Book/Page: 32484/72, Date: 08/18/14
Mtg: Middlesex Svgs Bk $398,000
Use: Residential Developable Land, Lot: 43996sf
Prior Sale: $136,000 (11/08)

76 VILLAGE ST $475,900
B: Kenneth E Carlson & Mary Carlson
S: Sam M Gill & Krista P Gill
Book/Page: 32495/4, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 24002sf
Prior Sale: $441,000 (08/13)

12 WILLIAMSBURG WAY U:12 ..... $176,900
B: James P Daniels
S: Williamsburg Condominium
Book/Page: 32495/588, Date: 08/22/14
Mtg: First Fed Svgs Boston $170,250
Use: 2 Bdrm Condo

Milton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	158	169
Median Price	$491,750	$525,000

► REAL ESTATE SALES

213 CHURCHILLS LN U:213 ..... $410,000
B: Arra J Derderian & Laura A Derderian
S: Andrew J Toyias & Mary M Toyias
Book/Page: 32494/113, Date: 08/22/14
Mtg: Citibank Na $328,000
Use: 5 Bdrm Condo

117 FULLERS LN $704,500
B: Patrick J Curtin & Cristina A Placer
S: Bregt Licht & Stuart Licht
Book/Page: 32484/515, Date: 08/18/14
Mtg: Guaranteed Rate Inc $563,600
Use: 3 Bdrm Colonial, Lot: 30129sf
Prior Sale: $505,000 (12/03)

11 HUDSON ST $389,000
B: Jeffrey Berall & Meghan Berall
S: Steven C Roy & Emily H Roy
Book/Page: 32494/4, Date: 08/22/14
Mtg: Residential Mtg Svcs $311,200
Use: 2 Bdrm Old Style, Lot: 5000sf
Prior Sale: $324,900 (01/07)

281 PLEASANT ST $550,000
B: Angela C Li & Norman Eng
S: Mohammed Taheri & Mohammad Taheri
Book/Page: 32495/459, Date: 08/22/14
Mtg: NE Moves Mortgage Co $440,000
Use: 3 Bdrm Colonial, Lot: 7504sf
Prior Sale: $450,000 (03/13)

84 RIDGEWOOD RD $607,000
B: Andrew J Toyias & Mary M Toyias
S: Aidan J Walsh
Doc#: 000001313144, Date: 08/22/14
Mtg: Guaranteed Rate Inc $417,000
Use: 3 Bdrm Split Level, Lot: 27833sf
Prior Sale: $400,000 (03/12)

123 VALENTINE RD $490,000
B: Alicia Ten-Pow & Gemechua A Negeri
S: Keltic Properties LLC
Book/Page: 32492/289, Date: 08/21/14
Mtg: Franklin Amer Mtg $441,000
Use: 2 Bdrm Ranch, Lot: 20006sf
Prior Sale: $229,034 (12/13)

28 WHITTIER RD $994,888
B: Edward X Chen
S: James J Fitzgerald & Ida M Fitzgerald
Book/Page: 32493/531, Date: 08/22/14
Mtg: Santander Bank NA $646,678
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: $900,000 (06/07)

Needham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	240	228
Median Price	$730,000	$820,375

► REAL ESTATE SALES

56 ELDER RD $629,000
B: Brendan J Witcher & Hilary Witcher
S: Robyn L Doane
Book/Page: 32488/597, Date: 08/20/14
Mtg: Century 21 Mtg Corp $503,200
Use: 3 Bdrm Ranch, Lot: 15682sf
Prior Sale: $540,000 (01/13)

20 FARNHAM CIR $820,000
B: Timothy J Gorman Jr & Zohar P Gorman
S: Amy L Kahn
Book/Page: 32491/544, Date: 08/21/14
Mtg: Mortgage Master Inc $620,000
Use: 4 Bdrm Colonial, Lot: 10890sf

144 GREENDALE AVE $756,000
B: Timothy C Stephenson & Catherine M Scudera
S: David P Willett & Courtney D Willett
Book/Page: 32488/565, Date: 08/20/14
Mtg: Needham Bk $556,000
Use: 3 Bdrm Raised Ranch, Lot: 13504sf
Prior Sale: $545,000 (04/10)

37 HAMILTON PL U:37 ..... $690,000
B: Barbara Tornow
S: Andrew D Berlin Tr, Ellen J Berlin FT
Book/Page: 32496/102, Date: 08/22/14
Mtg: Sage Bank $325,000
Use: 3 Bdrm Condo
Prior Sale: $578,500 (03/06)

25 HEWITT CIR $1,329,000
B: Ronald P Pigeon & Kirsty A Lapan
S: Elite Home Builders LLC
Book/Page: 32489/351, Date: 08/20/14
Mtg: RBS Citizens NA $250,000
Use: 3 Bdrm Raised Ranch, Lot: 11761sf
Prior Sale: $540,000 (10/13)

93 HILLSIDE AVE $725,000
B: David P Murray & Yulia A Murray
S: Singu K Srinivas & Jessica F Srinivas
Book/Page: 32484/454, Date: 08/18/14
Mtg: Guaranteed Rate Inc $580,000
Use: 3 Bdrm Colonial, Lot: 16553sf
Prior Sale: $414,530 (06/00)

160 HILLSIDE AVE U:7 ..... $634,000
B: Rushit Kamani & Bhumika Kamani
S: Keith Black & Marsha A Black
Book/Page: 32491/578, Date: 08/21/14
Mtg: Leader Bank NA $475,500
Use: 3 Bdrm Condo
Prior Sale: $494,000 (10/02)

341 HUNNEWELL ST $937,500
B: Adam R Goldberg & Kathryn D Goldberg
S: Robert G Murphy Jr Tr, RKM RT
Book/Page: 32490/279, Date: 08/20/14
Mtg: Needham Bk $777,750
Use: 2-Family Two Family, Lot: 13068sf
Prior Sale: $470,000 (06/13)

354 HUNNEWELL ST $576,000
B: Vivek Garg & Neha J Garg
S: David P Murray & Yulia A Murray
Book/Page: 32483/324, Date: 08/18/14
Mtg: NE Moves Mortgage Co $460,800
Use: 3 Bdrm Old Style, Lot: 6970sf
Prior Sale: $250,000 (06/07)

30 WEBSTER ST U:4 ..... $739,000
B: Kalyan Bemalkhedkar & Naina P Pathak
S: Webster Street Green LLC
Book/Page: 32495/482, Date: 08/22/14
Mtg: Dedham Inst for Svgs $591,200
Use: Condo

► FORECLOSURE DEEDS

1315 HIGHLAND AVE $480,000
B: Eaton Funeral Home Inc
S: Thomas F Healy & Eaton Funeral Home Inc
Book/Page: 32490/6, Date: 08/20/14
Use: Office Bldg-general, Lot: 4792sf
Prior Sale: $650,000 (07/08)

NORFOLK REGISTRY
continued

Norfolk

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	76	74
Median Price	$439,200	$452,500

► REAL ESTATE SALES

259 MAIN ST **$455,000**
B: Victor Iarrobino & Leanne Iarrobino
S: Donald J Sabourin & Dorothy L Sabourin
Book/Page: 32485/292, Date: 08/19/14
Use: 4 Bdrm Colonial, Lot: 45302sf

20 OLD MILL RD **$649,000**
B: William Armstrong & Liliana Armstrong
S: Maple Sands Corp
Book/Page: 32488/423, Date: 08/20/14
Mtg: Bank Of California NA $454,300
Use: Residential Developable Land, Lot: 62841sf
Prior Sale: $170,000 (11/13)

5 PHEASANTHILL RD **$530,000**
B: Christopher J Coderre & Jennifer L Coderre
S: Brian J Kelleher & Karen F Kelleher
Doc#: 000001312951, Date: 08/20/14
Mtg: Berkshire Bank $417,000
Use: 4 Bdrm Colonial, Lot: 36000sf

67 WILDWOOD RD U:67 .... **$425,000**
B: William Walsh & Susan M Walsh
S: Diplacido Dev Corp
Book/Page: 32495/523, Date: 08/22/14
Mtg: Boston Private Bank $340,000
Use: 2 Bdrm Condo

Norwood

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	136	133
Median Price	$355,000	$387,000

► REAL ESTATE SALES

50 BELLEVUE AVE **$569,000**
B: Christopher Swanson & Lisa Swanson
S: John Marsoobian Jr & Mary T Marsoobian
Book/Page: 32482/101, Date: 08/18/14
Mtg: Eastern Bank $455,200
Type: Adj
Use: 4 Bdrm Conventional, Lot: 18763sf
Prior Sale: $150,400 (12/92)

165 CODMAN RD **$309,900**
B: Sean G Barnicle & Erin E Cronan
S: Karen M Kelly
Book/Page: 32485/235, Date: 08/19/14
Mtg: Norwood CooperativeBk $294,405
Use: 3 Bdrm Ranch, Lot: 8005sf
Prior Sale: $77,500 (10/05)

1 EDGEWATER DR **$5,827,500**
B: 1 Edgewater Assoc LLC
S: MLMT 2005 LC1 Norwood 1
Book/Page: 32489/303, Date: 08/20/14
Mtg: Sara M Edelstein $4,000,000
Use: Retail-service, Lot: 226948sf
Prior Sale: $14,987,500 (11/05)

331 NAHATAN ST U:331 .... **$375,500**
B: Suela Jani & Irena Jani
S: Edmund J Ferrara
Book/Page: 32495/146, Date: 08/22/14
Mtg: Resmac Inc $337,950
Use: Condo

162 PLANTATION CIR **$539,000**
B: Edward Flahive & Jean Flahive
S: Todd Wokoske & Jennifer Wokoske
Book/Page: 32492/573, Date: 08/21/14
Mtg: Meetinghouse Coop Bk $431,200
Use: 4 Bdrm Colonial, Lot: 15000sf
Prior Sale: $273,900 (03/99)

66 ROBINWOOD RD **$420,000**
B: Katherine Constantopoulos & Christopher Mudarri
S: Robert E Mee
Book/Page: 32494/387, Date: 08/22/14
Mtg: Residential Mtg Svcs $336,000
Use: 3 Bdrm Raised Ranch, Lot: 12500sf
Prior Sale: $375,000 (07/09)

40 WALPOLE ST U:1 .... **$260,000**
B: Leslie T Corey & Maureen A Corey
S: Mark E Gordon & Lorraine D Gordon
Book/Page: 32494/239, Date: 08/22/14
Use: 3 Bdrm Condo

576 WALPOLE ST **$370,000**
B: Kelly Dickson
S: Ellis R Wingett & Katherine M Wingett
Book/Page: 32493/248, Date: 08/22/14
Mtg: Salem Five Mtg Corp $358,900
Use: 3 Bdrm Conventional, Lot: 10122sf
Prior Sale: $235,000 (07/03)

1066-1068 WASHINGTON ST **$240,000**
B: Keith Trieu & Young K Trieu
S: Diamond Acres Inc
Book/Page: 32491/192, Date: 08/21/14
Mtg: Meetinghouse Coop Bk $192,000
Use: Restaurant/bar, Lot: 3239sf
Prior Sale: $155,000 (04/00)

Plainville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	44	42
Median Price	$359,750	$364,113

► REAL ESTATE SALES

61 HIGH ST **$354,000**
B: Maureen Cronin & Arthur Cronin
S: Lynne H Krasnauskas
Book/Page: 32493/49, Date: 08/21/14
Mtg: Ocwen Fin Svc Inc $283,200
Use: 3 Bdrm Raised Ranch, Lot: 97139sf

Quincy

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	314	285
Median Price	$335,000	$365,000

► REAL ESTATE SALES

44 ARMORY ST **$305,000**
B: Geraldine A Sullivan
S: Allison P Daly & Eugene P Daly
Book/Page: 32496/172, Date: 08/22/14
Mtg: LoanDepot.Com $289,750
Use: 2 Bdrm Bngl/cottage, Lot: 5000sf
Prior Sale: $300,000 (12/07)

298 ATLANTIC ST **$380,000**
B: Kun X Lin
S: John A Ywoskus Tr, Stephen P Polimeno FT
Book/Page: 32489/99, Date: 08/20/14
Mtg: Hingham Inst for Svgs $190,000
Use: 3 Bdrm Cape Cod, Lot: 3271sf

77 BIGELOW ST **$520,000**
B: Sean Fitzpatrick Tr, Seaview Drive T
S: David J Cohen & Nancy Cohen
Book/Page: 32483/206, Date: 08/18/14
Mtg: Washington Trust Mtg $390,000
Use: 3-Family Family Flat, Lot: 7200sf

176 BILLINGS ST U:3 .... **$400,000**
B: Zhongfeng Hu & Ping Hu
S: Svetlana Ignatenko
Book/Page: 32493/26, Date: 08/21/14
Use: 2 Bdrm Condo

71 CONNELL ST **$431,000**
B: Zi J Mei & Hailan F Mei
S: Chan K Choi & Angela M Choi
Book/Page: 32487/522, Date: 08/20/14
Use: 2 Bdrm Conventional, Lot: 3600sf
Prior Sale: $417,500 (11/04)

1900 CROWN COLONY DR **$18,175,000**
B: JC&SMP Quincy Owner LLC
S: Arbella Property LLC
Book/Page: 32492/317, Date: 08/21/14
Mtg: United Bank $14,000,000
Use: Office Bldg-general, Lot: 261360sf
Prior Sale: $1,750,000 (12/96)

10 ELLERTON RD **$290,000**
B: Zeng H Liang & Meiliang Liang
S: Susan A Reilly & Richard F Adams
Book/Page: 32482/229, Date: 08/18/14
Use: 2 Bdrm Conventional, Lot: 5000sf

479 FURNACE BROOK PKWY **$435,000**
B: Niels Holten-Anderson & Tara J Fadenrecht
S: Douglas J Goodman & Lori W Schoenfeld
Book/Page: 32495/386, Date: 08/22/14
Mtg: Members Mtg Co Inc $183,250
Use: 3 Bdrm Colonial, Lot: 6307sf
Prior Sale: $389,500 (04/06)

29 HEATH ST **$399,500**
B: Michael A Fazzari & Kathryn E Fazzari
S: Thomas W Bailey & Jean C Bailey
Doc#: 000001313163, Date: 08/22/14
Mtg: Bank of Canton $319,600
Use: 3 Bdrm Colonial, Lot: 3966sf

33 HOMER RD **$389,000**
B: John Dalton & Linda T Dalton
S: Jeffrey B Verlicco & Ashley A Verlicco
Book/Page: 32497/27, Date: 08/22/14
Use: 2 Bdrm Bngl/cottage, Lot: 5000sf
Prior Sale: $275,000 (07/06)

15 LUNT ST **$478,000**
B: Li Y Lin & Meizhu Zou
S: Xiao Q Zou & Jiazheng Lu
Book/Page: 32484/486, Date: 08/18/14
Mtg: Sun Mortgage Company $270,000
Use: 3 Bdrm Colonial, Lot: 5500sf
Prior Sale: $376,000 (10/09)

14 MILTON RD **$398,000**
B: Jeff C Chang & Diem P Ha
S: Robert A Obrien & Julie B Obrien
Book/Page: 32489/445, Date: 08/20/14
Mtg: Salem Five Mtg Corp $384,000
Use: 3 Bdrm Colonial, Lot: 5305sf
Prior Sale: $330,000 (03/04)

200 NEWBURY AVE U:10 .... **$215,000**
B: Woyuan Ou
S: Samantha Mah & Chung F Mah
Book/Page: 32494/422, Date: 08/22/14
Mtg: Citibank Na $135,000
Use: 2 Bdrm Condo
Prior Sale: $195,000 (04/07)

63 PARKHURST ST **$288,900**
B: Jessica Malcolm
S: Anthony J Innello & Sandra Harrington
Book/Page: 32491/68, Date: 08/21/14
Mtg: CBC National Bk $283,628
Use: 2 Bdrm Cape Cod, Lot: 3750sf

41 PRINCESS EVE DR **$376,500**
B: Domingo T Resurreccion & Chona Resurreccion
S: Thomas P Callanan
Book/Page: 32496/293, Date: 08/22/14
Mtg: Mortgage Networks Inc $301,200
Use: 3 Bdrm Ranch, Lot: 8200sf
Prior Sale: $270,000 (02/14)

175 QUINCY SHORE DR U:B21 .... **$184,900**
B: Bruce Hastilow & Caroljean Hastilow
S: Hamilton Bay LLC
Book/Page: 32496/515, Date: 08/22/14
Use: 1 Bdrm Condo

100 W SQUANTUM ST U:403 .... **$133,000**
B: Ai B Eng & Hui F Liu
S: Pekyee Chui & Pekyee C Wang
Book/Page: 32496/314, Date: 08/22/14
Use: 1 Bdrm Condo
Prior Sale: $168,000 (08/02)

115 W SQUANTUM ST U:212 .... **$321,000**
B: Chunhua Wu
S: Yongjin Gong & Chunzhi Yao
Book/Page: 32483/5, Date: 08/18/14
Use: 2 Bdrm Condo
Prior Sale: $261,000 (08/07)

107 WILSON AVE **$400,000**
B: Aldo Guerrero & Shannon Darcy
S: James F Wilson Tr, Wilson Financial T
Doc#: 000001313090, Date: 08/21/14
Mtg: Residential Mtg Svcs $380,000
Use: 3 Bdrm Cape Cod, Lot: 7004sf

43 YOUNG ST **$400,000**
B: Wing G Lai
S: Wait S Lai & Mei L Kung
Book/Page: 32493/512, Date: 08/22/14
Mtg: Bank of Canton $90,000
Use: 2-Family Two Family, Lot: 4604sf
Prior Sale: $335,000 (09/09)

Randolph

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	153	144
Median Price	$234,109	$245,000

► REAL ESTATE SALES

164 CANTON ST **$82,576**
B: Buskull Properties LLC
S: Anderson George E Est & Robert D Varney
Book/Page: 32492/26, Date: 08/21/14
Mtg: Equity Trust Co $100,000
Use: 3 Bdrm Ranch, Lot: 12087sf

40 CEDAR CIR **$251,000**
B: Jennifer Frederick
S: Silva George S Est & Mark S Silva
Book/Page: 32493/76, Date: 08/21/14
Mtg: Independent Mtg Co $238,450
Use: 2 Bdrm Cape Cod, Lot: 7562sf

5 NIGHTINGALE CIR **$215,000**
B: Consandria J Walker
S: Suzanne Picatello
Book/Page: 32488/535, Date: 08/20/14
Mtg: Bank of America NA $211,105
Use: 3 Bdrm Ranch, Lot: 18725sf
Prior Sale: $118,600 (09/94)

182 RUSS ST **$200,000**
B: John W Anastasio
S: Dianna J Vandermeel
Book/Page: 32491/569, Date: 08/21/14
Use: 3 Bdrm Conventional, Lot: 12000sf

Sharon

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	150	121
Median Price	$450,225	$475,000

► REAL ESTATE SALES

53 AMES ST **$342,500**
B: Peter S Bouchard & Alicia M Bouchard
S: Jeremy L Zenlea & Victoria B Zenlea
Book/Page: 32488/215, Date: 08/20/14
Mtg: Mortgage Master Inc $270,000
Use: 3 Bdrm Ranch, Lot: 26586sf
Prior Sale: $267,500 (08/11)

45 ARBORO DR **$550,000**
B: Mary M Mandel & Douglas J Mandel
S: Thomas T Hanold & Marnie B Bolstad
Book/Page: 32494/552, Date: 08/22/14
Mtg: Wells Fargo Bank $425,000
Use: 3 Bdrm Colonial, Lot: 20065sf

565 BAY RD **$315,000**
B: Alan S Liss
S: Robin Karlsberg & Robin Richman
Book/Page: 32492/52, Date: 08/21/14
Use: 3 Bdrm Colonial, Lot: 18600sf
Prior Sale: $245,000 (09/98)

29 BLAIR CIR **$555,000**
B: Praveen C Subbarao
S: Harvey V Lemovitz & Clare Lemovitz
Book/Page: 32492/229, Date: 08/21/14
Mtg: Digital FCU $444,000
Use: 4 Bdrm Colonial, Lot: 47480sf

23 FOREST RD **$531,900**
B: Da C Pan & Aiping Ke
S: Nelma C Wood
Doc#: 000001312868, Date: 08/19/14
Mtg: Sun Mortgage Company $284,500
Use: 4 Bdrm Colonial, Lot: 18020sf

15 INDIAN LN **$530,000**
B: Jonathan S Shaper & Danielle L Shaper
S: Syed Ali & Naseem Ali
Book/Page: 32482/136, Date: 08/18/14
Use: 4 Bdrm Raised Ranch, Lot: 20023sf
Prior Sale: $252,000 (06/96)

10 RIDGE RD **$968,000**
B: Gary Sternberg & Cheri Sternberg
S: Gordon R Earle Jr
Book/Page: 32489/184, Date: 08/20/14
Use: Residential Undvlpble Land, Lot: 23100sf

3 TRIPHAMMER RD **$650,000**
B: Amit Jhamb & Grishma Virmani
S: Chue L Cheung & Annie L Cheung
Book/Page: 32490/499, Date: 08/21/14
Mtg: Provident Funding Grp $380,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 23917sf
Prior Sale: $274,600 (03/96)

Stoughton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	130	122
Median Price	$278,450	$300,500

► REAL ESTATE SALES

69 BENTO ST **$371,000**
B: Lucia C Miguel & Ricardo Dordete
S: John Porazzo
Book/Page: 32495/73, Date: 08/22/14
Mtg: PMAC Lending Svcs $364,280
Use: 3 Bdrm Raised Ranch, Lot: 21153sf
Prior Sale: $325,000 (11/13)

101 BREWSTER RD U:35 .... **$335,000**
B: Emanuele Gilioli & Stephen M Odonnell
S: Pond View Vlg Stoughton
Book/Page: 32496/56, Date: 08/22/14
Mtg: Mortgage Networks Inc $318,250
Use: Condo

93 EVERETT CIR **$346,000**
B: Stephanie L Harmon & Larry M Harmon
S: Lunny Investments LLC
Book/Page: 32487/129, Date: 08/19/14
Mtg: Franklin Amer Mtg $339,733
Use: 3 Bdrm Raised Ranch, Lot: 20418sf
Prior Sale: $220,000 (03/11)

240 EWING DR **$256,000**
B: Cory Isabelle & Erin E Isabelle
S: Richard Juster & Samuel W Juster
Book/Page: 32495/96, Date: 08/22/14
Mtg: Salem Five Mtg Corp $240,000
Use: 3 Bdrm Ranch, Lot: 22111sf
Prior Sale: $230,000 (11/11)

555 PAGE ST U:106 .... **$180,000**
B: Djimy Alexandre & Darline Gilles
S: Lauren E Connors
Book/Page: 32496/193, Date: 08/22/14
Mtg: First Choice Loan Svc $144,000
Use: Condo
Prior Sale: $169,900 (07/09)

46 PARK ST U:46 .... **$199,900**
B: Malherbito Labranche
S: Isaac Brown & Clara M Calzadillas
Book/Page: 32496/270, Date: 08/22/14
Mtg: Eastern Bank $189,905
Use: 4 Bdrm Condo
Prior Sale: $267,750 (09/12)

240 PROSPECT ST **$280,000**
B: Jackson Denis
S: John R Spears & Suzanne O Spears
Book/Page: 32492/8, Date: 08/21/14
Mtg: Sage Bank $266,000
Use: 3 Bdrm Old Style, Lot: 13110sf

335 PROSPECT ST **$217,000**
B: Jamie Mashiah
S: Daniel E Leonard & Daniel E Leonard Jr
Book/Page: 32494/342, Date: 08/22/14
Mtg: Homestar Mtg Inc $206,150
Use: 2 Bdrm Cape Cod, Lot: 5600sf
Prior Sale: $180,000 (05/02)

181 WILLIAM KELLEY RD **$342,000**
B: Sandra L Hammel Tr, Hammel T
S: Richard L Horowitz & Marilyn J Horowitz
Book/Page: 32486/537, Date: 08/19/14
Use: 3 Bdrm Split Level, Lot: 16559sf

► FORECLOSURE DEEDS

31 JONES TER U:28 .... **$97,711**
B: Bank New York Mellon Tr
S: Anthony H Taglieri Jr & Bank Of New York Mellon
Book/Page: 32485/263, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $129,000 (09/02)

Walpole

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	145	136
Median Price	$420,000	$435,000

► REAL ESTATE SALES

8 BOULDER TRL **$350,000**
B: Talha Algur
S: Priore Realty LLC
Book/Page: 32490/87, Date: 08/20/14
Mtg: Priore Realty LLC $150,000
Use: Residential Developable Land, Lot: 79715sf

6 CLEAR POND DR U:6 .... **$305,000**
B: Martha A Sullivan
S: Kristopher J Kinosian & Joseph Kinosian
Book/Page: 32495/66, Date: 08/22/14
Mtg: Jeffrey Sullivan $304,000
Use: 2 Bdrm Condo
Prior Sale: $247,500 (06/09)

259 CONEY ST **$370,000**
B: Julianna Mcclure & Jason Mcclure
S: Mark A Corbett
Book/Page: 32495/439, Date: 08/22/14
Mtg: Needham Bk $333,000
Use: 5 Bdrm Conventional, Lot: 21810sf
Prior Sale: $172,500 (10/94)

330 CONEY ST **$485,000**
B: Mark E Gordon & Lorraine D Gordon
S: Leslie T Corey & Maureen A Corey
Book/Page: 32494/244, Date: 08/22/14
Mtg: NE Moves Mortgage Co $385,000
Use: 5 Bdrm Conventional, Lot: 26537sf
Prior Sale: $181,700 (08/97)

33 HIGH ST **$494,300**
B: Joseph V Owens & Elizabeth C Owens
S: Jing Wu
Doc#: 000001312936, Date: 08/19/14
Mtg: Bank of America NA $150,000
Use: 4 Bdrm Ranch, Lot: 18373sf
Prior Sale: $285,000 (08/13)

78 LEWIS AVE **$430,000**
B: Jill E Saunders Tr, J Saunders FT
S: Robert V Saunders & Evelyn E Saunders
Book/Page: 32494/578, Date: 08/22/14
Mtg: Walpole Coop Bank $230,000
Use: 2-Family Family Flat, Lot: 36643sf
Prior Sale: $270,000 (10/11)

410 NORTH ST **$470,000**
B: Jean R Saintmartin & Christina Saintmartin
S: Paul Heanue & Margaret C Henri-Heanue
Book/Page: 32489/216, Date: 08/20/14
Mtg: Leader Bank NA $376,000
Use: 4 Bdrm Colonial, Lot: 32614sf

29 PILGRIM WAY **$474,000**
B: David Mccallum & Tanya Taddeo-Mccallum
S: Mary B Burns
Book/Page: 32485/580, Date: 08/19/14
Use: 2 Bdrm Ranch, Lot: 30059sf
Prior Sale: $525,000 (01/05)

8 ROBBINS RD U:C **$367,000**
B: Edmund J Ferrara
S: Judith A Sullivan & R A Sullivan
Book/Page: 32486/372, Date: 08/19/14
Mtg: Residential Mtg Svcs $320,000
Use: 3 Bdrm Condo
Prior Sale: $295,000 (03/02)

Wellesley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	212	206
Median Price	$1,047,500	$1,180,000

► REAL ESTATE SALES

30-R COTTAGE ST **$390,000**
B: Zachary Galvin
S: Gavin Edward F Jr Est & Audrey A Galvin
Book/Page: 32482/155, Date: 08/18/14
Mtg: Mortgage Networks Inc $250,000
Use: 2 Bdrm Old Style, Lot: 3340sf

10 FALMOUTH CIR **$1,800,000**
B: Scott Burkhead & Lindsay Burkhead
S: Robert D Cultice & Wendy J Cultice
Book/Page: 32483/495, Date: 08/18/14
Use: 4 Bdrm Garrison, Lot: 49194sf
Prior Sale: $1,574,265 (06/01)

26 GARRISON RD **$1,100,000**
B: Igor Lybarsky
S: Daniel W Rosenn & Barbara H Rosenn
Book/Page: 32487/593, Date: 08/20/14
Mtg: Firstrust Bank $825,000
Use: 4 Bdrm Colonial, Lot: 10000sf

31 LONGFELLOW RD **$1,397,500**
B: Li Ma & Weiguo Zheng
S: Gerald Rush & Christine Rush
Book/Page: 32482/146, Date: 08/18/14
Use: 5 Bdrm Contemporary, Lot: 16814sf
Prior Sale: $1,336,250 (08/13)

15 LOUIS DR **$1,135,000**
B: Liu Wei
S: Sonja Selami & Rudolph Selami
Book/Page: 32483/357, Date: 08/18/14
Use: 4 Bdrm Colonial, Lot: 10398sf
Prior Sale: $925,000 (08/09)

34 PEMBROKE RD **$1,140,000**
B: Elizabeth H Lange & Robert H Andler
S: Georgette Mitchell Tr, Pembroke Road 34 RT
Book/Page: 32494/63, Date: 08/22/14
Mtg: RBS Citizens NA $540,000
Use: 4 Bdrm Colonial, Lot: 43865sf

17 WABAN ST **$895,000**
B: John L Griffith Jr & Karen Griffith
S: Gudrun M Carr & Jerome B Carr
Book/Page: 32485/276, Date: 08/19/14
Mtg: Leader Bank NA $716,000
Use: 4 Bdrm Old Style, Lot: 6939sf

5 WINGATE RD **$1,245,000**
B: Ben Haber & Megan Haber
S: Thomas R Flippen & Candace J Steele
Book/Page: 32486/420, Date: 08/19/14
Use: 4 Bdrm Colonial, Lot: 12081sf
Prior Sale: $1,200,000 (05/13)

Westwood

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	89	113
Median Price	$565,000	$637,500

► REAL ESTATE SALES

1320 HIGH ST **$412,000**
B: Michelle Haughton & Gordon Haughton
S: Charles A Palermo
Book/Page: 32493/473, Date: 08/22/14
Mtg: Leader Bank NA $370,800
Use: 3 Bdrm Ranch, Lot: 17800sf

150 POND ST **$416,000**
B: Tiffany D Montgomery
S: Michael A Fazzari & Kathryn E Fazzari
Book/Page: 32495/32, Date: 08/22/14
Mtg: NE Moves Mortgage Co $408,465
Use: 2 Bdrm Bngl/cottage, Lot: 13302sf
Prior Sale: $290,000 (04/12)

36 WARWICK DR **$535,000**
B: Raymond W Bligh & Lisa A Spollen
S: Kristina L Mcnulty Tr, 36 Warwick Drive RT
Book/Page: 32486/155, Date: 08/19/14
Mtg: Mortgage Networks Inc $300,000
Use: 3 Bdrm Cape Cod, Lot: 17767sf

Weymouth

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	248	243
Median Price	$285,250	$316,500

► REAL ESTATE SALES

7 BRIDLE PATH **$320,000**
B: Matthew J Hambor
S: Brian J Johans
Book/Page: 32492/377, Date: 08/21/14
Mtg: Mortgage Master Inc $314,204
Use: 1-Family Contemporary, Lot: 8712sf
Prior Sale: $287,000 (08/10)

61 BROAD REACH U:T111B **$305,000**
B: Mary T Corbett
S: Gary A Whitney & Debra L Whitney
Book/Page: 32492/142, Date: 08/21/14
Mtg: Boston FireFightrs CU $244,000
Use: 1 Bdrm Condo

61 BROAD REACH U:T63B **$200,000**
B: Michael P Zaronias
S: Helen L Swanwick & Bruce S Swanwick
Book/Page: 32488/516, Date: 08/20/14
Mtg: Cheryl Smith $120,000
Use: 2 Bdrm Condo

197 CENTRAL ST **$313,100**
B: Glenn E Tobin & Kathryn T Hastings
S: George W Sullivan Jr & Karin L Sullivan
Book/Page: 32492/425, Date: 08/21/14
Mtg: Mortgage Master Inc $250,000
Use: 1-Family Conventional, Lot: 9060sf

3 CHARLES ST **$720,000**
B: Keohane Funeral Home Inc
S: MK Charles Street LLC
Book/Page: 32490/156, Date: 08/20/14
Use: Funeral Home, Lot: 25570sf
Prior Sale: $1,309,300 (04/11)

36 CLINTON RD **$265,000**
B: Kaitlin Barry
S: Steven Tirrell & Elizabeth Ireland
Book/Page: 32491/467, Date: 08/21/14
Mtg: Mortgage Master Inc $207,000
Use: 1-Family Cape Cod, Lot: 9191sf

93 DORIS DR **$345,000**
B: Alicia C Farnum
S: Kevin R Appel & Kristin M Appel
Doc#: 000001313055, Date: 08/21/14
Mtg: Weymouth Bank $220,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 7492sf
Prior Sale: $340,000 (11/04)

480 EAST ST **$260,000**
B: Iain Falconer & Heather Falconer
S: Lorraine Savory
Book/Page: 32493/2, Date: 08/21/14
Mtg: William Raveis Mtg Co $220,000
Use: 3 Bdrm Conventional, Lot: 5445sf
Prior Sale: $197,000 (04/01)

15 EDITH RD **$330,000**
B: Monica Lavadinho
S: Stephanie E Charron & Brian Finnigan
Doc#: 000001313175, Date: 08/22/14
Mtg: Mortgage Master Inc $313,500
Use: 3 Bdrm Cape Cod, Lot: 5009sf
Prior Sale: $315,000 (09/09)

29 ENDICOTT ST **$317,500**
B: Jence A Salas & Cesar H Salas Sr
S: Donna M Fennell
Book/Page: 32492/476, Date: 08/21/14
Mtg: Mortgage Corp EastIII $311,748
Use: 1-Family Cape Cod, Lot: 10890sf
Prior Sale: $145,000 (04/99)

43 GRANITE ST **$240,400**
B: Richard K Newcomb Jr
S: Michael T Cody Tr, Newcomb FT
Book/Page: 32490/480, Date: 08/21/14
Mtg: David L Newcomb $240,400
Use: 1-Family Conventional, Lot: 10062sf
Prior Sale: $240,000 (01/05)

55 GREENTREE LN U:46 .... **$103,000**
B: Timothy E Dolan & Debra A Dolan
S: Laura A Corkery
Book/Page: 32486/303, Date: 08/19/14
Mtg: Bank of Canton $82,400
Use: 1 Bdrm Condo

207 LAKE ST **$177,000**
B: Robert M Bushinsky
S: GFD LLC
Book/Page: 32486/41, Date: 08/19/14
Mtg: Peoples United Bank $147,000

78 LINDALE AVE **$275,000**
B: Devon Hickox
S: Rita A Rooney & Barrington Daley
Doc#: 000001313001, Date: 08/20/14
Mtg: Weymouth Bank $247,500
Use: 2 Bdrm Ranch, Lot: 7623sf
Prior Sale: $239,900 (12/08)

1496 MAIN ST **$550,000**
B: Charles Wilson
S: William C Foley & Bernard M Foley
Book/Page: 32485/341, Date: 08/19/14
Mtg: William C Foley $275,000
Use: Restaurant/bar, Lot: 9932sf

149 PINE ST **$419,900**
B: Keith Kiander
S: Jason A Stuhler & Whitney A Stuhler
Book/Page: 32494/327, Date: 08/22/14
Use: 1-Family Conventional, Lot: 8799sf
Prior Sale: $419,900 (07/14)

1350 PLEASANT ST **$460,000**
B: Maddie Hao
S: Stephen M Marcus Tr, 1350 Pleasant Street RT
Book/Page: 32495/115, Date: 08/22/14
Mtg: Santander Bank NA $345,000
Use: Apartment Bldg - 4-8 Units, Lot: 11718sf

274 POND ST **$410,000**
B: Michael J Lack Tr, 268 Pond Street RT
S: Michele L Harrington & Jeffrey D Harrington
Book/Page: 32484/273, Date: 08/18/14
Use: 4 Bdrm Colonial, Lot: 12458sf
Prior Sale: $410,000 (07/14)

560 POND ST **$310,000**
B: Christopher J Stivaletta
S: Wesley A Wanagel
Book/Page: 32487/8, Date: 08/19/14
Mtg: USAA Federal SB $310,000
Use: 1-Family Cape Cod, Lot: 8712sf
Prior Sale: $230,000 (06/10)

13 RANDOLPH ST **$426,500**
B: Jillian R Dunderdale
S: MG Properties LLC
Book/Page: 32495/290, Date: 08/22/14
Mtg: Salem Five Mtg Corp $341,200
Use: 4 Bdrm Cape Cod, Lot: 9104sf
Prior Sale: $170,000 (02/14)

24 ROLAND RD **$367,500**
B: William F Foley & Melissa Foley
S: Matthew W Boudreau & Michelle E Boudreau
Doc#: 000001313085, Date: 08/21/14
Mtg: Wells Fargo Bank $360,843
Use: 4 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: $305,000 (07/09)

28 ROSALIND RD U:28 .... **$152,300**
B: Steven A Marando & Ann M Marando
S: US Bank NA Tr
Book/Page: 32488/303, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $160,000 (11/10)

13 WITUWAMAT RD $108,000
B: 13 Wituwamat Road RT
S: Catherine P Fitzsimmons
Book/Page: 32492/285, Date: 08/21/14
Use: 2 Bdrm Colonial, Lot: 2483sf

12 WOLCOTT ST $421,000
B: Matthew Pickering & Kristy A Albano
S: Robert L Imbrici & Mary-Ellen Mcneal
Doc#: 000001313037, Date: 08/21/14
Mtg: NE Moves Mortgage Co $399,950
Use: 2 Bdrm Contemporary, Lot: 7057sf
Prior Sale: $247,500 (09/97)

Wrentham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	64	71
Median Price	$413,750	$389,900

▶ REAL ESTATE SALES

58 ELYSIUM ST $470,000
B: Michael S Larrabee & Jennifer K Larrabee
S: Elizabeth Hunneman & Michael R Madson
Book/Page: 32491/170, Date: 08/21/14
Mtg: Residential Mtg Svcs $376,000
Use: 4 Bdrm Cape Cod, Lot: 87991sf
Prior Sale: $390,000 (08/11)

45 KEVIN JOES WAY $415,000
B: Sean P Burke & Jennifer L Burke
S: Paul R Arsenault & Michelle L Arsenault
Book/Page: 32486/493, Date: 08/19/14
Mtg: Radius Financial Grp $423,469
Use: 3 Bdrm Cape Cod, Lot: 86423sf
Prior Sale: $400,000 (06/02)

105 SPRING ST $433,000
B: Moises Narvaez & Laetitia L Narvaez
S: Richard Tomasello & Erica Tomasello
Doc#: 000001313185, Date: 08/22/14
Mtg: Bank of Canton $410,000
Use: 4 Bdrm Raised Cape, Lot: 87251sf
Prior Sale: $389,000 (02/10)

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St., Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office
For recordings and rundowns of unregistered land:
155 West Elm Street, 2nd floor
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office
900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	74	69
Median Price	$261,500	$300,000

▶ REAL ESTATE SALES

959 HANCOCK ST $580,000
B: Thomas F Greenwood Jr & Lyn M Greenwood
S: Andrew J Lyne Jr & Jan L Lyne
Book/Page: 44659/23, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 41363sf
Prior Sale: $196,000 (05/03)

233 JEAN CAROL RD $118,500
B: Smart Builders Inc
S: Brick&Mortar Development
Book/Page: 44665/95, Date: 08/22/14
Mtg: MountainOne Bk $435,000
Use: Res Potentially Dvlpble Land, Lot: 30909sf

38 NORTH AVE $245,000
B: Sandra L Interland
S: Charles H Audette 3rd
Book/Page: 44659/165, Date: 08/20/14
Use: 2-Family Two Family, Lot: 6200sf

551 SUMMER ST $361,000
B: David Dougherty & Kathleen Dougherty
S: Willam A Read & Kathryn Read
Book/Page: 44663/148, Date: 08/21/14
Mtg: Salem FiveCts Svgs Bk $348,951
Use: 3 Bdrm Raised Ranch, Lot: 26553sf

618 WASHINGTON ST $397,000
B: Andrew A Gulinello & Rebecca S Gulinelo
S: James J Keenan Tr, James J Keenan FT
Book/Page: 44658/52, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 31780sf

Bridgewater

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	100	89
Median Price	$311,000	$325,000

▶ REAL ESTATE SALES

110 COLLEGE RD $290,000
B: Judith L Farnsworth
S: Christopher L Ford & Emily A Ford
Book/Page: 44658/140, Date: 08/20/14
Use: 1-Family Split Level, Lot: 32409sf
Prior Sale: $229,000 (01/09)

20 GYPSY ROVER WAY $343,500
B: Daniel R Seliquini & Nichole E Seliquini
S: Andrew Gulinello & Rebecca Gulinelo
Book/Page: 44657/71, Date: 08/20/14
Use: 3 Bdrm Cape Cod, Lot: 18513sf
Prior Sale: $352,000 (10/06)

30 HUNTERS DR $389,900
B: Chomsaeng Chaialee & Tahdeven Chaialee
S: Real Property Services
Book/Page: 44660/230, Date: 08/21/14
Mtg: RBS Citizens NA $370,400
Use: 5 Bdrm Colonial, Lot: 58109sf
Prior Sale: $329,000 (05/14)

24 LESLIE LN $419,000
B: Gerald P Digianvittorio & Jane V Digianvittorio
S: Enio Rebolo & Elza Rebolo
Book/Page: 44649/191, Date: 08/18/14
Mtg: Franklin Amer Mtg $289,000
Use: 4 Bdrm Raised Ranch, Lot: 104762sf
Prior Sale: $214,000 (07/97)

133 PARK AVE $200,000
B: Colin R Stack
S: Janet M Nowlin Tr, Rowbottom NT
Book/Page: 44661/69, Date: 08/21/14
Mtg: Rockland Tr Co $194,000
Use: 3 Bdrm Conventional, Lot: 21649sf

33 PEARL ST $321,000
B: Michael N Desjardins & Melissa A Desjardins
S: Gary Adam & Suzanne E Adam
Book/Page: 44664/45, Date: 08/21/14
Mtg: Needham Bk $288,900
Use: 4 Bdrm Conventional, Lot: 37984sf
Prior Sale: $200,000 (03/02)

80 SEA TOWER DR $338,000
B: Danielle Bruzzese
S: Theresa J Maxfield
Book/Page: 44651/266, Date: 08/19/14
Mtg: Crescent CU $321,100
Use: 3 Bdrm Colonial, Lot: 10759sf
Prior Sale: $381,000 (12/06)

Brockton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	372	343
Median Price	$175,000	$199,999

▶ REAL ESTATE SALES

16 ALBERT AVE $185,000
B: Nelson A Monteiro
S: John J Dupuis
Book/Page: 44656/244, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 6882sf

12 BOUNDARY ST $94,000
B: Laci Brasseur Tr, 12 Boundary Street RT
S: Breviglia Rosemary J Est & Daniel J Breviglia
Book/Page: 44665/70, Date: 08/22/14
Mtg: Atlantic Mtg Corp $171,397
Use: 3 Bdrm Ranch, Lot: 22608sf

131 CARL AVE $225,000
B: Alan M Mendes & Meridina Cruz
S: Hoa Tran
Book/Page: 44664/99, Date: 08/21/14
Mtg: Norwich Commercal Grp $202,500
Use: 2 Bdrm Ranch, Lot: 9453sf
Prior Sale: $80,000 (09/13)

322 CENTRE ST $235,000
B: Celestial Church
S: James P Smith Tr, Centre Street T
Book/Page: 44658/32, Date: 08/20/14
Use: Retail-service, Lot: 11282sf
Prior Sale: $210,000 (06/12)

54 COLLEGE DR $269,900
B: Thomas White & Edmona White
S: Vincent J Renzi
Book/Page: 44659/211, Date: 08/20/14
Use: 3 Bdrm Split Level, Lot: 13373sf

57 CRESTFIELD TER $90,000
B: Karl Schuler Jr Tr, K&J RT
S: Harborone Bank
Book/Page: 44658/158, Date: 08/20/14
Use: 4 Bdrm Ranch, Lot: 19950sf
Prior Sale: $158,950 (12/13)

33 EAST AVE $113,500
B: James D Baldassini Tr, Tank Menace RT
S: Select Portfolio Srvcng
Book/Page: 44655/36, Date: 08/20/14
Mtg: Endeavor Capital LLC $153,000
Use: 3 Bdrm Raised Ranch, Lot: 10803sf
Prior Sale: $120,775 (05/14)

151 FIELD ST $308,000
B: Rachelle Thermora & Stanley A Kelley
S: Joseph W Correia Tr, 151 Field Street RT
Book/Page: 44651/317, Date: 08/19/14
Mtg: Bank of America NA $278,000
Use: 3 Bdrm Raised Ranch, Lot: 17816sf
Prior Sale: $50,000 (09/13)

46 FRANKTON AVE $95,000
B: Real Estate LLC
S: Thaddeus Chen
Book/Page: 44666/224, Date: 08/22/14
Mtg: Stage Point Capital L $147,000
Use: 3 Bdrm Colonial, Lot: 6316sf

16 GARFIELD ST $255,000
B: Anildo Debarros
S: Nirva Caillot & Wilner Auguste
Book/Page: 44668/160, Date: 08/22/14
Mtg: HarborOne Bank $246,489
Use: 3-Family Mlti-unt Blg, Lot: 7275sf
Prior Sale: $185,000 (12/07)

75 HERROD AVE $219,900
B: Stevie A Weathers
S: Mary Mitchell
Book/Page: 44658/1, Date: 08/20/14
Use: 2-Family Two Family, Lot: 7275sf
Prior Sale: $285,000 (04/05)

72 HILLSIDE AVE $256,000
B: John N Vito
S: Woodlake Properties LLC
Book/Page: 44667/344, Date: 08/22/14
Mtg: Guaranteed Rate Inc $251,363
Use: 2-Family Two Family, Lot: 8451sf
Prior Sale: $154,000 (01/11)

89 MANNERS AVE $252,500
B: Dennis March & Kana March
S: Carl A Aveni & Lorraine M Aveni
Book/Page: 44661/329, Date: 08/21/14
Use: 4 Bdrm Colonial, Lot: 5271sf

18 MARTIN ST $110,000
B: Jason L Burrell
S: Donna Moreira
Book/Page: 44664/208, Date: 08/21/14
Mtg: Franklin Amer Mtg $99,000
Use: 3 Bdrm Colonial, Lot: 5837sf
Prior Sale: $52,000 (10/96)

7 OWENS AVE $270,000
B: Yoldy Baptiste
S: GM Property Invest LLC
Book/Page: 44652/315, Date: 08/19/14
Mtg: Gladewater Natl Bk $265,109
Use: 2-Family Two Family, Lot: 3180sf
Prior Sale: $131,300 (12/13)

147 PARK RD $135,000
B: Woodgrove Realty Grp Inc
S: Richard A Colarusso
Book/Page: 44654/168, Date: 08/19/14
Mtg: Bank of Canton $198,000
Use: 2-Family Two Family, Lot: 6926sf

157 PARK RD $329,900
B: Kimberly Forrester
S: Heriberto Zayas & Sammirys Melendez
Book/Page: 44658/94, Date: 08/20/14
Use: 2-Family Two Family, Lot: 5009sf
Prior Sale: $109,000 (01/99)

254 PLEASANT ST $339,900
B: Edna Fernandes
S: Joseph Bertrand & Marie S Bertrand
Book/Page: 44651/243, Date: 08/19/14
Mtg: Gladewater Natl Bk $297,008
Use: 3-Family Mlti-unt Blg, Lot: 6534sf
Prior Sale: $254,000 (03/02)

51 PROSPECT ST $65,000
B: Tony Nguyen & Mary Nguyen
S: Curtin Elec Inc
Book/Page: 44645/279, Date: 08/18/14
Mtg: Mutual Bank $220,000
Use: Residential Developable Land, Lot: 11151sf
Prior Sale: $150,000 (03/08)

73 PROSPECT TER $315,000
B: Rosemary N Melendez & Jesus A Melendez
S: Ledgebrook Estates LLC
Book/Page: 44665/150, Date: 08/22/14
Mtg: Gateway Fndng Mtg $304,436
Use: Residential Developable Land, Lot: 12458sf

55 ROCK MEADOW DR $487,950
B: Kimberly A Kovar & Randal Kovar
S: Mary T Corbett
Book/Page: 44661/190, Date: 08/21/14
Mtg: USAA Federal SB $397,950
Use: 3 Bdrm Ranch, Lot: 36852sf
Prior Sale: $545,000 (08/05)

118 ROCKLAND ST $192,000
B: Claudio Jardim & Faraildе Jardim
S: Marguerite V Pearson
Book/Page: 44656/325, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 16422sf

77 TEMI RD $189,900
B: Marie R Jeudy
S: Cheryl J Calheiros
Book/Page: 44665/229, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 10237sf

35 VINE ST $210,000
B: Joao D Luiz & Maria T Luiz
S: Reginald L Sapp Tr, Ronnie S Sapp T
Book/Page: 44657/164, Date: 08/20/14
Use: 3 Bdrm Split Level, Lot: 6447sf

981 WARREN AVE $250,000
B: Jasira Rocha
S: Laci Brasscur Tr, 981 Warren RT
Book/Page: 44665/36, Date: 08/22/14
Mtg: Crescent Mtg Svc $245,471
Use: 2-Family Two Family, Lot: 6839sf
Prior Sale: $110,000 (02/14)

121 WINNIFRED RD $190,000
B: Enriqueta D Ribeiro
S: Paul C Muzrim & Barbara P Muzrim
Book/Page: 44646/334, Date: 08/18/14
Mtg: Norwich Commercal Grp $232,536
Use: 3 Bdrm Colonial, Lot: 7187sf

▶ FORECLOSURE DEEDS

115 ALGONQUIN ST $110,000
B: Kondaur Capital Corp
S: Richard Cruz & Kondaur Capital Corp
Book/Page: 44665/140, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 7362sf
Prior Sale: $225,500 (08/04)

115 HARVARD ST $150,000
B: US Bank NA Tr
S: Natacha R Leandre & US Bank NA
Book/Page: 44646/35, Date: 08/18/14
Use: 4 Bdrm Colonial, Lot: 6447sf
Prior Sale: $246,500 (08/06)

116 OAK LN U:1 .... $56,000
B: Maria Mainini
S: Josue Saintfort & Santander Bank NA
Book/Page: 44658/181, Date: 08/20/14
Use: 2 Bdrm Condo
Prior Sale: $147,900 (11/06)

36 ONEIDA AVE $118,983
B: Cwabx Inc
S: Raimundas Grigonis & Bank Of New York Mellon
Book/Page: 44650/330, Date: 08/19/14
Use: 2 Bdrm Bngl/cottage, Lot: 6839sf
Prior Sale: $119,000 (04/00)

22 PERKINS AVE $88,500
B: Big B Capital LLC
S: Emily O Ekechukwu & Bayview Loan Svcng LP
Book/Page: 44647/146, Date: 08/18/14
Mtg: Mutual Bank $61,600
Use: Restaurant/bar, Lot: 5401sf
Prior Sale: $399,500 (07/05)

Carver

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	68	62
Median Price	$242,500	$275,000

▶ REAL ESTATE SALES

20 CRYSTAL LAKE DR $162,000
B: Lisa M Ferreira
S: Francis E Ellis Jr
Book/Page: 44667/53, Date: 08/22/14
Mtg: Primary Residentl Mtg $113,400
Use: 2 Bdrm Cottage, Lot: 5227sf
Prior Sale: $56,000 (07/11)

28 WOODHAVEN ST $367,000
B: Lindsay Tucker
S: B2W LLC
Book/Page: 44648/209, Date: 08/18/14
Mtg: Guaranteed Rate Inc $348,650
Use: 4 Bdrm Split Level, Lot: 43124sf
Prior Sale: $255,000 (03/14)

▶ FORECLOSURE DEEDS

52 WEST ST $267,000
B: Richard Sacchetti
S: Luella A Robillard & Onewest Bank NA
Book/Page: 44653/28, Date: 08/19/14
Mtg: Rockland Tr Co $186,900
Use: 2-Family Ranch, Lot: 360128sf

Duxbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	148	135
Median Price	$553,500	$575,000

▶ REAL ESTATE SALES

21 CHANDLER ST $499,000
B: Neal Campbell & Jennifer Campbell
S: Kenneth P Nass & Betty A Osullivan
Book/Page: 44662/269, Date: 08/21/14
Mtg: Stearns Lending $399,200
Use: 3 Bdrm Cape Cod, Lot: 40000sf
Prior Sale: $447,000 (08/11)

226 MAYFLOWER ST $625,000
B: John S Ryley & Galen Ryley
S: Jeffrey R Galecke & Jill E Galecke
Book/Page: 44663/26, Date: 08/21/14
Mtg: Prime Lending Inc $330,000
Use: 4 Bdrm Colonial, Lot: 41742sf
Prior Sale: $532,000 (07/09)

1 PHILLIPS BROOK CIR $545,000
B: Damon W Vaughn & Jeanne G Vaughn
S: Boston Property Holdings
Book/Page: 44654/32, Date: 08/19/14
Mtg: Leader Bank NA $355,000
Use: 3 Bdrm Colonial, Lot: 40137sf
Prior Sale: $409,000 (03/13)

23 SAGAMORE RD $1,800,000
B: Rebecca M Rose Tr, Rebecca M Minard Rose RET
S: Christopher J Mercer & Sheila F Mercer
Book/Page: 44663/104, Date: 08/21/14
Use: 3 Bdrm Gambrel, Lot: 16553sf

145 SUMMER ST $418,000
B: Deborah A James
S: Neal I Campbell & Jennifer J Campbell
Book/Page: 44661/259, Date: 08/21/14
Mtg: Residential Mtg Svcs $397,100
Use: 3 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: $366,000 (07/05)

567 SUMMER ST $395,000
B: Paul Muccio
S: Every Vincent & Julie M Guillemit
Book/Page: 44666/166, Date: 08/18/14
Mtg: Fairway Ind Mtg $316,000
Use: 3 Bdrm Gambrel, Lot: 56988sf
Prior Sale: $419,000 (03/05)

Halifax

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	42
Median Price	$299,250	$277,500

▶ FORECLOSURE DEEDS

25 HOLLY ST $358,742
B: Nationstar Mtg LLC
S: Glenn Bumpus & Nationstar Mortgage LLC
Book/Page: 44666/64, Date: 08/22/14
Use: 2 Bdrm Split Level, Lot: 4800sf
Prior Sale: $285,000 (03/07)

218 THOMPSON ST $269,196
B: Bank New York Mellon
S: Thomas Hutchinson & Bank Of New York Mellon
Book/Page: 44651/304, Date: 08/19/14
Use: 4 Bdrm Colonial, Lot: 84507sf

Hanover

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	78	85
Median Price	$390,000	$450,000

▶ REAL ESTATE SALES

795 CIRCUIT ST $350,000
B: Stephen R Jankins & Jacqueline L Jankins
S: Helen I Stoelting
Book/Page: 44667/23, Date: 08/22/14
Mtg: Quicken Loan Inc $332,500
Use: 3 Bdrm Conventional, Lot: 35283sf

134 COUNTRY RD $420,000
B: Suzanne Flynn
S: Charles J Omalia & Joyce N Omalia
Book/Page: 44667/107, Date: 08/22/14
Mtg: NE Moves Mortgage Co $336,000
Use: 3 Bdrm Cape Cod, Lot: 30492sf
Prior Sale: $206,500 (07/94)

1222 HANOVER ST $385,000
B: Savon Hatem LLC
S: Getty Leasing Inc
Book/Page: 44656/159, Date: 08/20/14
Use: Gas/service Station, Lot: 31798sf
Prior Sale: $60,000 (03/13)

915 MAIN ST $564,500
B: Charles A Long & Ellen W Long
S: William G Genatossio & Linda A Genatossio
Book/Page: 44666/344, Date: 08/22/14
Mtg: Leader Bank NA $364,500
Use: 3 Bdrm Cape Cod, Lot: 39500sf

46 ROCKLAND ST $340,000
B: Jonathan Dunn Tr, JBD RT
S: Thomas F Mahoney Jr Tr, Chris RT
Book/Page: 44653/125, Date: 08/19/14
Mtg: South Shore SB $264,000
Use: Restaurant/bar, Lot: 52272sf
Prior Sale: $345,000 (01/09)

Hanson

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	53	66
Median Price	$300,000	$305,000

▶ REAL ESTATE SALES

295 ADAMS CIR $385,000
B: Brad Begin & Erika Begin
S: David J Lewek & Mary J Lewek
Book/Page: 44651/27, Date: 08/19/14
Mtg: Mortgage Corp Eastill $365,750
Use: 4 Bdrm Cape Cod, Lot: 37157sf

476 COUNTY RD $275,000
B: Stephen H Tinglof & Nichole S Tinglo
S: April Rios
Book/Page: 44667/71, Date: 08/22/14
Mtg: Bank of Canton $261,250
Use: 3 Bdrm Cape Cod, Lot: 30187sf
Prior Sale: $355,000 (07/05)

379 HOLMES ST $240,000
B: David A Esker
S: Edna E Esker
Book/Page: 44659/66, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 30013sf

75 WILKIE TER $223,000
B: Daniel Sampson & Ashley V Sampson
S: Tina Gazerro
Book/Page: 44663/130, Date: 08/21/14
Mtg: Radius Financial Grp $218,960
Use: 1 Bdrm Bngl/cottage, Lot: 6011sf

Hingham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	167	167
Median Price	$645,000	$652,000

▶ REAL ESTATE SALES

1 BARNES RD $380,000
B: Christina M Vittorini
S: Joseph Conti
Book/Page: 44657/226, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 20100sf

206 CUSHING ST $670,000
B: Jeffrey D Mcdowell & Karen R Mcdowell
S: William E Wells & Donna S Wells
Book/Page: 44653/318, Date: 08/19/14
Mtg: Citibank Na $536,000
Use: 3 Bdrm Conventional, Lot: 87045sf
Prior Sale: $195,000 (01/93)

12 DEL PRETE DR $1,500,000
B: Ted A Gilchrist & Deidre E Gilchrist
S: Jonathan D Steele & Kateri M Steele
Book/Page: 44667/218, Date: 08/22/14
Mtg: Leader Bank NA $1,200,000
Use: 5 Bdrm Colonial, Lot: 20954sf
Prior Sale: $1,225,000 (11/09)

5 GOLFVIEW DR $1,021,000
B: Mark J Tryder & Kathleen H Tryder
S: Scott N Humber & Molly W Humber
Book/Page: 44648/80, Date: 08/18/14
Mtg: First Republic Bk $180,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: $845,000 (07/04)

4 HARVARD DR $682,000
B: Kathleen C Burns & James J Burns
S: Thomas F Costello & Eileen M Costello
Book/Page: 44653/68, Date: 08/19/14
Mtg: Bank of America NA $545,600
Use: 3 Bdrm Colonial, Lot: 30001sf

38 INDEPENDENCE LN $619,200
B: Michael Riemer & Marianee A Riemer
S: Barry L Berman & Janice M Berman
Book/Page: 44647/259, Date: 08/18/14
Mtg: Cabot Corp $150,000
Use: 3 Bdrm Colonial, Lot: 20000sf
Prior Sale: $254,000 (07/95)

206 NORTH ST $515,000
B: Timothy B Sandifer & Jessica R Sandifer
S: Timothy J Colton Jr
Book/Page: 44649/119, Date: 08/18/14
Mtg: Leader Bank NA $412,000
Use: 3 Bdrm Conventional, Lot: 8160sf
Prior Sale: $508,000 (07/11)

279 NORTH ST $915,000
B: Daniel A Palmer & Julie V Silva
S: Richard J Maloney & Richard J Maloney
Book/Page: 44652/129, Date: 08/19/14
Mtg: PMAC Lending Svcs $640,000
Use: 3 Bdrm Antique, Lot: 34332sf
Prior Sale: $857,000 (03/11)

146 PROSPECT ST $627,000
B: Joel L Mondon & Emily D Mondon
S: James Hope & Roberta M Hope
Book/Page: 44662/144, Date: 08/21/14
Mtg: Primary Residentl Mtg $470,250
Use: 4 Bdrm Cape Cod, Lot: 45227sf

Hull

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	67	68
Median Price	$310,000	$320,000

▶ REAL ESTATE SALES

6 EASTERN AVE $145,000
B: Donat Gilbert & Denise M Mercurio
S: Jeffrey L Paul
Book/Page: 44666/324, Date: 08/22/14
Mtg: Shamrock Fncl Corp $157,102
Use: 6 Bdrm Bngl/cottage, Lot: 3975sf
Prior Sale: $237,000 (08/05)

17 MARINA DR U:17 .... $292,500
B: Meghan Biron
S: Mark S Englen & Suzanne E Englen
Book/Page: 40604/339, Date: 11/18/11
Use: 2 Bdrm Condo
Prior Sale: $252,000 (08/99)

18 ROOSEVELT AVE $229,000
B: Meghan M Hibbard & George S Post
S: Gerald P Nadeau & Tricia Nadeau
Book/Page: 44646/41, Date: 08/18/14
Mtg: Sage Bank $212,900
Use: 2 Bdrm Bngl/cottage, Lot: 2189sf
Prior Sale: $200,000 (07/12)

Kingston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	77	89
Median Price	$331,250	$347,000

▶ REAL ESTATE SALES

40 GILFEATHER LN $655,000
B: Stephen J Gianelis & Kristin A Giannelis
S: Andrew W Rose & Kathleen A Rose
Book/Page: 44662/347, Date: 08/21/14
Mtg: Mortgage Master Inc $470,350
Use: 4 Bdrm Contemporary, Lot: 44431sf
Prior Sale: $829,000 (12/06)

45 HARVEST DR $165,000
B: Douglas M Faherty & Catherine M Faherty
S: Ann R Reascoe Tr, Ann R Rascoe T
Book/Page: 44664/139, Date: 08/21/14
Mtg: Norwood CooperativeBk $474,400
Use: Residential Developable Land, Lot: 198634sf

32 HIGGINS RD $489,900
B: Timothy G Brouillard & Lauren L Hagan
S: Charles A Long & Ellen W Long
Book/Page: 44666/306, Date: 08/22/14
Mtg: Leader Bank NA $391,920
Use: 3 Bdrm Cape Cod, Lot: 44431sf

35 PEMBROKE ST $340,000
B: Robert Sloane & Mary Sloane
S: Richard J Virta & Gary Pizzi
Book/Page: 44659/203, Date: 08/20/14
Use: 5 Bdrm Conventional, Lot: 52272sf
Prior Sale: $192,000 (03/14)

Lakeville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	76	50
Median Price	$261,450	$321,250

▶ REAL ESTATE SALES

15 HIGHLAND RD $60,000
B: Cheryl A White
S: Lisa M Kennedy & Alfred D Kennedy Jr
Book/Page: 44665/249, Date: 08/22/14
Use: Residential Developable Land, Lot: 70000sf
Prior Sale: $125,000 (12/09)

25 HITCHING POST RD $665,000
B: Sean S Mastromatteo & Sian M Mastromatteo
S: Edward Haggerty & Janet L Haggerty
Book/Page: 44649/266, Date: 08/18/14
Mtg: S Bank $340,000
Use: 4 Bdrm Colonial, Lot: 146230sf
Prior Sale: $160,000 (05/02)

3 LEDGE ST $5,000
B: Julio Johnson
S: Theodore J Mrugala & Sharon Mrugala
Book/Page: 44645/241, Date: 08/18/14
Use: 2 Bdrm Cottage, Lot: 10000sf

13 OLD POWDER HOUSE RD $345,000
B: Kevin D Smith & Destiny F Smith
S: Donald R Jewell & Linda L Jewell
Book/Page: 44668/345, Date: 08/22/14
Mtg: Merrimack Mtg Co $325,000
Use: 5 Bdrm Cape Cod, Lot: 37741sf

10 PADDOCK HILL DR $435,000
B: Michael J Okeefe
S: Jean E Gorin Tr, Truax FT
Book/Page: 44666/249, Date: 08/22/14
Mtg: Regency Mortgage $391,500
Use: 3 Bdrm Cape Cod, Lot: 81326sf

13 PINE BLF $535,000
B: Joseph Armstrong & Cynthia Armstrong
S: Albert Foster Jr Tr, Foster FT
Book/Page: 44657/244, Date: 08/20/14
Use: 3 Bdrm Conventional, Lot: 30920sf

195 RHODE ISLAND RD $100,000
B: Sherry Nielsen
S: Daniel Whitney & Janice Whitney
Book/Page: 44657/1, Date: 08/20/14
Use: Residential Developable Land, Lot: 70000sf

Marion

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	28	49
Median Price	$397,500	$375,000

▶ REAL ESTATE SALES

167 CROSS NECK RD $770,000
B: Konstantin V Kostin & Heidi A Kostin
S: Jeffrey E Tosca & Paula M Tosca
Book/Page: 44652/26, Date: 08/19/14
Mtg: Jeffrey E Tosca $350,000
Use: 4 Bdrm Contemporary, Lot: 120984sf
Prior Sale: $63,750 (04/97)

PLYMOUTH REGISTRY
continued

26 MARVEL ST $305,000
B: Dustin B Tourinho & Courtney R Tourinho
S: Stephen J Rose & Victoria L Rose
Book/Page: 44666/36, Date: 08/22/14
Mtg: Residential Mtg Svcs $244,000
Use: 3 Bdrm Raised Ranch, Lot: 20633sf

Marshfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	170	165
Median Price	$350,000	$371,000

► REAL ESTATE SALES

138 ALLAN ST $205,000
B: Stephen M Foley
S: FHLM
Book/Page: 44658/125, Date: 08/20/14
Use: 4 Bdrm Old Style, Lot: 10000sf
Prior Sale: $275,000 (03/14)

15 BILLINGS RD $300,000
B: Richard Daly & Theresa Daly
S: Victor T Lundsgaard & Mary Lundsgaard
Book/Page: 44661/108, Date: 08/21/14
Use: 2 Bdrm Ranch, Lot: 10621sf
Prior Sale: $220,000 (09/01)

1829 MAIN ST $141,000
B: Bijan Mehr & Lee S Casper
S: FNMA
Book/Page: 44667/200, Date: 08/22/14
Use: 4 Bdrm Ranch, Lot: 222592sf
Prior Sale: $227,000 (12/13)

3 STONYBROOK RD $650,000
B: Keith Ocallaghan & Bethany Ocallaghan
S: Robert P Burns & Emily H Burns
Book/Page: 44662/104, Date: 08/21/14
Mtg: William Raveis Mtg Co $340,000
Use: 4 Bdrm Colonial, Lot: 43565sf
Prior Sale: $659,000 (10/03)

Mattapoisett

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	38	35
Median Price	$354,000	$398,900

► REAL ESTATE SALES

1 FIELDSTONE DR $900,000
B: John A Dresser & Joanna R Dresser
S: Michele D Cohen
Book/Page: 44656/194, Date: 08/20/14
Use: 2 Bdrm Ranch, Lot: 22938sf
Prior Sale: $1,150,000 (10/10)

13 MARINA DR $255,000
B: Marc Lane & Stecey L Tomawski
S: Michael Mascio
Book/Page: 44667/204, Date: 08/22/14
Mtg: Residential Mtg Svcs $239,112
Use: 3 Bdrm Cape Cod, Lot: 11550sf
Prior Sale: $285,000 (06/11)

2 WATERVIEW LN $670,000
B: Oliver Zuther & Martha Zuther
S: Anne B Hedblom Tr, HPC NT
Book/Page: 44665/302, Date: 08/22/14
Use: 4 Bdrm Cape Cod, Lot: 137214sf
Prior Sale: $99,000 (11/95)

► FORECLOSURE DEEDS

15 OLIVER ST $251,944
B: FNMA
S: Joseph N Dargon & James B Nutter&Co
Book/Page: 44668/334, Date: 08/22/14
Use: 2 Bdrm Cottage, Lot: 5000sf

Middleboro

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	101	118
Median Price	$255,000	$275,000

► REAL ESTATE SALES

47 BEDFORD ST $330,000
B: John E Saulino Tr, 47 Bedford St T
S: Peter C Nordblom Tr, Middleborough Park RT
Book/Page: 44648/14, Date: 08/18/14
Mtg: Bristol Cnty Svgs Bk $150,000
Use: Commercial Devlpble Land, Lot: 87007sf

160 BEDFORD ST $159,600
B: John Zappala
S: Nationstar Mortgage LLC
Book/Page: 44663/85, Date: 08/21/14
Use: 3 Bdrm Raised Ranch, Lot: 81780sf
Prior Sale: $321,148 (02/14)

237 CHERRY ST $315,000
B: Dale E Caswell & Diana L Caswell
S: Marie E Smith & Richard D Smith
Book/Page: 44664/24, Date: 08/21/14
Mtg: Crescent CU $150,000
Use: 4 Bdrm Ranch, Lot: 217650sf

14 ERICA AVE $230,000
B: Karen A Parker
S: James A Boen
Book/Page: 44665/178, Date: 08/22/14
Mtg: Mortgage Networks Inc $218,500
Use: 3 Bdrm Conventional, Lot: 62178sf
Prior Sale: $75,000 (02/14)

98 RIVERS EDGE DR $480,000
B: Aaron L Hersh & Justine Hersh
S: Edward H Thomas Tr, Edward H Thomas LT
Book/Page: 44648/180, Date: 08/18/14
Mtg: First Home Mtg $384,000
Use: 3 Bdrm Contemporary, Lot: 63920sf
Prior Sale: $630,000 (07/06)

104 TISPAQUIN ST $212,500
B: Christopher A Shimkus & Lisa E Shimkus
S: J P Morgan Chase Bank NA
Book/Page: 44647/188, Date: 08/18/14
Mtg: Washington Trust Mtg $170,000
Use: 3 Bdrm Raised Ranch, Lot: 80000sf
Prior Sale: $186,915 (08/13)

52 W GROVE ST $144,900
B: William R Logan Tr, B&T RT
S: Citimortgage Inc
Book/Page: 44663/186, Date: 08/21/14
Mtg: Craig M Medeiros $145,000
Use: 3 Bdrm Conventional, Lot: 74810sf
Prior Sale: $2,500 (06/14)

Norwell

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	101	83
Median Price	$580,000	$575,000

► REAL ESTATE SALES

HOMESTEAD FARM DR L:2 .... $240,000
B: Mark P Mcsharry Tr, HFR RT
S: Malcolm P Trojano
Book/Page: 44662/188, Date: 08/21/14
Mtg: Rockland Tr Co $425,000

2 PHILLIPS LN $315,000
B: Tara M Parsons & Scott S Parsons
S: Wildcat Hill LLC
Book/Page: 44668/309, Date: 08/22/14
Mtg: Rockland Tr Co $735,840
Use: Residential Undvlpble Land, Lot: 21780sf

Pembroke

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	110	115
Median Price	$322,950	$315,000

► REAL ESTATE SALES

7 ANDREW DR $360,000
B: Ronald T Hinthorn & Sandra B Hinthorn
S: Paul W Gardiner & Helen M Gardiner
Book/Page: 44668/140, Date: 08/22/14
Mtg: Primary Residentl Mtg $324,000
Use: 3 Bdrm Garrison, Lot: 40356sf

162 FURNACE LN $223,000
B: Andrew Jacobs
S: Edith H Ridley Tr, Ridley RT
Book/Page: 44667/268, Date: 08/22/14
Mtg: New England Cptl Mtg $178,400
Use: 3 Bdrm Bngl/cottage, Lot: 10160sf

108 PLYMOUTH ST $126,000
B: Caryn Ciampa
S: Wells Fargo Bank NA Tr
Book/Page: 44666/114, Date: 08/22/14
Use: 1-Family Ranch, Lot: 24555sf
Prior Sale: $165,000 (06/14)

55 RIDGE AVE $160,000
B: Andrew B Shea
S: Heidi J Schluter
Book/Page: 44661/213, Date: 08/21/14
Use: 2 Bdrm Bngl/cottage, Lot: 16590sf
Prior Sale: $130,000 (01/00)

3 TAYLOR POINT RD $205,000
B: Mark O Dugas & Katia E Rybka
S: Tanya D Owens
Book/Page: 44669/17, Date: 08/22/14
Mtg: Radius Financial Grp $228,798
Use: 2 Bdrm Split Entry, Lot: 25100sf
Prior Sale: $275,000 (05/06)

Plymouth

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	337	353
Median Price	$280,000	$302,000

► REAL ESTATE SALES

39 CLEARWATER DR $255,000
B: Gregory J Benefit & Nancy E Benefit
S: Kevin M Cole & Rita C Cole
Book/Page: 44663/267, Date: 08/21/14
Mtg: Bank of Canton $260,482
Use: 3 Bdrm Raised Ranch, Lot: 10000sf

7 DOWNEY ST $180,000
B: Deborah M Myers
S: Matthew Kidd
Book/Page: 44651/345, Date: 08/19/14
Mtg: Bridgeview Bk Mtg Co $183,673
Use: 2 Bdrm Ranch, Lot: 6534sf
Prior Sale: $127,000 (04/11)

18 E BAY LN $429,000
B: Cristofor Maloof & Kristin L Maloof
S: Mark Lootz & Erin Lootz
Book/Page: 44645/313, Date: 08/18/14
Mtg: PMAC Lending Svcs $403,500
Use: 4 Bdrm Colonial, Lot: 32197sf

24 FOREST EDGE $675,000
B: Timothy W Brennan & Kathleen B Brennan
S: George J Maloof & Susan A Maloof
Book/Page: 44660/325, Date: 08/21/14
Mtg: ARK LA Tex Svcs LLC $520,000
Use: 3 Bdrm Contemporary, Lot: 24356sf
Prior Sale: $464,000 (09/01)

53 GUNNERS EXCHANGE RD $655,000
B: Benjamin N Gabriel & Sharon M Gabriel
S: Ally Bank
Book/Page: 44662/248, Date: 08/21/14
Mtg: Bank of America NA $475,000
Use: 5 Bdrm Cape Cod, Lot: 270906sf
Prior Sale: $690,735 (07/13)

3 MARSCOT WAY $369,900
B: Jared M Smith & Caitlin J Willoughby
S: Robert B Foster & Karen A Foster
Book/Page: 44668/100, Date: 08/22/14
Mtg: Mortgage Networks Inc $314,415
Use: 4 Bdrm Garrison, Lot: 20871sf

39 RUSSELL MILLS RD $250,000
B: James Leblanc & Mark Halberstein
S: Michael P Goodman
Book/Page: 44648/53, Date: 08/18/14
Mtg: Michael P Goodman $50,000
Use: 3 Bdrm Conventional, Lot: 20436sf
Prior Sale: $260,000 (12/08)

32 SHARPS DR $304,000
B: Justin Caldarone & Rose Calderone
S: Dana A Caldarone & Patricia B Caldardone
Book/Page: 44665/7, Date: 08/22/14
Mtg: Dana Caldarone $304,000
Use: 2 Bdrm Cape Cod, Lot: 16986sf
Prior Sale: $365,000 (09/06)

15 SHERIDAN DR $359,000
B: John Casey & Jessica S Casey
S: Keith J Svensen & Iris Dietz-Sevensen
Book/Page: 44664/162, Date: 08/21/14
Mtg: Prospect Mortgage LLC $287,200
Use: 3 Bdrm Split Level, Lot: 20000sf
Prior Sale: $307,900 (06/03)

710 SHIP POND RD $545,000
B: Stephanie A Tilton & Nancy E Moncada
S: Sean Mastromatteo
Book/Page: 44649/212, Date: 08/18/14
Mtg: ARK LA Tex Svcs LLC $431,200
Use: 4 Bdrm Colonial, Lot: 121495sf
Prior Sale: $424,500 (04/12)

16 SLEEPY HOLLOW DR $415,000
B: Shannon Carlson
S: Jean Chasse
Book/Page: 44656/272, Date: 08/20/14
Use: 3 Bdrm Colonial, Lot: 33068sf
Prior Sale: $200,000 (01/97)

15 WHITE ISLAND POND RD $190,000
B: Keith Cote
S: Brad Kennedy & Mary Quinn
Book/Page: 44668/59, Date: 08/22/14
Mtg: Bristol Cnty Svgs Bk $15,000
Use: 3 Bdrm Cape Cod, Lot: 60511sf
Prior Sale: $255,000 (04/08)

► FORECLOSURE DEEDS

579 MAST RD $330,508
B: FNMA
S: Ernest L Ambrose & Jpmorgan Chase Bank NA
Book/Page: 44645/71, Date: 08/18/14
Use: 4 Bdrm Gambrel, Lot: 120188sf
Prior Sale: $197,800 (09/00)

Rochester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	21
Median Price	$319,000	$347,500

► REAL ESTATE SALES

457 NECK RD $710,000
B: Arthur D Smith Tr, Dewey And Lizzie T
S: Thomas M Gray & Margaret M Gray
Book/Page: 44652/265, Date: 08/19/14
Use: 3 Bdrm Log, Lot: 47916sf
Prior Sale: $85,000 (07/93)

74 SNOWS POND RD $321,800
B: Jesse K Pitts & Cynthia L Harley
S: Gladys M Hartley
Book/Page: 44654/55, Date: 08/19/14
Mtg: Washington Trust Mtg $250,000
Use: 3 Bdrm Cape Cod, Lot: 130680sf

307 WALNUT PLAIN RD $245,000
B: Stephen Finocchi
S: Victoria G Terra Tr, 307 Walnut Plain Road RT
Book/Page: 44656/184, Date: 08/20/14
Use: 3 Bdrm Cape Cod, Lot: 87120sf

Rockland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	78	76
Median Price	$240,000	$272,000

► REAL ESTATE SALES

49 BAY PATH LN $400,000
B: Sherri M Neasman
S: Danielle N Forde & Rbert F Forde
Book/Page: 44645/22, Date: 08/18/14
Mtg: Mortgage Research Ctr $400,000
Use: 3 Bdrm Colonial, Lot: 16553sf
Prior Sale: $7,500 (04/08)

168 CRESCENT ST $277,500
B: Kevin J Stetson
S: Maria R Mahoney & Timothy A Mahoney
Book/Page: 44665/325, Date: 08/22/14
Mtg: Amer Neighborhood Mtg $286,657
Use: 2 Bdrm Cape Cod, Lot: 16161sf

58 PLEASANT ST $224,900
B: Samantha Winquist
S: Kersey Frederick M Est & Barbara A Tilden
Book/Page: 44645/222, Date: 08/18/14
Mtg: Guaranteed Rate Inc $199,900
Use: 3 Bdrm Conventional, Lot: 29708sf

213 SPRING ST $280,000
B: Matthew J Alexander & Luanne Alexander
S: James H Ericson
Book/Page: 44646/287, Date: 08/18/14
Mtg: Northeast Bank $265,000
Use: 4 Bdrm Conventional, Lot: 37026sf
Prior Sale: $297,500 (06/13)

637 UNION ST $315,000
B: Robert J Collins & Nancy K Collins
S: Stephen J Tobin
Book/Page: 44656/219, Date: 08/20/14
Use: 1-Family Antique, Lot: 25788sf
Prior Sale: $335,000 (07/08)

Scituate

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	135	146
Median Price	$442,000	$486,250

► REAL ESTATE SALES

822 1ST PARISH RD $370,000
B: Andrew J Plunkett
S: Benjamin N Spruill & Jessica A Spruill
Book/Page: 44652/83, Date: 08/19/14
Mtg: Gladewater Natl Bk $333,000
Use: 1-Family Ranch, Lot: 31189sf
Prior Sale: $370,000 (03/07)

8 BORDER ST $1,850,000
B: Christopher J Simmons & Irina Simmons
S: Falconi Development LLC
Book/Page: 44667/332, Date: 08/22/14
Use: 4 Bdrm Colonial, Lot: 177986sf
Prior Sale: $360,000 (04/12)

19 COLLIER AVE $500,000
B: Michael J Snyder & Elizabeth A Snyder
S: Helen M Leahy
Book/Page: 44666/182, Date: 08/22/14
Mtg: JPMorgan Chase Bank $400,000
Use: 1-Family Conventional, Lot: 7797sf

52 GILSON RD $540,000
B: Joel D Walker & Molly M Walker
S: James P Donovan 3rd & Kimberley A Donovan
Book/Page: 44667/313, Date: 08/22/14
Mtg: MSA Mortgage LLC $432,000
Use: 2 Bdrm Cape Cod, Lot: 6708sf

30 HEWES RD $540,000
B: Michael J Prouty & Haley A Kelliher
S: Matthew W Naegelin & Margaret M Naegelin
Book/Page: 44667/127, Date: 08/22/14
Mtg: William Raveis Mtg Co $378,000
Use: 4 Bdrm Colonial, Lot: 20996sf
Prior Sale: $465,000 (06/02)

Wareham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	159	172
Median Price	$203,000	$189,050

► REAL ESTATE SALES

13 1ST ST $340,000
B: Donald M Houghton & Lynne H Houghton
S: Robert D Sires Tr, Robert D Sires RET
Book/Page: 44645/335, Date: 08/18/14
Mtg: Eastern Bank $170,000
Use: 3 Bdrm Conventional, Lot: 3375sf

4 5TH ST $200,000
B: Lorraine L Nichols
S: Lillian L Brooks
Book/Page: 44661/25, Date: 08/21/14
Use: 5 Bdrm Conventional, Lot: 3750sf

9 9TH ST $210,000
B: Jean E Macdonald
S: Patricia H Cleary & Susan A Burrell
Book/Page: 44666/282, Date: 08/22/14
Mtg: Seacoast Mortgage Cor $98,000
Use: Residential-multiple Bldgs, Lot: 4220sf

33 CHARLOTTE FURNACE RD $170,000
B: Margaret Huntley
S: Margaret A Guiod
Book/Page: 44657/101, Date: 08/20/14
Use: 3 Bdrm Ranch, Lot: 18300sf
Prior Sale: $262,900 (06/05)

50 COHASSET RD $70,000
B: Paul M Bisceglia
S: Thomas P Kineavy & Heatehr L Kineeavy
Book/Page: 44666/121, Date: 08/22/14
Mtg: Bank of New England $90,000
Use: 2 Bdrm Ranch, Lot: 8000sf
Prior Sale: $82,000 (09/00)

2272 CRANBERRY HWY $150,900
B: Marc A Caporiccio
S: Wakeby Development Inc
Book/Page: 44667/183, Date: 08/22/14
Mtg: HarborOne Bank $120,720
Use: 2 Bdrm Ranch, Lot: 9390sf
Prior Sale: $110,001 (08/14)

93 EDGEWATER DR $517,500
B: Giro Dibiase & Elizabeth Dibiase
S: Robert R Haglund & Diane M Huglund
Book/Page: 44646/284, Date: 08/18/14
Use: 3 Bdrm Ranch, Lot: 16800sf
Prior Sale: $185,000 (06/95)

54 GIBBS AVE $172,000
B: Jacob G Diefenbach
S: Janet M Murphy Tr, Gibbs Avenue NT
Book/Page: 44654/118, Date: 08/19/14
Mtg: Bridgewater CU $163,400
Use: 4 Bdrm Conventional, Lot: 25900sf

9 GRAHAM ST $175,000
B: Gary M Savard
S: William G Butler Tr, 9 Graham Street RT
Book/Page: 44656/3, Date: 08/20/14
Use: 1 Bdrm Ranch, Lot: 9000sf

57 MAPLE SPRINGS RD $230,000
B: Laura Vasconcellos
S: Nazih Elkallassi Tr, JME T
Book/Page: 44669/39, Date: 08/22/14
Mtg: Maverick Funding Corp $225,478
Use: 4 Bdrm Colonial, Lot: 5023sf
Prior Sale: $52,500 (04/08)

9 MAYFLOWER LN $169,900
B: Pallas A Wahl
S: Forever Homes LLC
Book/Page: 44658/77, Date: 08/20/14
Use: 1 Bdrm Ranch, Lot: 6675sf
Prior Sale: $80,000 (06/14)

11 PINE ST $205,000
B: Teresa Berardi
S: Donald R Gurney & Angelina M Gurney
Book/Page: 44669/51, Date: 08/22/14
Mtg: Prospect Mortgage LLC $201,286
Use: 3 Bdrm Ranch, Lot: 8000sf
Prior Sale: $62,900 (01/97)

► FORECLOSURE DEEDS

6 CRANBERRY GROVE WAY U:D $187,998
B: FHLM
S: Larry D Barnes & Ocwen Loan Servicing LLC
Book/Page: 44651/188, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $252,000 (11/04)

West Bridgewater

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	38
Median Price	$277,450	$264,500

► REAL ESTATE SALES

438 E CENTER ST $170,000
B: Stephen P Wood
S: Kathleen M Forest Tr, Lenehan FT
Book/Page: 44656/298, Date: 08/20/14
Use: 4 Bdrm Cape Cod, Lot: 34848sf

MILEBROOK RD $4,000
B: Steven A Trojano Tr, 183 Forest Street RT
S: Robert Talanian & Miriam T Talanian
Book/Page: 44647/126, Date: 08/18/14

Whitman

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	60	76
Median Price	$235,500	$260,000

► REAL ESTATE SALES

43 AUBURN ST $320,000
B: Abigail G Markowski & James V Markowski
S: Melissa L Evans & Erik W Evens
Book/Page: 44665/260, Date: 08/22/14
Mtg: Merrimack Mtg Co $256,000
Use: 3 Bdrm Cape Cod, Lot: 31648sf
Prior Sale: $288,000 (08/02)

421 BEDFORD ST $1,204,644
B: FT Realty LLC
S: Carol A Speredelozzi Tr, 421 Bedford Street T
Book/Page: 44663/56, Date: 08/21/14
Mtg: Joseph A Speredelozzi $1,204,644
Use: Retail-service, Lot: 79192sf

41 BLAUSS RD $339,000
B: Patricia Narcotta
S: Robert S Williams & Dorothy E Williams
Book/Page: 44664/297, Date: 08/22/14
Use: 3 Bdrm Split Entry, Lot: 16100sf

37 FRANKLIN ST $300,000
B: Lisa M Asmussen & William M Asmussen
S: Johnston Robert W Est & Brenda A Johnston
Book/Page: 44663/242, Date: 08/21/14
Mtg: Salem FiveCts Svgs Bk $291,000
Use: 3 Bdrm Old Style, Lot: 80435sf
Prior Sale: $60,000 (04/07)

Worcester Registry

Anthony J. Vigliotti, Esq., Register
90 Front St., Worcester, MA 01608
Telephone: (508) 798-7717
Fax: (508) 798-7746
www.worcesterdeeds.com

Athol

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	41	71
Median Price	$113,000	$115,000

► REAL ESTATE SALES

32 COLUMBIAN AVE $65,000
B: Deborah Raughtigan
S: Eric B Gariepy
Book/Page: 52700/353, Date: 08/21/14
Mtg: Workers Credit Union $52,000
Use: 3 Bdrm Conventional, Lot: 14820sf
Prior Sale: $165,900 (07/03)

498 MAIN ST $170,000
B: M Jemm LLC
S: Intl Ch Of Four Sq Gospel
Book/Page: 52695/236, Date: 08/20/14
Use: Church Property, Lot: 6620sf
Prior Sale: $150,000 (05/01)

86 MOUNT PLEASANT ST $95,000
B: Alcide J Lapointe
S: Susan Elwyn
Book/Page: 52703/55, Date: 08/21/14
Mtg: Norwich Commercal Grp $93,279
Use: 4 Bdrm Colonial, Lot: 6099sf
Prior Sale: $34,400 (06/10)

ORCHARD ST $8,000
B: Erick J Fredette & Caitlyn E Mcguirk
S: Patricia Mchugh & Patricia Butinsky
Book/Page: 52689/335, Date: 08/19/14
Use: Residential Undvlpble Land, Lot: 52272sf

486 PLEASANT ST $135,000
B: Keith A Lavalley & Mary A Lavalley
S: Dodge Norman J Est & Maryanne Dodge
Book/Page: 52708/366, Date: 08/22/14
Mtg: Wells Fargo Bank $139,450
Use: 3 Bdrm Cape Cod, Lot: 7100sf
Prior Sale: $96,000 (02/98)

► FORECLOSURE DEEDS

95 C ST $68,850
B: Bank New York Mellon Tr
S: Jan Modzeleski & Bank New York Mellon Tr
Book/Page: 52689/378, Date: 08/19/14
Use: 4 Bdrm Conventional, Lot: 6000sf
Prior Sale: $155,000 (11/04)

Auburn

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	102	95
Median Price	$196,500	$195,000

► REAL ESTATE SALES

BURNETT ST $1,200
B: Christopher J Gervais
S: Auburn Town Of
Book/Page: 52694/90, Date: 08/19/14
Use: City/town Property, Lot: 1307sf

9 DAVIS RD $237,500
B: Gary J Noel
S: Annmarie Mccarthy & Rosemary Murphy
Book/Page: 52692/121, Date: 08/19/14
Mtg: ERA Mtg $233,197
Use: 4 Bdrm Cape Cod, Lot: 8700sf

10 EATON AVE $93,000
B: Michael Bahery & Sidney Faust
S: Deutsche Bk Natl T Co Tr
Book/Page: 52692/311, Date: 08/19/14
Use: 3 Bdrm Raised Ranch, Lot: 10800sf
Prior Sale: $120,000 (11/11)

25 ELBRIDGE RD $219,000
B: Sean Martin & Kaitlyn Martin
S: Christopher Mothershed & Kristen Mothershed
Book/Page: 52699/283, Date: 08/20/14
Mtg: Guaranteed Rate Inc $208,050
Use: 3 Bdrm Ranch, Lot: 10409sf
Prior Sale: $212,000 (11/09)

79 HAMPTON ST $293,000
B: Chi Vo
S: Pinecrest Baptist Church
Book/Page: 52688/256, Date: 08/18/14
Mtg: TD Bank NA $277,777
Use: Church Property, Lot: 10818sf

10 IDLEWOOD DR $230,000
B: Heath A Fournier & Noel W Lamothe
S: Gail F Metcalf
Book/Page: 52705/163, Date: 08/21/14
Mtg: Prospect Mortgage LLC $225,834
Use: 3 Bdrm Conventional, Lot: 8500sf

11 OAK ST $184,000
B: Laura B Coffey
S: Glen D Schultzberg & Rebecca A Schultzberg
Book/Page: 52698/356, Date: 08/20/14
Mtg: Mackinac Savings Bank $174,800
Use: 2 Bdrm Bngl/cottage, Lot: 9375sf
Prior Sale: $180,000 (01/03)

618 OXFORD ST S $303,000
B: Timothy C Faron & Jacquelyn M Faron
S: Albert L Esposito & Anne M Esposito
Book/Page: 52705/83, Date: 08/21/14
Mtg: RBS Citizens NA $287,850
Use: 5 Bdrm Conventional, Lot: 43560sf

5 PARK TER $189,300
B: John A Mazzone & Monique R Mazzone
S: Robert J Walsh
Book/Page: 52685/308, Date: 08/18/14
Mtg: Spencer Svgs Bk $149,300
Use: 3 Bdrm Ranch, Lot: 10499sf
Prior Sale: $135,000 (06/13)

ROCHDALE ST $1,200
B: Christopher J Gervais
S: Auburn Town Of
Book/Page: 52694/90, Date: 08/19/14
Use: City/town Property, Lot: 436sf

5 WARREN RD $205,000
B: Michael A Mcgregor & Carla S Mcgregor
S: Brooks Pond Props LLC
Book/Page: 52694/44, Date: 08/19/14
Mtg: Shamrock Fncl Corp $194,750
Use: 3 Bdrm Ranch, Lot: 13758sf
Prior Sale: $73,000 (03/14)

Barre

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	34	29
Median Price	$162,500	$195,000

► REAL ESTATE SALES

197 BROAD ST $178,000
B: Marc Carlson & Deanna Harvey
S: Adam M Bassett & Nikki J Bassett
Book/Page: 52710/328, Date: 08/22/14
Mtg: Money Source Inc $181,632
Use: 3 Bdrm Ranch, Lot: 24035sf
Prior Sale: $170,000 (01/09)

401 OLD COLDBROOK RD $149,500
B: Daniel J Diblasi
S: Henry S Tuffs
Book/Page: 52710/230, Date: 08/22/14
Mtg: Wells Fargo Bank $119,600
Use: 2 Bdrm Ranch, Lot: 88276sf

865 S BARRE RD $65,000
B: L&B Realty LLC
S: Salvatore Hedwig T Est & Anthony L Salvatore Jr
Book/Page: 52706/2, Date: 08/22/14
Mtg: Leah R Berk $52,000
Use: Mixed Use-prim Res & Comm, Lot: 5270sf

436 WHEELWRIGHT RD $97,500
B: Next Level RE Sol LLC
S: Robert H Bjorn Jr & Joan E Bjorn
Book/Page: 52685/382, Date: 08/18/14
Mtg: Homevestors Investmen $103,123
Use: 3 Bdrm Ranch, Lot: 30450sf
Prior Sale: $235,000 (09/05)

► FORECLOSURE DEEDS

680 WHEELWRIGHT RD $204,390
B: Midfirst Bank
S: Faith D Stein & Midfirst Bank
Book/Page: 52702/121, Date: 08/21/14
Use: 3 Bdrm Cape Cod, Lot: 11050sf
Prior Sale: $193,196 (06/04)

Berlin

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	16	16
Median Price	$360,000	$345,000

▶ REAL ESTATE SALES

5 ALDEN DR U:5 .... $250,000
B: Beverly A Stearns Tr, Stearns FT
S: Gary Butterworth & Kathleen M Butterworth
Book/Page: 52700/260, Date: 08/21/14
Use: 2 Bdrm Condo
Prior Sale: $280,000 (05/07)

Blackstone

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	34	40
Median Price	$251,125	$249,950

▶ REAL ESTATE SALES

47 GLENSIDE DR $413,000
B: Michael D Seabury & Jennifer Seabury
S: Mountain Dog Bldg Corp
Book/Page: 52699/239, Date: 08/20/14
Mtg: ARK LA Tex Svcs LLC $392,350
Use: Residential Developable Land, Lot: 25332sf

23 POWER ST $255,000
B: Mark A Lister & Gena M Lister
S: Carleen Gilbert
Book/Page: 52712/102, Date: 08/22/14
Mtg: Coastway Comm Bk $250,381
Use: 3 Bdrm Cape Cod, Lot: 8875sf
Prior Sale: $249,000 (08/09)

Bolton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	36	53
Median Price	$416,500	$495,000

▶ REAL ESTATE SALES

5 CIDER CIR $969,200
B: Rick Bernier
S: Old Stone Estates LLC
Book/Page: 52700/134, Date: 08/20/14
Mtg: Bank of America NA $560,000
Use: Residential Developable Land, Lot: 47480sf

50 PONDSIDE DR U:50 .... $334,000
B: Frances J Rakauskas & Peter J Rakauskas
S: James M Farley & Gail M Farley
Book/Page: 52700/321, Date: 08/21/14
Mtg: Guaranteed Rate Inc $300,600
Use: 2 Bdrm Condo
Prior Sale: $339,082 (03/11)

8 QUAIL RUN $965,000
B: Ronald M Henderson & Sandra L Henderson
S: Said Eastman & Sally W Eastman
Book/Page: 52696/257, Date: 08/20/14
Mtg: Citibank Na $740,000
Use: 4 Bdrm Colonial, Lot: 242629sf
Prior Sale: $754,600 (01/01)

199 STILL RIVER RD $400,000
B: Christian Hoffman & Carey Hoffman
S: Brian G Bednarski & Carrie P Jones
Book/Page: 52693/31, Date: 08/19/14
Mtg: Quicken Loan Inc $380,000
Use: 3 Bdrm Colonial, Lot: 65340sf
Prior Sale: $405,000 (05/10)

407 STILL RIVER RD $418,000
B: Nathan A Quercia & Melanie A Quercia
S: Patricia P Mclaughlin Tr, Mclaughlin LT
Book/Page: 52706/32, Date: 08/22/14
Mtg: Digital FCU $390,000
Use: 3 Bdrm Colonial, Lot: 40511sf

Boylston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	28	34
Median Price	$433,950	$399,000

▶ REAL ESTATE SALES

234 EDGEBROOK DR U:234 .... $165,000
B: Andreia Dedeus & Andreia O Dedeus
S: Jesse Goyette & Sharon R Goyette
Book/Page: 52699/200, Date: 08/20/14
Mtg: Paramount Res Mtg Gp $156,750
Use: 2 Bdrm Condo
Prior Sale: $176,000 (10/09)

2 ORIENT ST $127,000
B: Robert Leveille
S: HSBC Bank USA NA Tr
Book/Page: 52699/108, Date: 08/20/14
Use: 2 Bdrm Cape Cod, Lot: 7622sf
Prior Sale: $125,600 (07/14)

Charlton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	59	49
Median Price	$240,000	$260,000

▶ REAL ESTATE SALES

BLOOD RD L:66B1 .... $79,900
B: Arthur A Bellerive Jr & Kimberly A Bellerive
S: Kathleen M Lemansky
Book/Page: 52707/103, Date: 08/22/14
Mtg: Kathleen M Lemansky $79,900
Use: Res Potentially Dvlpble Land, Lot: 1599088sf
Prior Sale: $150,000 (02/13)

6 E APPLEWOOD DR $324,250
B: Joseph A Castoldi & Jennifer A Castoldi
S: Peter J Russell & Donna L Russell
Book/Page: 52711/74, Date: 08/22/14
Mtg: Savers Coop Bank $308,000
Use: 4 Bdrm Colonial, Lot: 48787sf

88 NUMBER 6 SCHOOLHOUSE RD $244,000
B: Diana L Berthiaume & William T Stfrancis
S: Carlene E Russell
Book/Page: 52693/115, Date: 08/19/14
Mtg: Quicken Loan Inc $239,570
Use: 4 Bdrm Split Level, Lot: 42601sf
Prior Sale: $117,000 (03/98)

POTTER VILLAGE RD $25,000
B: Hylka Construction Co Inc
S: Patricia L Boisvere
Book/Page: 52696/18, Date: 08/20/14
Use: Residential Undvlpble Land, Lot: 10000sf

Clinton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	57	62
Median Price	$195,000	$205,500

▶ REAL ESTATE SALES

59 FRONT ST $186,500
B: Victor N Perez & Sandra Perez
S: Paul A Marrone & Marilyn A Moran
Book/Page: 52704/386, Date: 08/21/14
Mtg: Clinton Svgs Bk $180,900
Use: 3 Bdrm Ranch, Lot: 6032sf

540 MAIN ST U:102 .... $120,000
B: David Digeronimo
S: Julie Collins & Craig Collins
Book/Page: 52690/91, Date: 08/19/14
Use: 2 Bdrm Condo
Prior Sale: $212,500 (04/08)

Dudley

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	62	54
Median Price	$212,450	$223,100

▶ REAL ESTATE SALES

10 DALESSANDRO AVE $159,900
B: Jacob A Moss
S: Shawn Baillargeon & Amber Baillargeon
Book/Page: 52709/212, Date: 08/22/14
Mtg: Fidelity Cp Bk $124,900
Use: 2 Bdrm Ranch, Lot: 7600sf
Prior Sale: $139,900 (05/10)

50 FLAXFIELD RD $192,000
B: William J Gammetto
S: Cynthia L Long Tr, Harvey E Bienvenue T
Book/Page: 52708/164, Date: 08/22/14
Mtg: Southbridge Svgs Bk $172,000
Use: 3 Bdrm Contemporary, Lot: 15190sf

130 OLD SOUTHBRIDGE RD $200,000
B: Brian M Phillips & Mandi C Bowden
S: FHLM
Book/Page: 52706/201, Date: 08/22/14
Mtg: Norwich Commercal Grp $204,081
Use: 3 Bdrm Cape Cod, Lot: 28689sf
Prior Sale: $247,376 (12/13)

East Brookfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	11	11
Median Price	$164,700	$205,000

▶ REAL ESTATE SALES

4 HIGH ROCKS RD $315,600
B: Joseph V Zwirko
S: Dahlia Development Ltd
Book/Page: 52703/232, Date: 08/21/14
Mtg: Inland B&T $284,040

Gardner

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	73	72
Median Price	$147,000	$149,650

▶ REAL ESTATE SALES

253 ASH ST $125,000
B: James R Stewart & Margaret R Forde
S: Krzykowski Chester P Est & Jean B Silberzweig
Book/Page: 52692/56, Date: 08/19/14
Mtg: Fidelity Cp Bk $105,000
Use: 3 Bdrm Ranch, Lot: 8770sf

104 OLDE COLONIAL DR U:6 .... $82,000
B: Kyle G Weldon
S: IC FCU
Book/Page: 52712/369, Date: 08/22/14
Mtg: GFA Federal Credit Un $38,500
Use: 2 Bdrm Condo
Prior Sale: $76,403 (01/14)

224 SAUNDERS ST $100,000
B: Frederic E Hugo & Carol J Hugo
S: Anita Desroche
Book/Page: 52698/199, Date: 08/20/14
Use: 2 Bdrm Ranch, Lot: 65227sf

Grafton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	102	107
Median Price	$303,950	$345,000

▶ REAL ESTATE SALES

42 BROOKMEADOW LN $554,372
B: Daniel S Berman & Laura Berman
S: Brookmeadow Village LLC
Book/Page: 52704/97, Date: 08/21/14
Mtg: Millbury CU $417,000
Use: Residential Developable Land, Lot: 22651sf

83 BUTTERCUP LN U:83 .... $299,000
B: Stephen M Boti
S: Charles J Kircher Jr & Kathleen B Kircher
Book/Page: 52693/315, Date: 08/19/14
Mtg: Digital FCU $284,050
Use: 3 Bdrm Condo, Lot: 2970792sf
Prior Sale: $375,615 (01/07)

16 GLENWOOD LN $708,000
B: Christopher Nichols & Karen Nichols
S: Eric R Juhl & Erica K Juhl
Book/Page: 52698/377, Date: 08/20/14
Mtg: MSA Mortgage LLC $323,000
Use: 4 Bdrm Colonial, Lot: 51836sf
Prior Sale: $700,000 (05/13)

9 HIGH POINT DR $520,000
B: Kiran Singh & Ajay K Yadav
S: Adams Road Co LLC
Book/Page: 52688/305, Date: 08/18/14
Mtg: Peoples Natl Bk $410,000
Use: Residential Developable Land, Lot: 15682sf

5 MAGILL DR $530,000
B: Ronald Tarallo & Julie Tarallo
S: Joe-Henry Berube & Heather Berube
Book/Page: 52704/289, Date: 08/21/14
Mtg: Mortgage Master Inc $397,500
Use: 4 Bdrm Colonial, Lot: 18295sf
Prior Sale: $468,935 (10/03)

7 MILFORD RD $200,000
B: Gerred Munk & Samila Ferreira
S: Robert G Lemoine & John P Lemoine
Book/Page: 79/57, Date: 08/21/14
Mtg: Guaranteed Rate Inc $183,150
Use: 2 Bdrm Ranch, Lot: 44431sf

24 OLD UPTON RD $545,000
B: Joe-Henry Berube & Heather Berube
S: Michael Biron
Book/Page: 52707/330, Date: 08/22/14
Mtg: Santander Bank NA $350,000
Use: 3 Bdrm Colonial, Lot: 20038sf
Prior Sale: $450,000 (01/02)

4 PATRIOT WAY $739,030
B: John H Le & Phiyen T Hoang
S: Toll MA Land LP
Book/Page: 52687/334, Date: 08/18/14
Use: Residential Developable Land, Lot: 21780sf

8 PATRIOT WAY $648,303
B: Jonathan L Gilson & Mary C Gilson
S: Toll Ma Land LP
Book/Page: 52699/1, Date: 08/20/14
Mtg: UniBank for Savings $478,303
Use: Residential Developable Land, Lot: 45302sf

13 PULLARD RD U:47 .... $195,000
B: Pamela Berkovits
S: Mary L Heinold
Book/Page: 52694/162, Date: 08/19/14
Use: 2 Bdrm Condo, Lot: 392040sf
Prior Sale: $166,000 (11/01)

70 SAMUEL DR U:70 .... $205,000
B: Chandler F Freitas
S: Eric P Latham & Kara L Latham
Book/Page: 52705/355, Date: 08/22/14
Mtg: Northpoint Mortgage $194,750
Use: 2 Bdrm Condo
Prior Sale: $250,000 (10/06)

Harvard

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	41	41
Median Price	$523,500	$581,500

▶ REAL ESTATE SALES

8 FINN RD $355,000
B: Aiming Li & Ying Zhang
S: Mary E Holtorf
Book/Page: 52687/132, Date: 08/18/14
Mtg: Prospect Mortgage LLC $235,000
Use: 3 Bdrm Ranch, Lot: 65340sf

188 STOW RD $430,000
B: Robert G Arellano & Evelyn P Arellano
S: Gary J Dupuis & Carole W Dupuis
Book/Page: 52696/351, Date: 08/20/14
Mtg: Embrace Home Loans $344,000
Use: 2 Bdrm Garrison, Lot: 257004sf

Holden

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	139	112
Median Price	$260,000	$246,750

▶ REAL ESTATE SALES

437 BULLARD ST $327,000
B: Michael R Walsh & Nicole M Terrio-Walsh
S: Mark C Johnson & Barbara M Johnson
Book/Page: 52693/348, Date: 08/19/14
Mtg: Mortgage Fncl Svcslnc $261,600
Use: 3 Bdrm Cape Cod, Lot: 46970sf

10 CHESTNUT HILL RD $247,500
B: Michael E Hawkridge & Mary A Hawkridge
S: Mary L Freitas
Book/Page: 52712/267, Date: 08/22/14
Mtg: Mortgage Master Inc $198,000
Use: 3 Bdrm Ranch, Lot: 12197sf

121 FORT SUMTER DR $374,900
B: Adam J Rosenlund & Rachel M Rosenlund
S: James F Russo & Linda A Russo
Book/Page: 52685/35, Date: 08/18/14
Mtg: USAA Federal SB $387,271
Use: 4 Bdrm Cape Cod, Lot: 31877sf
Prior Sale: $105,000 (02/04)

156 MAIN ST $126,000
B: Nicole J Lonardo
S: Michael V Finnegan
Book/Page: 52689/30, Date: 08/18/14
Mtg: Shrewsbury Mun EFCU $119,700
Use: 1 Bdrm Ranch, Lot: 16553sf
Prior Sale: $167,500 (06/04)

48 MAPLE ST $115,000
B: Dennis W Wood
S: Paul D Powers Jr & Robin J Powers
Book/Page: 52709/105, Date: 08/22/14
Use: 2-Family Family Flat, Lot: 10890sf
Prior Sale: $350,000 (12/06)

16 WINDSOR CIR $354,900
B: Brett C Balyk & Corinne S Balyk
S: John F Farley Jr & Joellen Farley
Book/Page: 52697/192, Date: 08/20/14
Mtg: Mackinac Savings Bank $337,155
Use: 3 Bdrm Colonial, Lot: 16703sf

WINTER HILL RD $130,000
B: Sean Xenos
S: Edward C Jardus & Sara A Jardus
Book/Page: 52699/324, Date: 08/20/14
Use: Res Potentially Dvlpble Land, Lot: 25124sf

Hopedale

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	21	28
Median Price	$335,000	$303,500

▶ REAL ESTATE SALES

87 GREEN ST $249,500
B: Jill Mossman
S: Michael K Darcy
Book/Page: 52696/40, Date: 08/20/14
Mtg: MSA Mortgage LLC $237,025
Use: 2 Bdrm Ranch, Lot: 40344sf
Prior Sale: $225,000 (10/11)

12 HERON LN $450,000
B: Paul J Duprey & Melissa D Duprey
S: John A Digregorio & Yuliya Digregorio
Book/Page: 52686/308, Date: 08/18/14
Mtg: Security Frst Mtg Fnd $380,000
Use: 1-Family Colonial, Lot: 40050sf
Prior Sale: $428,000 (10/10)

Lancaster

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	33	37
Median Price	$293,000	$321,000

▶ REAL ESTATE SALES

61 BRADBURY RD $273,000
B: Raechel Pike & John Lamarche
S: Richard H Cnade & Geraldine Cnade
Book/Page: 52711/187, Date: 08/22/14
Use: 3 Bdrm Raised Ranch, Lot: 20473sf
Prior Sale: $183,000 (09/94)

455 BROCKELMAN RD $632,500
B: Daniel L Siddell & Laura Siddell
S: James A Baker Tr, Bakergreen RT
Book/Page: 52687/214, Date: 08/18/14
Mtg: Mortgage Master Inc $506,000
Use: 4 Bdrm Colonial, Lot: 273121sf
Prior Sale: $575,000 (11/09)

88 MILL ST $260,000
B: Glen G Campbell & Margaret A Campbell
S: Michael F Miele & Francis R Miele
Book/Page: 52706/391, Date: 08/22/14
Mtg: Digital FCU $208,000
Use: 2 Bdrm Conventional, Lot: 28750sf
Prior Sale: $170,000 (05/14)

284 MILL ST $269,900
B: Jason T Tolla & Hannah R Tolla
S: Jeffrey A Messore & Karen Gallo
Book/Page: 52707/34, Date: 08/22/14
Mtg: Mortgage Fncl Svcslnc $265,010
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $263,000 (04/08)

32 WHITCOMB DR $218,000
B: William D Melone & Brittany L Trahan
S: Cephas M Greenidge & Daphne C Greenidge
Book/Page: 52696/220, Date: 08/20/14
Mtg: Leader Mtg $207,100
Use: 3 Bdrm Ranch, Lot: 12632sf

Leicester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	48	43
Median Price	$205,750	$205,500

▶ REAL ESTATE SALES

510 MAIN ST $40,000
B: Charles A Brouillard
S: Debra A Wilson & Janine L Papineau
Book/Page: 52689/110, Date: 08/18/14
Use: 4 Bdrm Old Style, Lot: 32670sf

510 MAIN ST $10,000
B: Charles A Brouillard
S: Jane M Kay & Jane M Dryden
Book/Page: 52689/113, Date: 08/18/14
Use: 4 Bdrm Old Style, Lot: 32670sf

76 VIRGINIA DR U:29 .... $287,389
B: Thomas L Bourassa & Debbie L Bourassa
S: Prospect Hill Estates LLC
Book/Page: 52705/229, Date: 08/21/14
Mtg: Hometown Bk Coop $65,000
Use: Condo

▶ FORECLOSURE DEEDS

207 MAIN ST $59,391
B: TD Bank NT
S: Lorraine C Perron & TD Bank NA
Book/Page: 52695/348, Date: 08/20/14
Use: 1 Bdrm Bngl/cottage, Lot: 32670sf

Mendon

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	30	35
Median Price	$358,950	$390,000

▶ REAL ESTATE SALES

21 CADMAN RD $412,000
B: Steven G Maguire & Tina M Maguire
S: James T Fahey & Robin L Miller-Fahey
Book/Page: 52699/262, Date: 08/20/14
Mtg: Guaranteed Rate Inc $300,000
Use: 4 Bdrm Colonial, Lot: 62291sf
Prior Sale: $273,811 (12/96)

16 DANIELS RD $422,000
B: James W Bennett Jr & Penelope E Bennett
S: Joseph J Volk & Joceline M Volk
Book/Page: 52703/247, Date: 08/21/14
Mtg: Merrimack Mtg Co $400,900
Use: 3 Bdrm Colonial, Lot: 60113sf

17 DANIELS RD $414,000
B: Pietro J Degaetano & Katelyn Degaetano
S: Constance H Smith & Daniel J Smith
Book/Page: 52702/380, Date: 08/21/14
Mtg: Guaranteed Rate Inc $372,600
Use: 4 Bdrm Colonial, Lot: 82764sf
Prior Sale: $230,000 (07/93)

Milford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	113	121
Median Price	$275,000	$280,000

▶ REAL ESTATE SALES

2 BANDY LN $281,350
B: Jennifer M Zeoli & Derek Weaver
S: Rick W Palmer & Danielle M Palmer
Book/Page: 52684/307, Date: 08/18/14
Mtg: Guaranteed Rate Inc $281,350
Type: Adj
Use: 3 Bdrm Split Entry, Lot: 11675sf
Prior Sale: $269,900 (07/12)

3 CORNELL DR $297,500
B: Michael Lebel & Tracey Lebel
S: Steven G Maguire & Tina M Maguire
Book/Page: 52696/196, Date: 08/20/14
Mtg: Guaranteed Rate Inc $279,500
Use: 3 Bdrm Split Entry, Lot: 12000sf
Prior Sale: $220,000 (08/00)

94 MOUNT PLEASANT ST $406,000
B: Wayne G Holt & Mary Holt
S: Kevin P Wentzell & Jean A Meola
Book/Page: 52699/57, Date: 08/20/14
Mtg: Sierra Pacific Mtg $385,700
Use: 4 Bdrm Colonial, Lot: 51670sf
Prior Sale: $259,900 (10/97)

19 POND ST $216,900
B: Shibu James & Blossom P James
S: Courtney H Ruggiero & Christopher Ruggiero
Book/Page: 52691/388, Date: 08/19/14
Mtg: Drew Mortgage Assnlnc $212,970
Use: 3 Bdrm Old Style, Lot: 2000sf
Prior Sale: $260,000 (02/04)

87 PURCHASE ST $193,900
B: Donald C Laprad & Frances A Laprad
S: James Stallone & Janice Stallone
Book/Page: 52710/125, Date: 08/22/14
Mtg: Quicken Loan Inc $155,100
Use: 3 Bdrm Old Style, Lot: 10000sf

339 PURCHASE ST $274,000
B: Daniel Kamitian
S: Thomas G Fischer
Book/Page: 52686/347, Date: 08/18/14
Mtg: Leader Bank NA $246,600
Use: 3 Bdrm Ranch, Lot: 12500sf

120 WALDEN WAY U:120 .... $445,474
B: James P Monahan Jr & Kathleen M Monahan
S: Milford Stoneridge LLC
Book/Page: 52711/312, Date: 08/22/14
Mtg: First Fed Svgs Boston $95,000
Use: Possible New Construction

122 WALDEN WAY U:122 .... $404,456
B: Joseph M Grillo & Suzanne E Grillo
S: Milford Stoneridge LLC
Book/Page: 52698/56, Date: 08/20/14
Mtg: Milford Fed Svgs Bk $75,000
Type: Adj
Use: Possible New Construction

▶ FORECLOSURE DEEDS

10 DARTMOUTH DR $260,000
B: Christine Schadler & Jason M Schadler
S: Luz Salcedo & Christine Schadler
Book/Page: 52691/206, Date: 08/19/14
Use: 3 Bdrm Split Entry, Lot: 11000sf
Prior Sale: $260,000 (03/08)

Millbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	63	57
Median Price	$229,000	$235,000

▶ REAL ESTATE SALES

16 COLDBROOK RD $420,000
B: Anthony J Monfreda & Amy K Monfreda
S: Bryce J Trani & Nicole S Trani
Book/Page: 52696/300, Date: 08/20/14
Mtg: Bank of Canton $399,000
Use: 4 Bdrm Colonial, Lot: 13143sf
Prior Sale: $414,000 (05/07)

12 DRAPER RD $130,000
B: Quang Do & Phuong Le
S: Robert J Young & Barbara A Roy
Book/Page: 52709/77, Date: 08/22/14
Use: 2-Family Colonial, Lot: 9777sf

47 ELMWOOD ST $323,000
B: Terry Osborne & Sarah Osborne
S: Cameron Bishop & Mary Hollingsworth
Book/Page: 52697/264, Date: 08/20/14
Mtg: Bank of Canton $306,850
Use: 4 Bdrm Conventional, Lot: 22539sf
Prior Sale: $299,900 (11/07)

3 HIGHLAND AVE $116,000
B: Thomas Mcgovern & Brianna Finne
S: FNMA
Book/Page: 52712/331, Date: 08/22/14
Mtg: Millbury Svgs Bk $98,600
Type: Adj
Use: 3 Bdrm Conventional, Lot: 5300sf
Prior Sale: $95,000 (11/09)

17 JFK DR $191,500
B: Joshua A Vaneck & Carla E Vaneck
S: Cheryl Greene Tr, Bernice M Greene IRT
Book/Page: 52709/153, Date: 08/22/14
Mtg: Leader Bank NA $188,030
Use: 3 Bdrm Ranch, Lot: 12622sf

67 PARK HILL AVE $250,000
B: Joseph R Messier Jr
S: Angela Belhumeur & Neal Belhumeur
Book/Page: 52686/283, Date: 08/18/14
Mtg: Webster First FCU $233,500
Use: 3 Bdrm Raised Ranch, Lot: 19573sf
Prior Sale: $187,000 (08/12)

10-A-C RIVER ST $121,900
B: Sherri Sweeney & Joshua Skowron
S: FNMA
Book/Page: 52692/2, Date: 08/19/14
Mtg: Savers Coop Bank $132,100
Use: 3-Family Family Flat, Lot: 6000sf
Prior Sale: $251,508 (04/10)

186 WHEELOCK AVE $138,000
B: Stefan Giroux
S: Kathleen Mahoney Tr, Scully FT
Book/Page: 52709/396, Date: 08/22/14
Mtg: Crescent Mtg Svc $135,500
Use: 2 Bdrm Ranch, Lot: 21780sf

Millville

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	14	15
Median Price	$220,559	$214,900

▶ REAL ESTATE SALES

47 BANTRY RD $257,000
B: James W Gongoleski & Wendy L Gongoleski
S: Russell T Phillips & Dolores A Phillips
Book/Page: 52704/143, Date: 08/21/14
Mtg: Province Mtg Assoc $244,150
Use: 3 Bdrm Split Entry, Lot: 40453sf
Prior Sale: $218,000 (12/08)

North Brookfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	23	26
Median Price	$164,900	$198,500

▶ REAL ESTATE SALES

9 EDNA CIR U:9 .... $124,900
B: Deborah L Barnes
S: Leo E Bouchard Tr, Leo E Bouchard Funding T
Book/Page: 52705/378, Date: 08/22/14
Mtg: N Brookfield Svgs Bk $99,920
Use: 2 Bdrm Condo, Lot: 436sf

332 N MAIN ST $144,000
B: Donald T Williams & Sandra B Williams
S: Robert W Anderson
Book/Page: 52698/136, Date: 08/20/14
Use: 2-Family Duplex, Lot: 20038sf
Prior Sale: $40,000 (03/09)

130 WARD ST $132,500
B: Zachary Larimer
S: Ronald N Brown
Book/Page: 52697/159, Date: 08/20/14
Use: 2-Family Colonial, Lot: 75794sf
Prior Sale: $55,000 (06/14)

Northborough

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	97	103
Median Price	$342,500	$375,000

▶ REAL ESTATE SALES

21 BABCOCK DR $351,400
B: Jay D Furlo & Julie E Furlo
S: Bruce R Butterfield
Book/Page: 52708/126, Date: 08/22/14
Mtg: Guaranteed Rate Inc $333,830
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: $267,500 (08/00)

86 CHURCH ST $420,000
B: Jayme Valdez & Scarlet Shell
S: Steven Ball & Leah Suppan
Book/Page: 52701/23, Date: 08/21/14
Mtg: Mortgage Master Inc $399,000
Use: 5 Bdrm Conventional, Lot: 27007sf
Prior Sale: $274,900 (09/99)

17 HITCHING POST LN U:17 .... $330,300
B: Robert C Trombley Tr, Hitching Post Lane RT
S: Peter G Joyal & Nancy M Joyal
Book/Page: 52705/29, Date: 08/21/14
Use: 2 Bdrm Condo, Lot: 242194sf
Prior Sale: $419,500 (08/05)

159 PLEASANT ST $549,900
B: Peter L Marston & Kelley Donley
S: David E Mayhew & Ruth W Mayhew
Book/Page: 52689/249, Date: 08/18/14
Mtg: MountainOne Bk $417,000
Use: 4 Bdrm Garrison, Lot: 130680sf
Prior Sale: $327,500 (08/97)

27 SOUTH ST U:2 .... $90,000
B: Horan LLC
S: Promila Mathur
Book/Page: 52712/57, Date: 08/22/14
Mtg: Align CU $72,000
Use: Medical Condo Unit, Lot: 21780sf

112 WESSON TER $549,900
B: Curtis Boucher & Gina Boucher
S: Daniel W Hoskin Tr, Daniel W Hoskin RET
Book/Page: 52712/3, Date: 08/22/14
Mtg: First Fed Svgs Boston $417,000
Use: 4 Bdrm Colonial, Lot: 20038sf

Northbridge

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	82	76
Median Price	$305,000	$274,250

▶ REAL ESTATE SALES

237 HERITAGE DR U:237 .... $175,000
B: Ronald L Pagliarulo
S: Sylvia Deborah A Est & Francis Sylvia
Book/Page: 52706/8, Date: 08/22/14
Mtg: Sage Bank $166,250
Use: 2 Bdrm Condo
Prior Sale: $117,100 (07/99)

WORCESTER REGISTRY
continued

1899 HILL ST.......... $390,000
B: Shelley S Rivelli & Thomas C Young
S: Lorraine Rutkiewicz
Book/Page: 52698/90, Date: 08/20/14
Mtg: UniBank for Savings $310,000
Use: 4 Bdrm Conventional, Lot: 53504sf
Prior Sale: $350,000 (12/08)

23 ROSE AVE.......... $360,000
B: Jeffrey D Boudreau & Suzanne M Boudreau
S: Dennis Rooney
Book/Page: 52712/293, Date: 08/22/14
Mtg: Milford Fed Svgs Bk $150,000
Use: 3 Bdrm Colonial, Lot: 31540sf
Prior Sale: $363,500 (03/09)

Oakham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	12	11
Median Price	$270,000	$269,900

► REAL ESTATE SALES

579 BARRE RD.......... $210,000
B: Andrew Morrison & Katherine Y Lewandowski
S: Brian J Leduke & Dina M Leduke
Book/Page: 52706/307, Date: 08/22/14
Mtg: Bank of Canton $195,000
Use: 3 Bdrm Colonial, Lot: 54014sf
Prior Sale: $274,900 (04/05)

Oxford

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	65	91
Median Price	$177,000	$199,900

► REAL ESTATE SALES

18 ASHWORTH DR.......... $245,000
B: Scott T Johnson
S: Rebecca D Barnes
Book/Page: 52686/365, Date: 08/18/14
Mtg: Shamrock Fncl Corp $250,000
Use: 3 Bdrm Colonial, Lot: 40075sf
Prior Sale: $235,000 (12/12)

3 CHAFFEE LN.......... $192,500
B: Laurie M Santos & Adam Santos
S: Thomas R Borzino Tr, 3 Chaffee Lane RT
Book/Page: 52687/368, Date: 08/18/14
Mtg: Avidia Bank $182,875
Use: 3 Bdrm Split Level, Lot: 14810sf

99 DUDLEY RD.......... $32,500
B: Mangal J Patel
S: 65 South Street Dev
Book/Page: 52709/323, Date: 08/22/14
Use: Residential Developable Land, Lot: 354578sf

105 DUDLEY RD.......... $32,500
B: Mangal J Patel
S: 65 South Street Dev
Book/Page: 52709/321, Date: 08/22/14
Use: Residential Developable Land, Lot: 40946sf

2 HAMMOND ST.......... $127,000
B: Richard Dupuis
S: Robert C Rice
Book/Page: 52693/74, Date: 08/19/14
Mtg: Bank of America NA $101,600
Use: 4 Bdrm Ranch, Lot: 12197sf

Paxton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	26	32
Median Price	$261,500	$218,750

► REAL ESTATE SALES

23 BRIGHAM RD.......... $449,200
B: Jesse T Morrison & Emily R Morrison
S: Michael V Depatie & Patricia M Depatie
Book/Page: 52692/97, Date: 08/19/14
Mtg: Country Bank $359,360
Use: 4 Bdrm Colonial, Lot: 97026sf
Prior Sale: $575,000 (10/04)

Phillipston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	8	8
Median Price	$129,950	$178,200

► REAL ESTATE SALES

6 BURMA RD N.......... $260,500
B: Christopher W Hatcher Tr, 6 Burma Road RT
S: Craig S Twohey & H J Twohey
Book/Page: 52711/135, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: $105,000 (11/95)

7 BURMA RD N.......... $225,000
B: Emily A Hatcher Tr, 7 Burma Road RT
S: Ryan P Twohey Tr, KPR RT
Book/Page: 52711/24, Date: 08/22/14
Use: 1 Bdrm Camp/cabin, Lot: 14614sf

BURMA RD N.......... $10,000
B: Christopher W Hatcher & Emily A Hatcher
S: Ryan P Twohey
Book/Page: 52711/130, Date: 08/22/14
Use: Residential Undvlpble Land, Lot: 2614sf
Prior Sale: $150,000 (08/03)

60 MILLSTONE RD.......... $365,000
B: Craig S Twohey & H J Twohey
S: Donald R Wilson
Book/Page: 52711/237, Date: 08/22/14
Use: 5 Bdrm Conventional, Lot: 47916sf

RILEY SWITCH RD.......... $18,000
B: Dick L Stasukelis
S: Jose F Duc
Book/Page: 52685/260, Date: 08/18/14

Princeton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	18	15
Median Price	$304,000	$262,500

► REAL ESTATE SALES

7 PROSPECT ST.......... $175,000
B: Marc Morrone & Debra Grayden-Morrone
S: Margaret P Smith & Bruce R Smith
Book/Page: 52709/236, Date: 08/22/14
Mtg: Central One FCU $125,000
Use: 3 Bdrm Conventional, Lot: 10890sf

Rutland

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	46	52
Median Price	$238,000	$279,000

► REAL ESTATE SALES

20 MARK CIR U:20.......... $187,000
B: Vincent Ross & Virginia L Ross
S: Sobal Vera K Est & Burton F Berg
Book/Page: 52686/1, Date: 08/18/14
Use: 2 Bdrm Condo

10 WELCH AVE.......... $304,000
B: Nicholas A Monaco
S: Linda L Dettloff
Book/Page: 52703/277, Date: 08/21/14
Mtg: Drew Mortgage Assnlnc $243,200
Use: 4 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: $183,000 (07/96)

Shrewsbury

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	209	190
Median Price	$374,000	$397,450

► REAL ESTATE SALES

791 BOSTON TPKE.......... $192,000
B: RWW Holdings LP
S: James P Tivnan
Book/Page: 52704/216, Date: 08/21/14
Use: Res Potentially Dvlpble Land, Lot: 28650sf

4 DORIANNA CIR.......... $330,000
B: Richard Amato & Alicia Upholz
S: Robert C Thomas Jr & Patricia M Thomas
Book/Page: 52702/163, Date: 08/21/14
Mtg: Guaranteed Rate Inc $297,000
Use: 3 Bdrm Ranch, Lot: 22282sf

40-R FRUIT ST.......... $200,000
B: RWW Holdings LP
S: Mary R Borgatti
Book/Page: 52704/212, Date: 08/21/14
Use: Residential-multiple Bldgs, Lot: 20386sf

420 HARTFORD TPKE.......... $750,000
B: Green Valley LLC
S: 6 Sigma Realty Inc
Book/Page: 52703/333, Date: 08/21/14
Mtg: Eastern Bank $375,000
Use: Car Wash Facility, Lot: 70567sf
Prior Sale: $1,250,000 (08/13)

424 HARTFORD TPKE.......... $1,237,500
B: Stoney Hill LLC
S: 6 Sigma Realty Inc
Book/Page: 52703/380, Date: 08/21/14
Mtg: Eastern Bank $928,125
Use: Retail-service, Lot: 131552sf
Prior Sale: $1,250,000 (08/13)

19 JACKSON ST.......... $80,000
B: Edmund Bergquist Tr, 19 Jackson Street RT
S: George L Bergquist Tr, Bergquist IRT
Book/Page: 52704/64, Date: 08/21/14
Use: Res Potentially Dvlpble Land, Lot: 12766sf

8 MAPLEWOOD RD.......... $339,000
B: Michael Mathieu & Jennifer M Mathieu
S: Kevin J Love & Daylene M Love
Book/Page: 52689/49, Date: 08/18/14
Mtg: Fairway Ind Mtg $322,050
Use: 3 Bdrm Cape Cod, Lot: 17910sf
Prior Sale: $374,900 (12/04)

157 N QUINSIGAMOND AVE U:A.......... $520,000
B: Peter L Anterni & Nicole Anterni
S: Craig C Mello & Edit Mello
Book/Page: 52704/72, Date: 08/21/14
Mtg: Berkshire Bank $130,000
Use: 4 Bdrm Condo
Prior Sale: $410,000 (10/08)

8 SHREWSBURY GREEN DR U:A.......... $127,000
B: Toor&Sheikh LLC
S: Daniel B Faria
Book/Page: 52687/89, Date: 08/18/14
Mtg: Washington Trust Mtg $95,250
Use: 2 Bdrm Condo
Prior Sale: $88,000 (09/08)

80 SCHOOL ST.......... $840,000
B: Timothy P Mcmanus & Megan E Mcmanus
S: Donald D Fiorillo & Susan C Fiorillo
Book/Page: 52699/395, Date: 08/20/14
Mtg: Morgan Stanley $672,000
Use: 5 Bdrm Colonial, Lot: 131116sf

SOUTH ST.......... $950,000
B: RWW Holdings LP
S: WCS333 South Street Inc
Book/Page: 52694/202, Date: 08/19/14

42 STONYBROOK LN.......... $563,400
B: Deepak Subbanarasimha & Soumya Anand
S: Jinesh Gandhi & Ruchi Shah
Book/Page: 52708/184, Date: 08/22/14
Mtg: Guaranteed Rate Inc $417,000
Use: 4 Bdrm Colonial, Lot: 18885sf
Prior Sale: $536,000 (01/09)

12 SWAN CIR.......... $510,000
B: Rajesh Sundaresan & Subapriya Nagarajan
S: Bhushan M Dewal & Sharda B Dewal
Book/Page: 52711/195, Date: 08/22/14
Mtg: Guaranteed Rate Inc $408,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 12510sf
Prior Sale: $440,000 (08/07)

3 THOROUGHBRED WAY.......... $880,000
B: Bhushan M Dewal & Sharda B Dewal
S: Bassam Bayou & Geihan Bayou
Book/Page: 52711/285, Date: 08/22/14
Mtg: Digital FCU $704,000
Use: 5 Bdrm Colonial, Lot: 41726sf
Prior Sale: $769,693 (05/10)

23 WHIPPOORWILL DR.......... $304,000
B: Seth M Caplan
S: Justin D Smalley & Julie M Viscardi
Book/Page: 52699/115, Date: 08/20/14
Mtg: Residential Mtg Svcs $288,800
Use: 3 Bdrm Cape Cod, Lot: 15252sf
Prior Sale: $250,200 (06/09)

6 WILLIAMSBURG CT U:21.......... $111,000
B: Frank Delia
S: James E Palmer Jr
Book/Page: 52697/165, Date: 08/20/14
Mtg: Embrace Home Loans $61,000
Use: 1 Bdrm Condo
Prior Sale: $72,500 (09/00)

9 WILTSHIRE DR.......... $355,000
B: Zahoor Ali
S: Douglas P Jacobs & Deborah A Jacobs
Book/Page: 52711/265, Date: 08/22/14
Mtg: NE Moves Mortgage Co $319,500
Use: 4 Bdrm Raised Ranch, Lot: 16719sf
Prior Sale: $335,000 (04/03)

95 WORTHINGTON AVE.......... $243,000
B: Carrie A Smith
S: George L Bergquist Tr, Bergquist IRT
Book/Page: 52709/37, Date: 08/22/14
Mtg: Mortgage Fncl Svcslnc $235,710
Use: 3 Bdrm Cape Cod, Lot: 4897sf

► FORECLOSURE DEEDS

764 GRAFTON ST.......... $290,978
B: Quicken Loans Inc
S: Brian G Lucier & Quicken Loans Inc
Book/Page: 52697/377, Date: 08/20/14
Use: 2 Bdrm Cottage, Lot: 25202sf
Prior Sale: $142,000 (10/99)

Southborough

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	83	60
Median Price	$500,000	$607,500

► REAL ESTATE SALES

48 GILMORE RD.......... $522,500
B: Nina T Huynh
S: Arlon I Brown & Lisa A Brown
Book/Page: 52688/41, Date: 08/18/14
Mtg: Wells Fargo Bank $385,000
Use: 4 Bdrm Garrison, Lot: 65340sf
Prior Sale: $302,500 (10/98)

19 HARRIS DR.......... $300,000
B: Terence C Kelley & Laurie C Kelley
S: Frank J Tortorella & Donna C Tortorella
Book/Page: 52687/109, Date: 08/18/14
Mtg: Mortgage Master Inc $240,000
Use: 3 Bdrm Bi-level, Lot: 14810sf
Prior Sale: $199,000 (08/98)

15 LEDGE HILL RD.......... $925,000
B: Steven J Qian & Jane D Huang
S: N S Ober Tr, 15 Ledge Hill Road RT
Book/Page: 52708/247, Date: 08/22/14
Mtg: Washington Trust Mtg $400,000
Use: 5 Bdrm Colonial, Lot: 54014sf
Prior Sale: $365,000 (05/92)

Southbridge

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	49	50
Median Price	$140,000	$163,500

► REAL ESTATE SALES

74 CHESTNUT ST.......... $181,150
B: Kevin Lyons & Christopher Celozzi
S: Teresa Paquin Tr, Chestnut Street RT
Book/Page: 52700/221, Date: 08/21/14
Mtg: Village Mtg Co $135,862
Use: Apartment Bldg - 4-8 Units, Lot: 7700sf
Prior Sale: $100,000 (10/04)

61 GLENWOOD AVE.......... $118,000
B: James E Gagnon
S: Evelyn B Ravenelle
Book/Page: 52706/242, Date: 08/22/14
Mtg: N Brookfield Svgs Bk $112,100
Use: 3 Bdrm Ranch, Lot: 32900sf

54 GRACE LN.......... $160,000
B: Jenna Tasse & Kristopher Beaton
S: William J Barton & Kirsten M Ura-Barton
Book/Page: 52707/199, Date: 08/22/14
Mtg: Freedom Mortgage Corp $157,102
Use: 2-Family Two Family, Lot: 16460sf
Prior Sale: $185,000 (10/03)

115 HIGHLAND ST.......... $205,000
B: Heriberto Zayas & Sammyris Melendez
S: Brandon Vennink & Lei R Yu
Book/Page: 52705/107, Date: 08/21/14
Use: 3 Bdrm Cape Cod, Lot: 11775sf
Prior Sale: $195,600 (04/13)

20 IDLEWOOD ST.......... $195,000
B: Tracey J Przystas & Rhonda L Przystas
S: Mary A Moore
Book/Page: 52711/173, Date: 08/22/14
Mtg: Mackinac Savings Bank $191,468
Use: 3 Bdrm Ranch, Lot: 19185sf

Spencer

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	52	55
Median Price	$172,250	$185,000

► REAL ESTATE SALES

2 BROWNING POND RD.......... $130,000
B: Daryl L Perkins & Pamela E Perkins
S: Paul J Prunier & John F Prunier
Book/Page: 52711/344, Date: 08/22/14
Mtg: Spencer Svgs Bk $97,500
Use: 2-Family Duplex, Lot: 36620sf
Prior Sale: $310,000 (04/05)

12 COLLIER CIR.......... $280,000
B: Matthew Smith & Bernadette Smith
S: David B Brogan & Judith A Brogan
Book/Page: 52700/110, Date: 08/20/14
Mtg: Bank of America NA $224,000
Use: 4 Bdrm Colonial, Lot: 45436sf
Prior Sale: $40,000 (06/98)

3 LYFORD RD.......... $52,000
B: Michael G White & Joy White
S: Doubleday Roger T Est & John Doubleday
Book/Page: 52702/311, Date: 08/21/14
Use: 3 Bdrm Conventional, Lot: 77860sf
Prior Sale: $60,000 (02/06)

19 THOMPSON POND RD.......... $294,500
B: Timothy W Lefave & Melissa J Castonguay
S: Christine M Yeaton
Book/Page: 52710/86, Date: 08/22/14
Mtg: Spencer Svgs Bk $279,775
Use: 3 Bdrm Colonial, Lot: 100511sf
Prior Sale: $330,000 (07/04)

► FORECLOSURE DEEDS

33 MCDONALD ST.......... $152,594
B: Bayview Loan Servicing
S: Francis Vincent
Book/Page: 52685/204, Date: 08/18/14
Use: 2-Family Family Flat, Lot: 7907sf
Prior Sale: $160,000 (09/08)

Sterling

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	27	41
Median Price	$309,500	$295,000

► REAL ESTATE SALES

4 JAMES RD.......... $307,000
B: Christopher J Mena & Rebecca E Goldman
S: Timothy E Gibson & Donna M Gibson
Book/Page: 52707/397, Date: 08/22/14
Mtg: NFC Mortgage Co LLC $192,000
Type: Adj
Use: 3 Bdrm Contemporary, Lot: 43560sf
Prior Sale: $337,800 (06/03)

34 PIKES HILL RD.......... $325,000
B: Daniel Hollander & Rachael Hollander
S: Barry F Donohoe & Denise E Donohoe
Book/Page: 52707/80, Date: 08/22/14
Mtg: Mortgage Master Inc $315,000
Use: 3 Bdrm Contemporary, Lot: 63162sf

9 WALNUT DR.......... $244,000
B: Laura A Baldwin
S: Francis Beaupre & Tina Beaupre
Book/Page: 52689/121, Date: 08/18/14
Mtg: Crescent Mtg Svc $239,580
Use: 2 Bdrm Ranch, Lot: 47045sf
Prior Sale: $120,000 (04/96)

243 WORCESTER RD.......... $139,800
B: Paul Burzenski
S: Burzenski Mary Est & Mary A Stevens
Book/Page: 52711/53, Date: 08/22/14
Use: 3 Bdrm Conventional, Lot: 11838sf

Sturbridge

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	51	58
Median Price	$237,500	$271,750

► REAL ESTATE SALES

71 OLD FARM RD.......... $220,000
B: Joseph Rogalski
S: John M Kane & Tara A Kane
Book/Page: 52689/173, Date: 08/18/14
Mtg: Ocwen Fin Svc Inc $176,000
Use: 3 Bdrm Ranch, Lot: 25265sf
Prior Sale: $159,000 (05/00)

45 SHEPARD RD.......... $115,000
B: Eric A Rondina & Marlen Rondina
S: John P Peterkin
Book/Page: 52705/113, Date: 08/21/14
Mtg: Guaranteed Rate Inc $110,975
Use: 3 Bdrm Ranch, Lot: 37897sf

15 VINTON RD.......... $352,000
B: Brian A Roberts & Lydia C Roberts
S: Michael S Harrington & Melanie A Harrington
Book/Page: 52693/215, Date: 08/19/14
Mtg: Central One FCU $341,440
Use: 3 Bdrm Cape Cod, Lot: 109336sf

Sutton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	38	49
Median Price	$346,500	$327,000

► REAL ESTATE SALES

459 CENTRAL TPKE.......... $212,000
B: Joshua S Wright
S: USA HUD
Book/Page: 52711/149, Date: 08/22/14
Mtg: Rollstone Bk & Tr $237,500
Use: 3 Bdrm Colonial, Lot: 61855sf
Prior Sale: $298,190 (02/14)

56 DODGE HILL RD.......... $275,000
B: Robert M Watkins & Debra L Cavanagh
S: Messier Frances E Est & Marilyn J Bachman
Book/Page: 52694/171, Date: 08/19/14
Mtg: Residential Mtg Svcs $261,250
Use: 4 Bdrm Cape Cod, Lot: 38768sf

60-R DODGE HILL RD.......... $275,000
B: Robert M Watkins & Debra L Cavanagh
S: Messier Frances E Est & Marilyn J Bachman
Book/Page: 52694/171, Date: 08/19/14
Mtg: Residential Mtg Svcs $261,250
Use: Accessory Land Improved, Lot: 21344sf

229 MANCHAUG RD.......... $650,000
B: Craig M Giguere & Tina M Giguere
S: 10 Worc Prov Tpke LLC
Book/Page: 52693/286, Date: 08/19/14
Mtg: Santander Bank NA $250,000
Use: Mixed Use-prim Res & Agricul, Lot: 424560sf
Prior Sale: $75,000 (10/13)

Templeton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	32	32
Median Price	$156,500	$164,764

► REAL ESTATE SALES

14 4TH ST.......... $105,100
B: Mark S Arsenault
S: Thomas Visconti
Book/Page: 52684/65, Date: 08/18/14
Mtg: Money Source Inc $107,244
Use: 1 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $90,000 (01/99)

80 BALDWINVILLE RD.......... $435,000
B: Herbert G Markley Tr, Markley RT
S: Bernadette Quinn & Bernadette Quinn-Bell
Book/Page: 52703/2, Date: 08/21/14
Use: 3 Bdrm Antique, Lot: 740520sf
Prior Sale: $265,000 (05/95)

14 STEPHENS WAY.......... $259,000
B: Michael A Bellabarba & Donna J Bellabarba
S: Don E Easterbrooks 3rd Tr, Easterbrooks LT
Book/Page: 52694/135, Date: 08/19/14
Mtg: Rollstone Bk & Tr $160,000
Use: 3 Bdrm Ranch, Lot: 54886sf
Prior Sale: $35,900 (04/96)

► FORECLOSURE DEEDS

56 DAY MILL DR U:76.......... $50,000
B: Colonial Cooperative Bank
S: Daymill Management Corp & Colonial Cooperative Bank
Book/Page: 52688/293, Date: 08/18/14
Use: Condo

17 OLD MILL LN U:17.......... $50,000
B: Colonial Cooperative Bank
S: Daymill Management Corp & Colonial Cooperative Bank
Book/Page: 52688/300, Date: 08/18/14
Use: 2 Bdrm Condo

Upton

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	53	40
Median Price	$365,000	$388,000

► REAL ESTATE SALES

22 ELM ST.......... $226,000
B: Richard Mabie & Erin R Mabie
S: Robert P Oconnell & Mary H Oconnell
Book/Page: 52705/175, Date: 08/21/14
Mtg: Franklin Amer Mtg $180,800
Use: 3 Bdrm Conventional, Lot: 58806sf
Prior Sale: $190,000 (04/13)

1 SADLER RD.......... $475,000
B: Matthew Oconnell & Cameran Huestis
S: Timothy E Flanagan & Carol L Flanagan
Book/Page: 52698/26, Date: 08/20/14
Mtg: Berkshire Bank $380,000
Use: 4 Bdrm Colonial, Lot: 93504sf

3 WALNUT ST.......... $425,000
B: James W Cozzens & Linda B Cozzens
S: Robert J Nicholson & Deborah Nicholson
Book/Page: 52700/169, Date: 08/20/14
Mtg: Middlesex Svgs Bk $300,000
Use: 3 Bdrm Colonial, Lot: 86229sf
Prior Sale: $236,000 (04/98)

Uxbridge

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	59	71
Median Price	$255,000	$267,500

► REAL ESTATE SALES

40 ELM ST.......... $300,000
B: Joseph Baldwin & Justine Baldwin
S: Douglas D Beland & Amy Beland
Book/Page: 52708/266, Date: 08/22/14
Mtg: Residential Mtg Svcs $289,987
Use: 2-Family Conventional, Lot: 33106sf
Prior Sale: $350,000 (10/05)

13 FARNUM ST.......... $257,000
B: Rebecca R Ralston
S: Skybridge Realty LLC
Book/Page: 52709/335, Date: 08/22/14
Mtg: Century 21 Mtg Corp $262,244
Use: 3 Bdrm Raised Ranch, Lot: 19166sf
Prior Sale: $175,000 (12/13)

17 NICKIS WAY U:17.......... $381,070
B: Dan Smith & Connie Smith
S: Northwind Partners MA LLC
Book/Page: 52703/67, Date: 08/21/14
Use: Possible New Construction

363 QUAKER HWY.......... $600,000
B: Bwc Burnshirt River LLC
S: Blanche M Wrona & William F Wrona
Book/Page: 52709/81, Date: 08/22/14
Use: 3 Bdrm Cape Cod, Lot: 2306502sf

1025 QUAKER HWY.......... $430,000
B: Steven J Bevilacqua Tr, 1025-1045 Quaker Hwy RT
S: Makepar Corp
Book/Page: 52700/79, Date: 08/20/14
Use: Industrial Devlpble Land, Lot: 126324sf
Prior Sale: $82,500 (03/09)

1045 QUAKER HWY.......... $430,000
B: Steven J Bevilacqua Tr, 1025-1045 Quaker Hwy RT
S: Makepar Corp
Book/Page: 52700/79, Date: 08/20/14
Use: Industrial Devlpble Land, Lot: 174240sf
Prior Sale: $82,500 (03/09)

Warren

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	13	19
Median Price	$150,000	$158,500

► REAL ESTATE SALES

2302 MAIN ST.......... $179,900
B: Bhisham Sharma
S: David A Terry Sr & Marcia M Terry
Book/Page: 52698/336, Date: 08/20/14
Use: 3-Family Conventional, Lot: 11761sf
Prior Sale: $86,500 (06/10)

Webster

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	91	47
Median Price	$185,000	$215,000

► REAL ESTATE SALES

102 BEACON PARK U:102.......... $285,000
B: Wojciech J Piwowarczk
S: Arthur J Remillard 3rd
Book/Page: 52689/194, Date: 08/18/14
Mtg: Residential Mtg Svcs $233,750
Use: 2 Bdrm Condo

3 CARLA CIR.......... $240,000
B: Philip A Williams
S: Jennifer L Capron
Book/Page: 52712/238, Date: 08/22/14
Mtg: Residential Mtg Svcs $204,000
Use: 4 Bdrm Colonial, Lot: 11587sf
Prior Sale: $310,000 (03/07)

3 JACKSON RD.......... $175,000
B: Peter J Volis Jr & Jordan Mccullough
S: David A Natal
Book/Page: 52702/341, Date: 08/21/14
Mtg: Southbridge Svgs Bk $169,750
Use: 3 Bdrm Raised Ranch, Lot: 15856sf
Prior Sale: $159,000 (08/12)

77 S SHORE RD.......... $364,900
B: Janet L Leblanc & Paul W Leblanc
S: Jonathan D Hoenig
Book/Page: 52711/233, Date: 08/22/14
Use: 3 Bdrm Conventional, Lot: 5271sf
Prior Sale: $240,000 (12/11)

15 STEPHEN DR.......... $50,000
B: Scott R Malkowski
S: Richard H Malkowski & Janice E Malkowski
Book/Page: 52694/124, Date: 08/19/14
Use: 3 Bdrm Raised Ranch, Lot: 14593sf

406 TREASURE ISLAND RD U:406.......... $258,000
B: Joshua H Bailey & Erin E Bailey
S: Peter Natoli & Julia M Cichy-Natoli
Book/Page: 52711/27, Date: 08/22/14
Mtg: First Fed Svgs Boston $206,400
Use: 2 Bdrm Condo
Prior Sale: $127,500 (08/97)

1406 TREASURE ISLAND RD U:1406.......... $365,000
B: Chad R Clark
S: Sandra L Holland Tr, Holland RT
Book/Page: 52711/98, Date: 08/22/14
Mtg: Webster First FCU $292,000
Use: 2 Bdrm Condo

8 WELLINGTON ST.......... $75,000
B: SJJC Realty Corp LLC
S: FNMA
Book/Page: 52699/388, Date: 08/20/14
Use: 2-Family Mlti-unt Blg, Lot: 2701sf
Prior Sale: $202,241 (12/11)

► FORECLOSURE DEEDS

91 SUTTON RD.......... $115,155
B: Bank Of America Na
S: Kathleen D Forrester & JP Morgan Chase Bank NA
Book/Page: 52703/305, Date: 08/21/14
Use: 3 Bdrm Ranch, Lot: 85813sf

West Boylston

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	46	46
Median Price	$233,500	$231,000

► REAL ESTATE SALES

74 FRANKLIN ST.......... $229,000
B: Gary C Joubert
S: Andrew C Plumer & Emily W Leue
Book/Page: 52690/224, Date: 08/19/14
Mtg: Primary Residentl Mtg $224,852
Use: 3 Bdrm Bngl/cottage, Lot: 19602sf
Prior Sale: $245,000 (01/06)

14 HILLSIDE VILLAGE DR U:14.......... $279,500
B: Richard D Spedding & Carol A Spedding
S: John J Brink Tr, Brink West Boylston RT
Book/Page: 52697/388, Date: 08/20/14
Use: 3 Bdrm Condo
Prior Sale: $259,900 (07/02)

40 SHRINE AVE.......... $242,500
B: Linda M Moriarty
S: Edward M Rizzuto & Linda J Rizzuto
Book/Page: 52709/57, Date: 08/22/14
Mtg: Millbury Svgs Bk $194,000
Use: 3 Bdrm Ranch, Lot: 10000sf

West Brookfield

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	16	16
Median Price	$169,950	$212,500

► REAL ESTATE SALES

53 GEORGE ALLEN RD.......... $220,000
B: Kerri L Oppedisano
S: Heather L Ursini
Book/Page: 52711/248, Date: 08/22/14
Mtg: Plaza Home Mtg $216,015
Use: 4 Bdrm Cape Cod, Lot: 114127sf

47 HUNT RD $305,000
B: Larry S Smith & Pamela A Smith
S: Mary J Deotte
Book/Page: 52689/86, Date: 08/18/14
Mtg: Savers Coop Bank $244,000
Use: 4 Bdrm Colonial, Lot: 239580sf
Prior Sale: $240,000 (10/96)

Westborough

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	80	107
Median Price	$415,000	$437,000

► REAL ESTATE SALES

2 SHERBURNE RD $510,000
B: Sacha C Hall & Dawn S Hall
S: Jitendra R Vora & Nutan J Vora
Book/Page: 52701/49, Date: 08/21/14
Mtg: Bank of America NA $408,000
Use: 3 Bdrm Ranch, Lot: 20542sf
Prior Sale: $260,000 (08/97)

12 SIMEON HOWARD WAY $465,326
B: Gopi Nekkalapudi & Vinaya Nuthakki
S: Toll MA 2 LLC
Book/Page: 52701/207, Date: 08/21/14
Mtg: TBI Mortgage Co $415,000

14 SIMEON HOWARD WAY U:50............ $456,885
B: Srikanth Tadi & Mridula Venugopal
S: Toll MA 2 LLC
Book/Page: 52694/376, Date: 08/20/14
Mtg: Bank of America NA $365,508
Use: Condo

2 THISTLE HILL LN............................... $1,340,000
B: Saeid Zadeh & Frieda Zadeh
S: Howard B Doran Jr & Debra D Doran
Book/Page: 52697/95, Date: 08/20/14
Mtg: Mtg Equity Partners $1,005,000
Use: 4 Bdrm Colonial, Lot: 50664sf
Prior Sale: $1,310,000 (02/05)

40 TREETOP PARK U:40........................ $227,500
B: Niranjana A Boopalan & Thangam Chinnaiah
S: Roy Karlson & Trudy L Karlson
Book/Page: 52688/164, Date: 08/18/14
Mtg: Guaranteed Rate Inc $182,000
Use: 2 Bdrm Condo

12 WARREN ST $388,000
B: Anil K Payyan-Valappil & Reshma N Thottathil
S: Ryan Horgan & Kathryn Horgan
Book/Page: 86/19, Date: 08/22/14
Mtg: Berkshire Bank $310,400
Type: Adj
Use: 2 Bdrm Colonial, Lot: 23958sf
Prior Sale: $545,000 (08/14)

12 WARREN ST $545,000
B: Craig M Mayhew & Laura J Mayhew
S: Albert Martin Jr & Kathleen R Martin
Book/Page: 52702/65, Date: 08/21/14
Mtg: Berkshire Bank $38,700
Use: 2 Bdrm Colonial, Lot: 23958sf
Prior Sale: $295,000 (11/13)

Winchendon

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	51	64
Median Price	$145,000	$152,000

► REAL ESTATE SALES

277 ASH ST $161,500
B: Jason A Profit
S: Agnes M Sanville & Ronald Sanville
Book/Page: 52685/132, Date: 08/18/14
Mtg: Prospect Mortgage LLC $158,574
Use: 4 Bdrm Split Entry, Lot: 43865sf

153 ELI DR $158,000
B: Matthew J Sellars
S: David Oinonen & Stephanie L Oinonen
Book/Page: 52708/396, Date: 08/22/14
Mtg: Crescent Mtg Svc $155,138
Use: 2 Bdrm Split Entry, Lot: 43996sf
Prior Sale: $115,000 (10/08)

64 GARDNER RD $185,000
B: Raymond A Wheeler & Jerilyn Day-Wheeler
S: Daravanh Chitpanya
Book/Page: 52689/219, Date: 08/18/14
Mtg: MB Financial Bank NA $148,000
Use: 4 Bdrm Colonial, Lot: 90169sf
Prior Sale: $114,000 (07/93)

14 JACKSON AVE $83,000
B: Kara Murray
S: FHLM
Book/Page: 52709/266, Date: 08/22/14
Mtg: Bank of NY Mtg Co Inc $74,700
Use: 3 Bdrm Old Style, Lot: 3920sf
Prior Sale: $102,785 (03/14)

109 ROYALSTON RD N.......................... $220,000
B: David J Oinonen
S: Scudder Bay Capital LLC
Book/Page: 52712/32, Date: 08/22/14
Mtg: Santander Bank NA $176,000
Use: 3 Bdrm Colonial, Lot: 222374sf
Prior Sale: $100,000 (03/12)

Worcester

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	541	494
Median Price	$179,000	$180,000

► REAL ESTATE SALES

31 APTHORP ST $265,000
B: Michael E Kennedy & Timily S Kennedy
S: Vishwajit K Jha & Rebecca J Jha
Book/Page: 52702/218, Date: 08/21/14
Mtg: St Marys Credit Union $240,000
Use: 3 Bdrm Raised Ranch, Lot: 9775sf
Prior Sale: $315,000 (08/04)

18 BENJAMIN RD.................................. $172,500
B: Chad Pease
S: Wayne Poandl
Book/Page: 52688/325, Date: 08/18/14
Mtg: Ocwen Fin Svc Inc $169,375
Use: 2 Bdrm Cape Cod, Lot: 6138sf
Prior Sale: $114,500 (11/00)

164 BEVERLY RD $138,000
B: Marlene Ha
S: Wayne H Hill
Book/Page: 52706/365, Date: 08/22/14
Mtg: USAA Federal SB $108,000
Use: 3 Bdrm Cape Cod, Lot: 7112sf
Prior Sale: $200,000 (07/03)

38 BOWDOIN ST U:2.............................. $115,000
B: Darlene M Domain
S: Julie L Olson
Book/Page: 52690/201, Date: 08/19/14
Mtg: Julie L Olson $80,000
Use: 3 Bdrm Condo

1-A CARVER ST..................................... $360,000
B: William A Dowell Jr
S: Stage 1 Investors LLC
Book/Page: 52703/11, Date: 08/21/14
Mtg: Hometown Bk Coop $270,000
Use: Commercial Devlpble Land, Lot: 13000sf
Prior Sale: $139,000 (12/12)

1-A CARVER ST..................................... $360,000
B: William A Dowell Jr
S: Stage 1 Investors LLC
Book/Page: 52703/11, Date: 08/21/14
Use: Commercial Devlpble Land, Lot: 13000sf
Prior Sale: $139,000 (12/12)

425 CHANDLER ST $295,000
B: Gregory E Hyder
S: Mark M Shahinian & Francis M Lacosse
Book/Page: 52690/123, Date: 08/19/14
Mtg: Guaranteed Rate Inc $277,300
Use: Mixed Use-prim Res & Comm, Lot: 7940sf
Prior Sale: $165,000 (06/92)

122 COHASSET ST $175,000
B: Lily Nguyen
S: Quoc B Tran & Pho T Huynh
Book/Page: 52688/17, Date: 08/18/14
Mtg: Digital FCU $166,250
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: $180,000 (08/03)

70 CUTLER ST $83,000
B: Mathew Distefano Tr, Cutler Street NT
S: Carmella Capuano
Book/Page: 52706/385, Date: 08/22/14
Use: 2-Family Two Family, Lot: 3599sf

33 ELNORA DR $234,900
B: Robert H Garvey & Beverly J Garvey
S: Mary J Oconnor Tr, Mary J Oconnor T
Book/Page: 52697/67, Date: 08/20/14
Mtg: TD Bank NA $187,920
Use: 3 Bdrm Ranch, Lot: 10000sf

41 GARRISON AVE $177,900
B: Kenneth Giantasio & Kathryn Giantasio
S: Joann L Krafve & Kathy Whalen
Book/Page: 52708/223, Date: 08/22/14
Mtg: Residential Mtg Svcs $172,563
Use: 3 Bdrm Colonial, Lot: 7500sf
Prior Sale: $119,000 (01/00)

8 HENCHMAN TER.................................. $35,000
B: Joseph Nguyen
S: James Vartanian
Book/Page: 52685/76, Date: 08/18/14
Use: Apartment Bldg - 4-8 Units, Lot: 4988sf
Prior Sale: $25,000 (03/12)

83 HEYWOOD ST $165,000
B: Arnoldo J Madriz
S: Nancy E Jones & Jay T Jones
Book/Page: 52687/176, Date: 08/18/14
Mtg: Mortgage Research Ctr $165,000
Use: 3 Bdrm Bngl/cottage, Lot: 6000sf
Prior Sale: $137,400 (07/01)

5 HIBISCUS DR....................................... $337,000
B: Nghi B Chiem & Oanh P Le
S: Vince Q Hoang & Tuyet T Hoang
Book/Page: 52702/316, Date: 08/21/14
Mtg: Milford Fed Svgs Bk $170,000
Use: 4 Bdrm Colonial, Lot: 7875sf
Prior Sale: $279,566 (09/01)

35 HONEYSUCKLE RD $190,000
B: William J Recos
S: Arboretum Estates Inc
Book/Page: 52693/382, Date: 08/19/14
Mtg: MSA Mortgage LLC $184,300
Use: Residential Developable Land, Lot: 4025sf

57 HOWLAND TER................................. $200,000
B: Mardek Mardirossian & Gabriela Ziu
S: Margaret M Moriarty
Book/Page: 52695/253, Date: 08/20/14
Use: 4 Bdrm Colonial, Lot: 7344sf

41 IROQUOIS ST.................................... $195,000
B: Paul J Berthiaume
S: Marjory S Dick & Marjory D Masterman
Book/Page: 52697/228, Date: 08/20/14
Mtg: UniBank for Savings $156,000
Use: 4 Bdrm Ranch, Lot: 16800sf

9 JUDITH RD $135,000
B: Jonida Theodhoraqi & Jorge A Duque
S: Oconnell Marjorie C Est & Beverly J Pattee
Book/Page: 52706/78, Date: 08/22/14
Mtg: Northpoint Mortgage $108,000
Use: 2 Bdrm Ranch, Lot: 12422sf
Prior Sale: $167,000 (11/12)

2 LANESBORO RD $127,000
B: David J Dufresne Tr, DD Sons RT
S: Deutsche Bk Natl T Co Tr
Book/Page: 52689/1, Date: 08/18/14
Mtg: Millbury Svgs Bk $99,750
Use: 3 Bdrm Ranch, Lot: 7029sf
Prior Sale: $167,000 (07/14)

422 LOVELL ST...................................... $258,900
B: Andrew J Morrow 3rd & Sarah C Stewart
S: Michael R Walsh & Nicole M Terrio-Walsh
Book/Page: 52692/74, Date: 08/19/14
Mtg: Bank of Canton $195,955
Use: 3 Bdrm Colonial, Lot: 7500sf
Prior Sale: $276,000 (06/06)

164 MAY ST $155,000
B: William Rodriguez
S: Lillian Glixman
Book/Page: 52693/1, Date: 08/19/14
Mtg: Evolve B&T $152,192
Use: 3 Bdrm Ranch, Lot: 9211sf

3 MEADOWBROOK RD $227,000
B: Thomas P Mccullough
S: Florence Jaffe
Book/Page: 52697/396, Date: 08/20/14
Mtg: UniBank for Savings $176,000
Use: 3 Bdrm Ranch, Lot: 15080sf

34 MIDLAND ST $175,000
B: Goodman Property Restorat
S: Robert Todd Tr, Therese Todd IRT
Book/Page: 52709/293, Date: 08/22/14
Mtg: Andrea Goodman $175,000
Use: 3 Bdrm Conventional, Lot: 7398sf

215 MILL ST U:105.................................. $82,500
B: Therese Bresolin
S: Jameeli Wozniak
Book/Page: 52703/127, Date: 08/21/14
Use: 1 Bdrm Condo
Prior Sale: $65,000 (07/10)

2 NAVAJO RD $295,000
B: Norman B Nichols
S: Richard V Marseglia
Book/Page: 52712/211, Date: 08/22/14
Mtg: Mackinac Savings Bank $245,000
Use: 3 Bdrm Colonial, Lot: 9508sf
Prior Sale: $345,900 (03/04)

5 NORTON ST $179,900
B: Jolene L Varney
S: Michael B Whitney
Book/Page: 52692/216, Date: 08/19/14
Mtg: Mortgage Networks Inc $134,900
Use: 5 Bdrm Conventional, Lot: 5400sf
Prior Sale: $120,000 (01/04)

17 PAINE ST $279,000
B: Zhe Zhou & Ying Fan
S: David Mason & Martha B Mason
Book/Page: 52707/57, Date: 08/22/14
Mtg: Guaranteed Rate Inc $209,250
Use: Apartment Bldg - 4-8 Units, Lot: 6030sf
Prior Sale: $355,000 (03/08)

120 PAINE ST $250,000
B: Stevenson Mathieu
S: Dana C Weiker & Victor L Raposo Jr
Book/Page: 52705/195, Date: 08/21/14
Mtg: Navy FCU $255,375
Use: 4 Bdrm Conventional, Lot: 9000sf
Prior Sale: $282,900 (05/05)

19 PALISADES ST $175,000
B: Pha Nguyen & Cindy Le
S: John J Foley Jr & Kathleen A Foley
Book/Page: 52688/222, Date: 08/18/14
Mtg: Santander Bank NA $166,000
Use: 3 Bdrm Bngl/cottage, Lot: 5000sf

19 PARADOX DR $120,000
B: Raymond Sansoucy & Janet B Sansoucy
S: Philip R Macdonald Ex, Macdonald Dorothy E Est
Book/Page: 52694/69, Date: 08/19/14
Use: 3 Bdrm Colonial, Lot: 9690sf

26 PEMBERTON ST $190,000
B: Son V Duong
S: Jose A Rodriguez & Olga M Rodriguez
Book/Page: 52689/137, Date: 08/18/14
Mtg: First Fed Svgs Boston $186,558
Use: 3-Family Family Flat, Lot: 4671sf
Prior Sale: $224,000 (06/03)

6 ROLLINGWOOD DR............................. $380,500
B: Advocates Inc
S: Lisa R Schreckinger & Neal Schreckinger
Book/Page: 52707/22, Date: 08/22/14
Use: 3 Bdrm Ranch, Lot: 21797sf

148 RUSSELL ST $355,000
B: Michael Yazhari & Ramin Yazhari
S: Domenic L Simonetti
Book/Page: 85/135, Date: 08/21/14
Use: 3-Family Family Flat, Lot: 7438sf
Prior Sale: $185,000 (11/99)

10 SAXON RD $230,000
B: William J Burke & Jennifer J Burke
S: Dean Alan S Est & Barbara D Hartfrod
Book/Page: 52710/356, Date: 08/22/14
Mtg: Bay State Savings Bk $184,000
Use: 3 Bdrm Colonial, Lot: 10746sf
Prior Sale: $100,000 (10/13)

36 SEVER ST $334,000
B: Patrick M Warner & Nicole M Dicello
S: Dennis L Irish & Maureen A Irish
Book/Page: 52684/167, Date: 08/18/14
Mtg: Fidelity Cp Bk $264,000
Use: 6 Bdrm Colonial, Lot: 9076sf
Prior Sale: $200,000 (09/92)

25 SHERBURNE AVE $126,000
B: Orlando Baxter
S: USA HUD
Book/Page: 52710/191, Date: 08/22/14
Mtg: Prospect Mortgage LLC $133,723
Use: 2 Bdrm Cape Cod, Lot: 7584sf
Prior Sale: $202,912 (08/13)

144 STAFFORD ST................................. $580,000
B: F&R LLC
S: Dominic A Pizza & Carol A Pizza
Book/Page: 52692/376, Date: 08/19/14
Mtg: Country Bank $464,000
Use: Apartment Bldg - 4-8 Units, Lot: 16725sf

18 SUNNY HILL DR................................ $163,000
B: Meghan L Rosa
S: Jacqueline I Ford
Book/Page: 52708/337, Date: 08/22/14
Mtg: Cambridge Svgs Bk $157,295
Use: 2 Bdrm Cape Cod, Lot: 7350sf

8 SVENSON AVE.................................... $100,000
B: Philip A Charbonneau
S: David A Henry
Book/Page: 52687/197, Date: 08/18/14
Mtg: Bank of America NA $98,188
Use: 1 Bdrm Bngl/cottage, Lot: 17000sf
Prior Sale: $65,000 (04/01)

3 SWAN AVE... $225,000
B: Derrick C Kiser
S: Long Nguyen
Book/Page: 52711/383, Date: 08/22/14
Mtg: Embrace Home Loans $220,924
Use: 2-Family Duplex, Lot: 11100sf
Prior Sale: $174,000 (06/08)

35 TRAHAN AVE.................................... $200,000
B: Liza J Vittek
S: Ryan J Montiverdi & Antonella Montiverdi
Book/Page: 52691/295, Date: 08/19/14
Use: 3 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: $184,000 (10/08)

41 TRAHAN AVE.................................... $135,000
B: Anna Grenier
S: Buckroth Theresa V Est & Andrea K Roth-Ross
Book/Page: 52710/13, Date: 08/22/14
Mtg: ERA Mtg $50,000
Use: 2 Bdrm Ranch, Lot: 7500sf

100 UPLAND ST $208,900
B: Carlene E Russell
S: Domiciano Lebron & Irma R Lebron
Book/Page: 52693/138, Date: 08/19/14
Mtg: Webster FiveCent Svgs $30,000
Use: 2 Bdrm, Lot: 17469sf
Prior Sale: $219,820 (06/07)

6 UXBRIDGE ST..................................... $127,000
B: Jereme L Hamel
S: Gary P Henrich
Book/Page: 52704/127, Date: 08/21/14
Mtg: Sierra Pacific Mtg $122,555
Use: 2 Bdrm Bngl/cottage, Lot: 5105sf
Prior Sale: $65,000 (10/09)

30 WESTDALE ST.................................. $175,000
B: Chinh T Nguyen & Son V Huynh
S: Richard G Erickson & Stefania L Stasi
Book/Page: 52699/371, Date: 08/20/14
Mtg: Inland B&T $140,000
Use: 3 Bdrm Conventional, Lot: 13907sf
Prior Sale: $208,500 (11/06)

82 WINTER ST U:2................................. $105,000
B: Paul Giorgio
S: FNMA
Book/Page: 52692/211, Date: 08/19/14
Use: 1 Bdrm Condo
Prior Sale: $188,738 (09/12)

17 WINTHROP ST $93,500
B: Maria H Long
S: US Bank NA Tr
Book/Page: 52710/216, Date: 08/22/14
Use: 3-Family Family Flat, Lot: 5066sf
Prior Sale: $112,000 (08/14)

35 WRENTHAM RD................................ $160,000
B: Joana Winfrey
S: Cleveland G Bryan & Rosalie Bryan
Book/Page: 52692/165, Date: 08/19/14
Mtg: Primary Residentl Mtg $149,063
Use: 3 Bdrm Conventional, Lot: 15000sf

► FORECLOSURE DEEDS

83 FLAGG ST $167,612
B: Reverse Mortgage Solution
S: Dorothy J Iandoli & Reverse Mortgage Solution
Book/Page: 52693/180, Date: 08/19/14
Use: 3 Bdrm Cape Cod, Lot: 10603sf

30 PROUTY LN....................................... $137,670
B: FNMA
S: Reneau J Longoria & MHFA
Book/Page: 52690/112, Date: 08/19/14
Use: 2 Bdrm Cape Cod, Lot: 7982sf
Prior Sale: $165,000 (04/08)

93 VINCENT CIR $153,000
B: Capital One Bank NA
S: Gina M Mckiernan & Residential Funding Co
Book/Page: 52691/126, Date: 08/19/14
Use: 3 Bdrm Colonial, Lot: 13696sf
Prior Sale: $135,000 (07/99)

118 WILKINSON ST $130,000
B: Ted Raptis
S: Michael Lawlor & Ocwen Loan Servicing LLC
Book/Page: 52692/301, Date: 08/19/14
Use: 3 Bdrm Ranch, Lot: 8842sf
Prior Sale: $229,900 (06/07)

17 WINTHROP ST $112,000
B: US Bank NA Tr
S: Edilio A Abreu & US Bank NA Tr
Book/Page: 52690/103, Date: 08/19/14
Use: 3-Family Family Flat, Lot: 5066sf
Prior Sale: $275,000 (02/05)

Worcester Registry

Northern District

Kathleen R. Daigneault, Esq.
166 Boulder Drive, Fitchburg, MA
01420
Telephone: (978) 342-2637
Fax: (978) 345-2865
www.fitchburgdeeds.com

Ashburnham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	42	39
Median Price	$172,000	$220,000

► REAL ESTATE SALES

4 BALSAM DR $142,900
B: Steven T Davis
S: Naomi K Scott
Book/Page: 8178/207, Date: 08/22/14
Mtg: Fairway Ind Mtg $145,816
Use: 2 Bdrm, Lot: 12800sf
Prior Sale: $60,000 (09/13)

293 STOWELL RD.................................. $299,900
B: Christopher M Donahue
S: John S Klimarchuk Sr & Catherine A Ricker
Book/Page: 8177/240, Date: 08/21/14
Mtg: Digital FCU $239,900
Use: 3 Bdrm Colonial, Lot: 139279sf
Prior Sale: $359,400 (05/04)

Fitchburg

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	133	119
Median Price	$143,000	$150,000

► REAL ESTATE SALES

74 APPLE TREE HL................................ $337,500
B: Donald L Blanchard & Mona B Blanchard
S: Richard C Condon & Joanne M Condon
Book/Page: 8179/141, Date: 08/22/14
Mtg: Rollstone Bk & Tr $268,000
Use: 4 Bdrm Cape Cod, Lot: 22500sf

541 ARNHOW FARM RD........................ $289,900
B: Lisa M Bailey & Jason E Bailey
S: Theodore Y Ngah & Jennifer L Ngah
Book/Page: 8175/185, Date: 08/18/14
Mtg: Digital FCU $252,900
Use: 4 Bdrm Colonial, Lot: 104981sf
Prior Sale: $337,700 (08/04)

73 BRIDLE CROSS RD U:73................... $159,000
B: Denise Ray
S: Joy M Pelletier
Book/Page: 8177/306, Date: 08/21/14
Mtg: Shamrock Fncl Corp $127,200
Use: 2 Bdrm Condo
Prior Sale: $172,414 (06/04)

194 BRIDLE CROSS RD U:194 .... $282,500
B: Mark S Pirie & Ruth R Subers
S: Robert V Antonucci & Jeanne S Antonucci
Book/Page: 8179/162, Date: 08/22/14
Mtg: Lake Sunapee Bank NH $223,200
Use: 2 Bdrm Condo
Prior Sale: $285,000 (12/04)

219 FRANKLIN RD.................................. $60,000
B: Rosa Martinez
S: US Bank NA Tr
Book/Page: 8177/141, Date: 08/20/14
Use: 2-Family Mlti-unt Blg, Lot: 3474sf
Prior Sale: $200,000 (05/05)

12 GRANITE ST...................................... $91,000
B: Crown Press Props LLC
S: Kelley Timothy M Est & Daniel W Kelley Jr
Book/Page: 8177/108, Date: 08/20/14
Use: 3-Family Mlti-unt Blg, Lot: 4233sf
Prior Sale: $282,900 (06/06)

34 HARRISON AVE $40,001
B: Alan J Becotte
S: Family Federal Savings FA
Book/Page: 8178/356, Date: 08/22/14
Use: 4 Bdrm Conventional, Lot: 5430sf
Prior Sale: $38,010 (06/14)

105 LOISELLE AVE $205,400
B: Tawnya L Paige
S: Richard B Reeves
Book/Page: 8175/315, Date: 08/18/14
Mtg: Wells Fargo Bank $201,679
Use: 3 Bdrm Split Entry, Lot: 12500sf
Prior Sale: $180,000 (03/10)

175 PRICHARD ST................................. $78,900
B: David A Zelin
S: Nancy Marcus
Book/Page: 8179/62, Date: 08/22/14
Use: 2-Family Conventional, Lot: 5676sf
Prior Sale: $130,000 (09/09)

► FORECLOSURE DEEDS

110 BUTTRICK AVE............................... $200,857
B: US Bank NA Tr
S: Arline F Cavanaugh & Arline Cavanaugh
Book/Page: 8176/77, Date: 08/19/14
Use: 3 Bdrm Conventional, Lot: 6145sf
Prior Sale: $158,600 (03/02)

Leominster

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	156	154
Median Price	$201,000	$200,000

► REAL ESTATE SALES

183 BERRINGTON RD U:183 .... $90,000
B: Margaret W Nganga
S: Patricia A White & Alice M White
Book/Page: 8178/157, Date: 08/22/14
Mtg: Evolve B&T $85,500
Use: 1 Bdrm Condo
Prior Sale: $142,900 (06/03)

7 CROWN ST... $135,000
B: Joel Calderon & Silvia Calderon
S: Jessica K Dymek & Paul J Dymek Jr
Book/Page: 8177/45, Date: 08/20/14
Mtg: Radius Financial Grp $132,554
Use: 3 Bdrm Conventional, Lot: 5020sf
Prior Sale: $189,000 (01/07)

22 FOREST RD....................................... $72,500
B: Patricia Marcotte
S: FNMA
Book/Page: 8179/25, Date: 08/22/14
Use: 3 Bdrm Conventional, Lot: 5699sf
Prior Sale: $170,715 (07/14)

26 FOX MEADOW RD U:B...................... $113,000
B: Stephanie Cercone
S: Tracey Lebel & Tracey A Sherman
Book/Page: 8176/353, Date: 08/20/14
Mtg: First Fed Svgs Boston $96,050
Use: 2 Bdrm Condo
Prior Sale: $174,900 (02/05)

73 LAUREL ST $149,900
B: Adam S Little
S: David Bergeron
Book/Page: 8177/280, Date: 08/21/14
Mtg: USAA Federal SB $153,122
Use: 3 Bdrm Conventional, Lot: 9730sf
Prior Sale: $34,000 (11/13)

724 WILLARD ST................................... $315,000
B: Ahmad S Hussin
S: Donald L Blanchard & Mona B Blanchard
Book/Page: 8179/99, Date: 08/22/14
Mtg: Leader Bank NA $252,000
Use: 3 Bdrm Raised Ranch, Lot: 24877sf
Prior Sale: $347,000 (01/08)

33 WOODSIDE AVE................................ $205,000
B: Marc C Gravelle
S: Mabel T Zango
Book/Page: 8178/186, Date: 08/22/14
Mtg: Digital FCU $194,750
Use: 4 Bdrm Cape Cod, Lot: 8960sf
Prior Sale: $211,000 (12/13)

Lunenburg

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	73	55
Median Price	$237,500	$242,900

► REAL ESTATE SALES

400 HOLLIS RD...................................... $197,500
B: William Mcdonough
S: Kristy P Smith
Book/Page: 8179/69, Date: 08/22/14
Mtg: Mortgage Networks Inc $201,530
Use: 3 Bdrm Cape Cod, Lot: 18295sf
Prior Sale: $214,000 (12/04)

12 ISLAND RD $199,000
B: Sandra E Wright
S: Raymond J Brissette & Johnna R Brissette
Book/Page: 8177/171, Date: 08/20/14
Mtg: Fidelity Cp Bk $189,050
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: $165,750 (08/11)

145 PAGE ST $292,000
B: Allan M Wilson & Rebecca F Wilson
S: Betty F Orlow Tr, Katkin FT
Book/Page: 8178/118, Date: 08/22/14
Mtg: Fidelity Cp Bk $233,600
Use: Mixed Use-prim Res & Agricul, Lot: 3092760sf
Prior Sale: $52,000 (05/14)

367 PAGE ST $338,000
B: Jacob W Smith & Kristy P Smith
S: David M Browning Tr, David M Browning RET
Book/Page: 8179/120, Date: 08/22/14
Mtg: Bay State Savings Bk $321,100
Use: 3 Bdrm Colonial, Lot: 67954sf

424 PAGE ST $252,000
B: Michael Giambusso & Barbara Mclaughlin
S: Sandra E Wright
Book/Page: 8177/61, Date: 08/20/14
Mtg: Prospect Mortgage LLC $247,435
Use: 3 Bdrm Cape Cod, Lot: 61420sf
Prior Sale: $230,000 (11/12)

Westminster

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	58	48
Median Price	$243,750	$238,500

► REAL ESTATE SALES

51 BACON ST $185,000
B: Victor J Masaitis 3rd
S: Deborah G Price
Book/Page: 8178/35, Date: 08/21/14
Mtg: Norwich Commercal Grp $181,649
Use: 2 Bdrm Ranch, Lot: 47916sf
Prior Sale: $106,000 (08/92)

19 CRESTVIEW LN U:19........................ $155,000
B: Lorraine Re
S: Ruthanne Adams
Book/Page: 8179/3, Date: 08/22/14
Mtg: Mortgage Networks Inc $124,000
Use: 3 Bdrm Condo
Prior Sale: $224,000 (08/06)

42 E GARDNER RD $342,600
B: Joanne Tavano
S: Ashoryn LLC
Book/Page: 8179/193, Date: 08/22/14
Mtg: Gateway Fndng Mtg $325,450

90 E GARDNER RD $307,500
B: Jonathan E Moore & Sarah A Moore
S: Lead Way Development
Book/Page: 8178/229, Date: 08/22/14
Mtg: Rollstone Bk & Tr $270,000
Use: Residential Developable Land, Lot: 91227sf

27 KENT RD... $280,000
B: Deborah L Arsenault
S: Muriel R Ross
Book/Page: 8178/289, Date: 08/22/14
Mtg: Gateway Fndng Mtg $285,714
Use: 3 Bdrm Contemporary, Lot: 49658sf

375 S ASHBURNHAM RD $230,000
B: David J Austin & Catherine R Austin
S: Ronald J Chevarie & Michelle A Chevarie
Book/Page: 8176/11, Date: 08/19/14
Mtg: Hanscom FCU $184,000
Use: 3 Bdrm Conventional, Lot: 75359sf

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE

Bourne
MATTHEWS, Edwin, 5724 Scott Cir, Bourne, 02542-1408 D:08/28/14 Case#: 14-14051
MISH, Eleanor J, 30 Woodside Ave, Bourne, 02532-4727 D:08/29/14 Case#: 14-14084
OLDRID, Stephanie W, 27 Andrew Rd, Bourne, 02562-2453 D:08/28/14 Case#: 14-14054

Falmouth
PASQUALI, Lisa, 14 Bragetti Ln, Falmouth, 02536-6022 D:08/28/14 Case#: 14-14020

Hyannis
CASH, Ernest H, 185 Stevens St U:1G, Hyannis, 02601-3765 D:08/28/14 Case#: 14-14021

Osterville
GAGNON, Christopher E, 3040 Falmouth Rd U:L-1, Osterville, 02655-1233 D:08/28/14 Case#: 14-14043

Sandwich
MURPHY, Sandra L, 28 Boardley Rd, Sandwich, 02563-2619 D:08/28/14 Case#: 14-14057
STOCKER, Stephen A, 33 Main St, Sandwich, 02563-2132 D:08/28/14 Case#: 14-14050

BERKSHIRE MIDDLE

Pittsfield
ZIELENSKI, Jeffrey F, 360 W Housatonic St, Pittsfield, 01201-6614 D:08/28/14 Case#: 14-30827

BRISTOL FALL RIVER

Fall River
CABRAL, Eduardo, 828-830 2nd St, Fall River, 02721-1969 D:08/28/14 Case#: 14-14053
KALEF, Denise M, 163 Winter St U:1 Sout, Fall River, 02720-5021 D:08/28/14 Case#: 14-14047
MIKOLAZYK, Christopher, 1170 Wilson Rd U:35, Fall River, 02720-4691 D:08/28/14 Case#: 14-14046
MILLERICK, Maurice D, 87 Newhall St, Fall River, 02721-4411 D:08/23/14 Case#: 14-13974
SERRANO, Madeline, 116 Lonsdale St, Fall River, 02721-4115 D:08/23/14 Case#: 14-13975

Freetown
VIVEIROS, Thomas, 58 Narrows Rd, Freetown, 02702-1633 D:08/27/14 Case#: 14-14011

Somerset
BACON Jr, Robert P, 216 Hinchey Ln, Somerset, 02726-3363 D:08/29/14 Case#: 14-14072

Swansea
MITCHELL, Joanne, 41 James Ave, Swansea, 02777-2402 D:08/28/14 Case#: 14-14025

BRISTOL NORTH

Berkley
WRIGHT, James A, 10 Seymour St, Berkley, 02779-1125 D:08/28/14 Case#: 14-14059

Easton
ERNST, Brian G, 10 Pinebrook Ln, Easton, 02375-1202 D:08/26/14 Case#: 14-14004

Norton
BULLIS, Cheryl, 8 Old Meetinghouse Grn, Norton, 02766-1700 D:08/26/14 Case#: 14-14000

Taunton
FAY, Debra Marie, 2 Oak Dr, Taunton, 02780-1410 D:08/28/14 Case#: 14-14023
TEIXEIRA, Darlene, 405 W Britannia St, Taunton, 02780-1637 D:08/28/14 Case#: 14-14022

BRISTOL SOUTH

Dartmouth
CORDEIRO, Richard, 549-1/2 Dartmouth St, Dartmouth, 02748-1907 D:08/28/14 Case#: 14-14033
SCHWARZMANN, Andrew L, 43 Tremont St, Dartmouth, 02748-2353 D:08/28/14 Case#: 14-14058

Fairhaven
HORTA, John A, 12 Dover St, Fairhaven, 02719-3412 D:08/29/14 Case#: 14-14083

New Bedford
AMARAL, Cesar M, 25 Page St, New Bedford, 02740-2159 D:08/28/14 Case#: 14-14060
ASPDEN Sr, Kent A, 898 Church St, New Bedford, 02745-1431 D:08/28/14 Case#: 14-14056
DIAS, Emanuel B, 59 Sycamore St, New Bedford, 02740-6541 D:08/28/14 Case#: 14-14062

Westport
DEBARROS, Melissa A, 235 Charlotte White Rd, Westport, 02790-4331 D:08/28/14 Case#: 14-14027
DEMELLO, Kevin, 658 Sodom Rd, Westport, 02790-4961 D:08/28/14 Case#: 14-14055
FARIAS, Sharon, 16 Acushnet Ave, Westport, 02790-2807 D:08/26/14 Case#: 14-13997

DUKES

Oak Bluffs
WARREN, Priscilla J, 8 Morgan Ave, Oak Bluffs, 02568-2317 D:08/27/14 Case#: 14-14009

ESSEX NORTH

Methuen
HIKI, John, 79 Hampton St, Methuen, 01844-3214 D:08/28/14 Case#: 14-41903
KOBUSINGYE, Marybone, 79 Hampstead St, Methuen, 01844-1206 D:08/28/14 Case#: 14-41900
PIANTEDOSI, Joseph D, 945 Riverside Dr, Methuen, 01844-6740 D:08/28/14 Case#: 14-41911

ESSEX SOUTH

Amesbury
FOSTER, Pamela J, 62 Congress St, Amesbury, 01913-1924 D:08/26/14 Case#: 14-13995
JAMES, Mark, 12 Woodsom Dr, Amesbury, 01913-1430 D:08/28/14 Case#: 14-14037

Beverly
FOLEY, Tracey, 16 Memorial Dr, Beverly, 01915-2517 D:08/29/14 Case#: 14-14078
HETHERTON, Dawn E, 12 Hillcrest Ave, Beverly, 01915-4028 D:08/28/14 Case#: 14-14026
ROGERS, Joyce F, 10 Parramatta Rd, Beverly, 01915-3650 D:08/25/14 Case#: 14-13978

Lynn
BIRD, Doreen E, 20 Nahant Pl, Lynn, 01902-3223 D:08/28/14 Case#: 14-14038
PATTERSON, Jason, 54 Harris Rd, Lynn, 01904-1337 D:08/26/14 Case#: 14-13996

Middleton
WHITE, Joseph H, 2 Mansfield Rd, Middleton, 01949-1515 D:08/26/14 Case#: 14-13994

Peabody
CHAPIN Sr, Richard C, 4 Scott Dr, Peabody, 01960-1019 D:08/28/14 Case#: 14-14018
JAMES, Yvonne E, 200 Lynn St, Peabody, 01960-6429 D:08/25/14 Case#: 14-13986
JOHNS, Elizabeth, 10 Hog Hill Rd, Peabody, 01960-8060 D:08/29/14 Case#: 14-14076

Salem
BOUCHARD, Robert E, 51 Buffum St, Salem, 01970-2326 D:08/29/14 Case#: 14-14077
RURAK, Donna M, 27 Pickman St, Salem, 01970-3842 D:08/27/14 Case#: 14-14008

HAMPDEN

Chicopee
PLATANITIS, John S, 58 Greenwood Ter, Chicopee, 01022-1112 D:08/27/14 Case#: 14-30824
STADNICKI Jr, John J, 112 Ashgrove St, Chicopee, 01020-1569 D:08/29/14 Case#: 14-30830

East Longmeadow
WAINWRIGHT, Jason R, 18 Bayne St, East Longmeadow, 01028-2214 D:08/27/14 Case#: 14-30823

Holyoke
BENNETT, Kelly A, 65 Lincoln St, Holyoke, 01040-2554 D:08/28/14 Case#: 14-30828
BREEJEN, Donna M, 115 Westfield Rd, Holyoke, 01040-1613 D:08/29/14 Case#: 14-30831

Springfield
ADAMS Jr, Omar S, 71 Jamaica St, Springfield, 01119-1804 D:08/25/14 Case#: 14-30817
BARAL, Susan B, 16 Lamplighter Ln, Springfield, 01119-1616 D:08/27/14 Case#: 14-30819
CUTLER, Daniel Phillip, 174 Westford Ave, Springfield, 01109-3242 D:08/27/14 Case#: 14-30820

Westfield
FITZGERALD, Kathleen B, 75 Brookline Ave, Westfield, 01085-4344 D:08/27/14 Case#: 14-30818

HAMPSHIRE

Amherst
ONEILL, Patrick M, 161 Buffam Rd, Amherst, 01002-9722 D:08/28/14 Case#: 14-30826

Granby
RICHTER, Martin Chase, 55 Pleasant St U:7, Granby, 01033-9798 D:08/27/14 Case#: 14-30822

Hadley
SCHABACKER, Dawn K, 233 River Dr, Hadley, 01035-9638 D:08/27/14 Case#: 14-30821

Ware
GROUT, Kelly Christopher, 21 Prospect St, Ware, 01082-1145 D:08/29/14 Case#: 14-30829

MIDDLESEX NORTH

Lowell
NOP, Narom, 20 S Ridge Cir, Lowell, 01852-4963 D:08/25/14 Case#: 14-41881
SEVIGNY, Ronald J, 107 Barbara St, Lowell, 01854-1471 D:08/28/14 Case#: 14-41912
VANN, Peter, 618 Stevens St, Lowell, 01851-4527 D:08/26/14 Case#: 14-41884

MIDDLESEX SOUTH

Framingham
DOS SANTOS, Gildazio J, 40 Wilson St U:2, Framingham, 01702-6530 D:08/28/14 Case#: 14-41894
DUPEE, Richard M, 65 Nixon Rd, Framingham, 01701-3016 D:08/29/14 Case#: 14-41916
HOPKINS, Adam, 180 Bishop St, Framingham, 01702-8130 D:08/27/14 Case#: 14-41887
MOCELIM, Meiryellen, 29 Wilson Ave, Framingham, 01702-8412 D:08/27/14 Case#: 14-41892
QUINONES, Miguel Angel, 40 America St, Framingham, 01702-7426 D:08/27/14 Case#: 14-41893

Hudson
GENNINGER, Adam P, 22 Franklin St U:2, Hudson, 01749-1323 D:08/25/14 Case#: 14-41875

Littleton
MACLEOD, Lola F, 238 Taylor St, Littleton, 01460-2001 D:08/29/14 Case#: 14-41914

Malden
DIAS, Lisa A, 500 Broadway U:4136, Malden, 02148-2059 D:08/25/14 Case#: 14-13987
VANDO, Stacey M, 350 Cross St, Malden, 02148-7916 D:08/29/14 Case#: 14-14075

Marlborough
DEMELO, Maria M, 82 Newton St, Marlborough, 01752-2811 D:08/28/14 Case#: 14-41906

Medford
TURCO, Adam, 35 Yale St, Medford, 02155-6030 D:08/28/14 Case#: 14-14035

Pepperell
HICKS, Marilyn J, 5 Brookline St, Pepperell, 01463-1128 D:08/28/14 Case#: 14-41902

Reading
ABORN, Kristin Marie, 19 Auburn St, Reading, 01867-2135 D:08/29/14 Case#: 14-14085

Shirley
BOUCHARD, Natasha C, 5 Strawberry Ln, Shirley, 01464-2331 D:08/28/14 Case#: 14-41904
FINLAY, Lauren Marie, PO Box 947, Shirley, 01464 D:08/29/14 Case#: 14-41915

Somerville
HANLON, Timothy, 256 Powder House Blvd, Somerville, 02144-1531 D:08/27/14 Case#: 14-14013

Sudbury
CITRO, Teresa, 271 Boston Post Rd, Sudbury, 01776-3046 D:08/27/14 Case#: 14-41890
GILDENBERG, Nancy, 38 Hadley Rd, Sudbury, 01776-1365 D:08/29/14 Case#: 14-41913

Waltham
BATHOL, Wosvel Joseph, 57 Jacqueline Rd, Waltham, 02452-4900 D:08/28/14 Case#: 14-14061

NORFOLK

Bellingham
JR, Albert C Gemme, 20 Orchard St, Bellingham, 02019-2506 D:08/28/14 Case#: 14-41910

Braintree
BETHONEY, Laureen M, 39 Hoover Ave, Braintree, 02184-6960 D:08/25/14 Case#: 14-13979

Dedham
AMARA, Joseph W, 303 Greenlodge St, Dedham, 02026-6422 D:08/28/14 Case#: 14-14036

Foxboro
HUBBARD, Allyson, 80-B Mechanic St, Foxboro, 02035-2040 D:08/29/14 Case#: 14-14079
SEDHOM, Amir Fouad, 4 Hillcrest Rd, Foxboro, 02035-2539 D:08/26/14 Case#: 14-13991

Medway
IADAROLA, Christopher, 27 Temple St, Medway, 02053-2193 D:08/28/14 Case#: 14-41905

Needham
GOODING, Debeth B, 20 Walnut St, Needham, 02492-2218 D:08/29/14 Case#: 14-14086

Norwood
CULLEN, Darlene, 70 Berwick Pl, Norwood, 02062-1915 D:08/25/14 Case#: 14-13982
YASMINE, Therese, 86 Hampden Dr U:2B, Norwood, 02062-5423 D:08/26/14 Case#: 14-13992

Walpole
BUTERA, Nicholas P, 62 Sybil St, Walpole, 02081-4221 D:08/29/14 Case#: 14-14080

Wellesley
WELLESLEY HILLS PCMH, 65 Walnut St U:e 440, Wellesley, 02481-2101 D:08/29/14 Case#: 14-14081

Wrentham
BATTISTA, David A, 50 Metacomet St, Wrentham, 02093-1256 D:08/28/14 Case#: 14-14016
ERICKSON, Dawn M, 263 Thurston St, Wrentham, 02093-1613 D:08/29/14 Case#: 14-14064

PLYMOUTH

Bridgewater
HICKS 2nd, Charles W, 180 Main St, Bridgewater, 02324-1409 D:08/29/14 Case#: 14-14066
LUKE, Michael R, 103-B Comfort St, Bridgewater, 02324-1604 D:08/28/14 Case#: 14-14017
WEBB, Heather M, 456 Flagg St, Bridgewater, 02324-3227 D:08/28/14 Case#: 14-14032
WEBBER, Caroline M, 39 Pine St, Bridgewater, 02324-2105 D:08/28/14 Case#: 14-14024

Brockton
ORPIN, Pamela A, 221 Oak St, Brockton, 02301-1352 D:08/27/14 Case#: 14-14007
RIPPEL, Todd Gregory, 58 Kenelworth Ave, Brockton, 02301-4110 D:08/28/14 Case#: 14-14042
SCANLAN, Christopher J, 14 Brunswick St U:2, Brockton, 02301-4214 D:08/29/14 Case#: 14-14082
TETREAULT, Holly A, 493 Battles Farm Dr, Brockton, 02301-2228 D:08/28/14 Case#: 14-14052

East Bridgewater
PIKE, Keith R, 2 Winterfield Dr, East Bridgewater, 02333-1087 D:08/28/14 Case#: 14-14049

Marshfield
DWYER, Robert J, 4 Hayloft Ln, Marshfield, 02050-2190 D:08/26/14 Case#: 14-13993
MARCELLA, Bryan T, 890 Webster St, Marshfield, 02050-3419 D:08/27/14 Case#: 14-14005

Plymouth
BARBETTA, Julie A, 240 Mast Rd, Plymouth, 02360-7764 D:08/29/14 Case#: 14-14065
GASCOYNE, Garry A, 867 State Rd, Plymouth, 02360-5141 D:08/28/14 Case#: 14-14014

Scituate
FORTE, Julie M, 10 Shady Ln, Scituate, 02066-3813 D:08/28/14 Case#: 14-14045

SUFFOLK

Boston
EWEKA, Prince Charles, 307 Huntington Ave, Boston, 02115-4401 D:08/28/14 Case#: 14-14063

Dorchester
NOLAN, Darragh A, 11-A Mount Vernon St, Dorchester, 02108-1405 D:08/28/14 Case#: 14-14039
WHITE, Linda, 2 Centre St U:1A, Dorchester, 02124-2207 D:08/25/14 Case#: 14-13980

Hyde Park
BARBOZA, Sheba E, 235 Crown Point Dr, Hyde Park, 02136-1060 D:08/25/14 Case#: 14-13988

Roslindale
BORJAS, Carlos, 1 Seymour St, Roslindale, 02131-4318 D:08/28/14 Case#: 14-14044

WORCESTER

Blackstone
OUPRAVANH, Phouangphet, 45-47 Farnum St, Blackstone, 01504-2224 D:08/25/14 Case#: 14-41879

Douglas
ALFAMA, Laura, 4 Redding Lndg, Douglas, 01516-2314 D:08/25/14 Case#: 14-41878

Milford
MABIE, Joyce A, 20 Sherwood Dr, Milford, 01757-1031 D:08/28/14 Case#: 14-41907
MCFADDEN, Lucretia E, 169 Cedar St, Milford, 01757-1154 D:08/23/14 Case#: 14-41871

Northborough
CHUDZIKIEWICZ, Edward P, 137 Indian Meadow Dr, Northborough, 01532-2446 D:08/28/14 Case#: 14-41899

Paxton
HOUGHTON, Michael T, 310 Grove St, Paxton, 01612-1145 D:08/28/14 Case#: 14-41909

Rutland
JR, Ronald J Raymond, 4 Jackson Ave, Rutland, 01543-1959 D:08/28/14 Case#: 14-41897

Spencer
BRADY, Dustin, 11 Mill St, Spencer, 01562-2105 D:08/26/14 Case#: 14-41886

Warren
QUINN, James M, 1038 Reed St, Warren, 01083 D:08/24/14 Case#: 14-41874

Winchendon
DACK, Francis A, 165 Gardner Rd, Winchendon, 01475-2108 D:08/28/14 Case#: 14-41898

Worcester
AIKINS, Jean N, 25 Blossom St U:1, Worcester, 01609-3402 D:08/28/14 Case#: 14-41895
BALDARELLI, Jill J, 6 Rose Ln, Worcester, 01607-1724 D:08/28/14 Case#: 14-41896
LAMBERTUS, Feliz Novas, 21 Bridgeport St, Worcester, 01604-4503 D:08/23/14 Case#: 14-41872
MULRENIN, Kenneth Edward, 37 Plantation St, Worcester, 01604-4757 D:08/28/14 Case#: 14-41901
NUTAKOR, Doris, 169 Mower St, Worcester, 01602-1130 D:08/23/14 Case#: 14-41873
ORSINI, David, 22-A Sherer Trl, Worcester, 01603-1620 D:08/25/14 Case#: 14-41876
PASHAYAN, Anna, 4 Raleigh Rd, Worcester, 01602-1426 D:08/27/14 Case#: 14-41891

WORCESTER NORTH

Leominster
GOULD, Paula, 33 Fox Meadow Rd U:7F, Leominster, 01453-1945 D:08/27/14 Case#: 14-41889
VALE, Shane Ryan, 28 Douglas Ave, Leominster, 01453-1932 D:08/29/14 Case#: 14-41917

Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)

BARNSTABLE

Bourne
SILVA, Pamela, 142 Clay Pond Rd, Bourne, 02532-3800 D:08/29/14 Case#: 14-14071

Cotuit
SILVA JR, John A, 4464 Falmouth Rd, Cotuit, 02635-2651 D:08/25/14 Case#: 14-13985

Yarmouth
ADAMS, Mark R, 24 Fast Brook Rd, Yarmouth, 02673-2712 D:08/28/14 Case#: 14-14029

BRISTOL FALL RIVER

Fall River
STPIERRE, Marsha A, 18 Eastern Ave, Fall River, 02723-2509 D:08/28/14 Case#: 14-14048

BRISTOL NORTH

Berkley
BORGES, Kyle S, 12 Parsons Walk, Berkley, 02779-1629 D:08/28/14 Case#: 14-14040

Mansfield
CONNOR, Michele, 29 Pine St, Mansfield, 02048-1721 D:08/28/14 Case#: 14-14019
KAPLAN, Joseph Herbert, 150 Rumford Ave, Mansfield, 02048-2119 D:08/27/14 Case#: 14-14012

Taunton
WILMOT, Brian, 17 Shores St, Taunton, 02780-3047 D:08/26/14 Case#: 14-14003

BRISTOL SOUTH

Fairhaven
TAYLOR, Elizabeth A, 9 Reservation Rd, Fairhaven, 02719-1425 D:08/29/14 Case#: 14-14073

New Bedford
LEDUC, Alisa A, 189 Rockland St, New Bedford, 02740-3134 D:08/28/14 Case#: 14-14041

ESSEX NORTH

Andover
LEBLANC, Gene G, 84 Andover St, Andover, 01810-5606 D:08/27/14 Case#: 14-41888

Lawrence
ALVAREZ, Santos Juan, 15 Portland St, Lawrence, 01843-1721 D:08/25/14 Case#: 14-41877

ESSEX SOUTH

Haverhill
SCHUMANN, Manuel A, 1095 Main St, Haverhill, 01830-1436 D:08/25/14 Case#: 14-41880

Newburyport
LAROCQUE, Heather A, 518-520 Merrimac St, Newburyport, 01950-1700 D:08/26/14 Case#: 14-13990

Peabody
FOLEY, Paul K, 24 Blackstone St, Peabody, 01960-1002 D:08/27/14 Case#: 14-14010
MCCARTHY, Steven, 123 Russell St, Peabody, 01960-1036 D:08/26/14 Case#: 14-14001

HAMPDEN

Holyoke
ELMAN, Christine M, 334 Linden St, Holyoke, 01040-3115 D:08/28/14 Case#: 14-30825

Ludlow
VENNE, Jacqui R, 31 Colonial Dr, Ludlow, 01056-1125 D:08/23/14 Case#: 14-30816

MIDDLESEX NORTH

Chelmsford
PIERCE, Thomas G, 1 Plum St, Chelmsford, 01824-3109 D:08/29/14 Case#: 14-41918

Lowell
PALMER, Margaret, 428 Butman Rd, Lowell, 01852-4308 D:08/26/14 Case#: 14-41885

MIDDLESEX SOUTH

Cambridge
GRAND-PIERRE, Simone, 2383 Mass Ave, Cambridge, 02140 D:08/29/14 Case#: 14-14067

Somerville
CASSESSO, Erica, 7 Wisconsin Ave, Somerville, 02145-2118 D:08/29/14 Case#: 14-14068

NORFOLK

Dedham
MATOV, Illya, 74 Riverside Dr, Dedham, 02026-7121 D:08/27/14 Case#: 14-14006

Holbrook
III, Roland A Brown, 960 S Franklin St, Holbrook, 02343-2051 D:08/25/14 Case#: 14-13983

Stoughton
CLAUDE, Guerline, 80 Greenwood Ave, Stoughton, 02072-2158 D:08/28/14 Case#: 14-14028

Weymouth
PIETRUSZEWSKI, Dennis M, 46 Federal St, Weymouth, 02188-2110 D:08/25/14 Case#: 14-13981

PLYMOUTH

Brockton
GUTIERREZ, Conrad Eric, 19 Madrid Sq, Brockton, 02301-1200 D:08/28/14 Case#: 14-14034
SMITH, Kevin Charles, 66 Winnifred Rd, Brockton, 02301-4136 D:08/29/14 Case#: 14-14070

Duxbury
CHASE, Thomas C, 143 Bayridge Ln, Duxbury, 02332-5040 D:08/28/14 Case#: 14-14031

Hanson
BROWN JR, Robert F, 881 Main St, Hanson, 02341-1928 D:08/26/14 Case#: 14-13998
MCCANN, George C, 55 Steven St, Hanson, 02341-1316 D:08/28/14 Case#: 14-14030

Hingham
MURPHY, Shawn P, 19 Scotland St, Hingham, 02043-3932 D:08/25/14 Case#: 14-13989

Lakeville
COGLIANO, Richard L, 56 Sherwood Ln, Lakeville, 02347-2270 D:08/29/14 Case#: 14-14074

Middleboro
CHURCHILL, Richard M, 62 Wall St, Middleboro, 02346-3050 D:08/26/14 Case#: 14-13999
COOK, Meghan E, 143 Sproat St, Middleboro, 02346-2044 D:08/28/14 Case#: 14-14015

SUFFOLK

Dorchester
JOHNSON, JoAnn J, 9 Brookford St, Dorchester, 02125-3011 D:08/24/14 Case#: 14-13977

Revere
COLBERT, Patrick J, 11-B Frye St, Revere, 02151-1413 D:08/24/14 Case#: 14-13976
HENRIQUEZ, Ivan A, 96 Pomona St, Revere, 02151-4418 D:08/26/14 Case#: 14-14002
PARKINSON, Michele E, 19 Overlook Ridge Ter, Revere, 02151-1108 D:08/25/14 Case#: 14-13984

South Boston
MORTON, Jennifer Nicole, 66 Bolton St, South Boston, 02127-1106 D:08/29/14 Case#: 14-14069

WORCESTER

Southbridge
LOCONTO, Jean F, 31 Brentwood Dr, Southbridge, 01550-2703 D:08/26/14 Case#: 14-41883

Spencer
BROOKS, Joseph P, 13 Jolicoeur Rd, Spencer, 01562-3021 D:08/28/14 Case#: 14-41908

Chapter 11 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

WORCESTER

Northborough
LLC, Deasy Associates, 25 Whitney St, Northborough, 01532-1429 D:08/25/14 Case#: 14-41882

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include
941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BARNSTABLE

Barnstable
WASSER, Joseph & Janice M Roush, 22 Squirrel Run St, Barnstable, 02675-1834 D:08/19/14 Tax:1040 Amt:$4,062

Brewster
SINGLETON, Michael B & Michelle C Singleton, PO Box 864, Brewster, 02631 D:08/19/14 Tax:1040 Amt:$8,594
SINGLETON, Michael B & Michelle C Singleton, PO Box 864, Brewster, 02631 D:08/19/14 Tax:1040 Amt:$15,150
Eastham
PRESTON, Rhys, 15 Perkins Gln, Eastham, 02642-2696 D:08/19/14 Tax:1040 Amt:$8,391
Falmouth
BAKER, Glenn E, 57 Carriage Shop Rd, Falmouth, 02536-4906 D:08/18/14 Tax:1040 Amt:$4,153
BARBER, David J, 210 Falmouth Woods Rd, Falmouth, 02536-7922 D:08/18/14 Tax:941 Amt:$68,667
MIKOLAZYK, Kevin P & Joleena Tate, 144 Ashumet Rd, Falmouth, 02536-4213 D:08/18/14 Tax:1040 Amt:$13,743
SULLIVAN Jr, Timothy C, 150 Main St, Falmouth, 02540-2765 D:08/18/14 Tax:1040 Amt:$22,530
Hyannis
ESQUIVEL, Inmer G & Johana M Esquivel, 102 Center St, Hyannis, 02601-5538 D:08/19/14 Tax:1040 Amt:$8,994
ESQUIVEL, Johana M, 102 Center St, Hyannis, 02601-5538 D:08/19/14 Tax:1040 Amt:$8,994
FISHER, Jasper L, PO Box 200, Hyannis, 02601 D:08/19/14 Tax:1040 Amt:$1,270
Mashpee
BACKYARD POOLS INC, 387 Nathan Ellis Hwy, Mashpee, 02649-3148 D:08/18/14 Tax:941 Amt:$3,632
Osterville
MURPHY, Jere D & Paula V Swedas Murp, PO Box 452, Osterville, 02655 D:08/18/14 Tax:1040 Amt:$23,533
MURPHY, Jere D & Paula V Swedas Murp, PO Box 452, Osterville, 02655 D:08/18/14 Tax:1040 Amt:$42,249

BRISTOL FALL RIVER

Somerset
MEDEIROS, Joseph, 391 Foley Ave, Somerset, 02726-3042 D:08/18/14 Tax:6672 Amt:$4,354

BRISTOL NORTH

Attleboro
ATTLEBORO INTER MED PC, 10 Emory St, Attleboro, 02703-3088 D:08/19/14 Tax:940 Amt:$7,430
Easton
COHEN, Bruce A & Lisa E Cohen, 30 Dean St, Easton, 02375-1432 D:08/19/14 Tax:1040 Amt:$23,964
Taunton
MARSHALL, Thomas & Jillian M Marshall, 52 E Water St, Taunton, 02780-4909 D:08/19/14 Tax:1040 Amt:$93,254

BRISTOL SOUTH

Dartmouth
JACOBVITZ, Harry J & Linda O Jacobvitz, 60 Star Of The Sea Dr, Dartmouth, 02748-1272 D:08/19/14 Tax:1040 Amt:$58,861
Fairhaven
STEVENS HOME IMPROVEMENT, 117-119 Alden Rd, Fairhaven, 02719-4722 D:08/18/14 Tax:941 Amt:$20,062
Westport
BOTELHO, William K, 90-92 Charlotte White Rd, Westport, 02790-4328 D:08/18/14 Tax:1040 Amt:$10,863

DUKES

Edgartown
GRAHAM, Stephen C & Ann B Graham, PO Box 1637, Edgartown, 02539 D:08/18/14 Tax:1040 Amt:$13,647
Oak Bluffs
EASTMAN Jr, Paul M, 36 Wilberforce Way, Oak Bluffs, 02568-3341 D:08/18/14 Tax:1040 Amt:$14,666

ESSEX NORTH

Andover
EHRGOTT, Marc E & Lisa Ehrgott, 1 Hay Bale Rd, Andover, 01810-6414 D:08/18/14 Tax:1040 Amt:$81,360
STEPHEN J REPOZA LLC, 800 Turnpike St, Andover, 01845-6100 D:08/18/14 Amt:$34,167
Lawrence
JIMS ORIGINAL SUBS&PIZZA, 411-415 S Broadway, Lawrence, 01843-3522 D:08/18/14 Tax:940 Amt:$8,111
WITHAM, Kenneth F, 274 E Haverhill St, Lawrence, 01841-1431 D:08/18/14 Tax:1040 Amt:$2,651
Methuen
BEJJANI, Roger, 1-1A Myona St, Methuen, 01844-5505 D:08/18/14 Tax:1040 Amt:$3,621
CARREIRO, Mario, 19 Grandview Rd, Methuen, 01844-4148 D:08/18/14 Tax:1040 Amt:$11,063
FONSCECA-ZABRISKIE, Nora, 132 Washington St, Methuen, 01844-2621 D:08/18/14 Tax:1040 Amt:$36,822
PERFECT REPAIRS INC & Perfection Aauto Body, 16 Pine St, Methuen, 01844-6818 D:08/18/14 Tax:941 Amt:$4,482
North Andover
CCM LANDSCAPING CORP, 905 Great Pond Rd, North Andover, 01845-2033 D:08/18/14 Tax:1120 Amt:$1,755
CORRAO, Kenneth, 738 Waverley Rd, North Andover, 01845-4266 D:08/18/14 Tax:1040 Amt:$20,550
CORRAO, Maricela, 738 Waverley Rd, North Andover, 01845-4266 D:08/18/14 Tax:1040 Amt:$20,252
KYRICOPOULOS, James P, 303 Morkeski Mdws, North Andover, 01845-3953 D:08/18/14 Tax:1040 Amt:$8,707

ESSEX SOUTH

Gloucester
BRISSON, Kevin M, 13 Flume Rd, Gloucester, 01930-5221 D:08/19/14 Tax:1040 Amt:$12,492
MARRAMA, Robert, 47 E Main St, Gloucester, 01930-3044 D:08/19/14 Tax:1040 Amt:$6,085
Hamilton
GEORGE, Alexander, 170 Gardner St, Hamilton, 01982-1111 D:08/19/14 Tax:1120 Amt:$26,994
GEORGE, Christopher, 170 Gardner St, Hamilton, 01982-1111 D:08/19/14 Tax:1120 Amt:$27,074
Haverhill
MCKENZIE LANDSCAPING & Collin M Mckenzie, 19 Bradford Ave, Haverhill, 01835-7217 D:08/19/14 Tax:6721 Amt:$1,002
SCHUMANN, Manuel A & Carmen R Schumann, 1095 Main St U:2, Haverhill, 01830-1436 D:08/19/14 Tax:1040 Amt:$90,278
Lynn
JENKINS, Dawn M, 33 Eastern Ave U:33, Lynn, 01902-1343 D:08/19/14 Tax:1040 Amt:$44,296
Manchester
GALLAGHER, John F & Susan J Gilmore, 4 Old Wenham Way, Manchester, 01944-1020 D:08/19/14 Tax:1040 Amt:$9,883
Middleton
KOSTA, Tamara, 5 Hemlock Cir, Middleton, 01949-2463 D:08/19/14 Tax:1040 Amt:$8,249

Newburyport
SEA SWELL RESTAURANT INC, 44 Merrimac St, Newburyport, 01950-2581 D:08/19/14 Tax:940 Amt:$89,554
Peabody
HEAVENS TASTE INC, 150 Main St, Peabody, 01960-5644 D:08/19/14 Tax:1120 Amt:$1,759
JACQUES, William H & Elizabeth Jacques, 12 Perley Ave, Peabody, 01960-4538 D:08/19/14 Tax:1040 Amt:$12,460
Rowley
MARSH, Thomas L, 245 Newbury St, Rowley, 01969 D:08/19/14 Tax:1040 Amt:$188,627
Saugus
BALL Jr, Raymond F & Rosalie Ball, 5 Heatherwood Cir, Saugus, 01906-4437 D:08/19/14 Tax:1040 Amt:$14,087

FRANKLIN

Deerfield
DURAN, Neftali, 265 Greenfield Rd, Deerfield, 01373-9790 D:08/20/14 Tax:941 Amt:$1,517
Orange
HUNT, George D, 71 Cheney St, Orange, 01364-1601 D:08/20/14 Tax:6672 Amt:$14,453
Shelburne
FOSTER, Curt C, 1449 Mohawk Trl, Shelburne, 01370-9558 D:08/20/14 Tax:1040 Amt:$6,256
Sunderland
DURAN, Neftali, 307 Montague Rd, Sunderland, 01375-9313 D:08/20/14 Tax:1040 Amt:$21,697

HAMPDEN

Agawam
PIERSON, Jessica & David Pietrasz, 29 Forest Rd, Agawam, 01001-3519 D:08/18/14 Tax:1040 Amt:$13,446
East Longmeadow
DELPADRE VISUAL PROD INC, 98 Day Ave, East Longmeadow, 01028-1900 D:08/18/14 Tax:941 Amt:$12,482
Holyoke
BIELUNIS, Gary M, 4 Taylor St, Holyoke, 01040-3328 D:08/18/14 Tax:1040 Amt:$27,552
SABROSURA SUPERMARKET INC, 439 High St, Holyoke, 01040-4905 D:08/18/14 Tax:1120 Amt:$61,414
SHEA, James P & Denise M Shea, 414 Hillside Ave, Holyoke, 01040-2105 D:08/20/14 Tax:1040 Amt:$26,312
Springfield
GRACE CHURCH OF CHRIST, 336 Springfield St, Springfield, 01107-1265 D:08/20/14 Tax:941 Amt:$32,105
MOULTRIE, Bernie & Dahlia Moultrie, 34 Gardens Dr, Springfield, 01119-2534 D:08/18/14 Tax:1040 Amt:$4,011
Westfield
CAMPBELL, Anthonly L, 24-A Cleveland Ave, Westfield, 01085-4412 D:08/18/14 Tax:1040 Amt:$16,539

HAMPSHIRE

Easthampton
PATTERSON INC, PO Box 1525, Easthampton, 01027 D:08/18/14 Tax:941 Amt:$11,695

MIDDLESEX NORTH

Billerica
HUNT, Thomas W, 239 Salem Rd, Billerica, 01821-2130 D:08/18/14 Tax:1040 Amt:$30,350
LORANGER Jr, Robert F, 165 High St, Billerica, 01862-1703 D:08/18/14 Tax:1040 Amt:$144,330
MCCLUNG, Paul J, 3 Governor Saltonstall Rd, Billerica, 01821-2020 D:08/18/14 Tax:1040 Amt:$10,603
MOREY, David J & Mary E Morey, 160 Andover Rd, Billerica, 01821-1900 D:08/18/14 Tax:1040 Amt:$4,311
WOODS, George L & Carol A Woods, 561 Middlesex Tpke, Billerica, 01821-4353 D:08/18/14 Tax:1040 Amt:$11,896
Lowell
EL BOMBAZO MEAT MARKET, 677 Bridge St, Lowell, 01850-2044 D:08/18/14 Tax:941 Amt:$13,199
Tewksbury
LAVITA, Karen, 71 Worthern Pl, Tewksbury, 01876-3579 D:08/18/14 Tax:1040 Amt:$26,258
Wilmington
CLOTHINGWAREHOUSECOM LLC, 65 Industrial Way, Wilmington, 01887-3499 D:08/18/14 Tax:1065 Amt:$59,921

MIDDLESEX SOUTH

Acton
FOOTE, Thomas J & Debra L Foote, 2 Vanderbelt Rd, Acton, 01720-4305 D:08/20/14 Tax:1040 Amt:$13,749
Arlington
REPAIR, Finochettis A & John Finochetti, 86 River St, Arlington, 02474-3550 D:08/22/14 Tax:941 Amt:$1,149
TARANTINO INSURANCE AGCY & Michael Tarantino, 1090 Massachusetts Ave, Arlington, 02476-4345 D:08/22/14 Tax:940 Amt:$86,743
Ashland
GROUNDSKEEPER INC, 71 Nickerson Rd, Ashland, 01721-1931 D:08/20/14 Tax:940 Amt:$12,062
Bedford
GOLDING, Matthew W, 96 Magoun Ave, Bedford, 01730 D:08/20/14 Tax:1040 Amt:$30,436
Belmont
JOLL, Jeffrey S, 36 Slade St, Belmont, 02478-2228 D:08/20/14 Tax:1040 Amt:$13,173
Boxboro
COMM TRACT CORP, 235 Summer Rd U:4, Boxboro, 01719-2001 D:08/22/14 Tax:1120 Amt:$5,850
Cambridge
GAULAND, Daniel, 19 Oak St, Cambridge, 02139-1323 D:08/22/14 Tax:1040 Amt:$4,301
HURTADO, David, 1 Leighton St U:1717, Cambridge, 02141-1875 D:08/22/14 Tax:1040 Amt:$101,027
MITCHELL, Donald M, 181 Erie St, Cambridge, 02139-4027 D:08/22/14 Tax:1040 Amt:$24,321
NARVAEZ, Arthur J, 2192 Massachusetts Ave U:G1, Cambridge, 02140-1836 D:08/20/14 Tax:1040 Amt:$18,269
POWELL, William N, 11 Florence St, Cambridge, 02139-4601 D:08/20/14 Tax:6721 Amt:$5,714
RIBOB CORP & Tennis&Squash Shop, 67 Mount Auburn St, Cambridge, 02138-4961 D:08/22/14 Tax:941 Amt:$7,431
SEARCH, Tech & High Tech Ventures Inc, 18 Hurley St, Cambridge, 02141-2111 D:08/22/14 Tax:940 Amt:$41,808
Concord
PALM PRESS INC, PO Box 338, Concord, 01742 D:08/22/14 Tax:941 Amt:$9,812
WAGNER, Madeline A, 1715 Wedgewood Cmn, Concord, 01742-2834 D:08/22/14 Tax:1040 Amt:$5,310
Everett
NYMAN, Daniel J, 75 Francis St, Everett, 02149-4902 D:08/22/14 Tax:940 Amt:$6,141

Framingham
BATISTA-LUCIANO, Joao, 100 Concord St, Framingham, 01702-8304 D:08/20/14 Tax:1040 Amt:$58,488
GLS SERVICES OF NEW ENG, 8 Aaron St, Framingham, 01702-8747 D:08/20/14 Tax:941 Amt:$11,833
Groton
SHEA, Kevin & Tracy C Shea, 15 Rockwood Ln, Groton, 01450-1146 D:08/22/14 Tax:1040 Amt:$61,926
SHEA, Kevin, 15 Rockwood Ln, Groton, 01450-1146 D:08/22/14 Amt:$14,550
Hopkinton
STEVVINS 4th, William W, 16 Hillcrest Dr, Hopkinton, 01748-2709 D:08/22/14 Tax:1040 Amt:$3,865
Hudson
HILDITCH, Michael, 125 River St, Hudson, 01749-1927 D:08/22/14 Tax:1040 Amt:$64,910
Lexington
GASPARAKIS, Charidimos E, 509 Woburn St, Lexington, 02420-2328 D:08/22/14 Tax:1040 Amt:$77,195
Malden
GILLETTE, Robert P & Paula J Gillette, 7 Tufts St, Malden, 02148-7740 D:08/20/14 Tax:1040 Amt:$21,942
Marlborough
MARTINS, Jose R, 22 Maple St U:1, Marlborough, 01752-2906 D:08/22/14 Tax:1040 Amt:$55,201
Maynard
POWDER MILL EQUIPMENT INC, 94 Powder Mill Rd, Maynard, 01754-1426 D:08/20/14 Tax:941 Amt:$35,098
Medford
BERKAN, Todd K, 50 Station Lndg U:612E, Medford, 02155-5194 D:08/22/14 Tax:1040 Amt:$31,072
SULLIVAN, Amanda M, 31 Sherman Pl, Medford, 02155-4836 D:08/22/14 Tax:940 Amt:$12,224
Melrose
PHILLION, Joseph A & Martha A Phillion, 45 Pearl St, Melrose, 02176-1305 D:08/20/14 Tax:1040 Amt:$21,140
SARTORI, Cynthia & Attraction Main, 17 E Foster St, Melrose, 02176-3911 D:08/20/14 Tax:941 Amt:$2,647
Natick
FAY Jr, Robert J, 33 Fox Hill Dr, Natick, 01760-1413 D:08/22/14 Tax:1040 Amt:$22,693
S V FAY COPPERSMITHS INC, 22 Sylvester Rd, Natick, 01760-4229 D:08/22/14 Tax:941 Amt:$19,511
S V FAY COPPERSMITHS INC, 22 Sylvester Rd, Natick, 01760-4229 D:08/22/14 Tax:940 Amt:$2,116
Newton
CARP, Stephen, 72 W Rowe St, Newton, 01501 D:08/22/14 Tax:941 Amt:$33,657
RETAIL INVESTMENTS GROUP, 33 Colbert Rd E, Newton, 02465-2906 D:08/22/14 Tax:1065 Amt:$11,700
RITSON, Joseph, 141 Cornell St, Newton, 02462-1321 D:08/20/14 Tax:1040 Amt:$49,520
Pepperell
CULINARY EXPERIENCE & Chef Of Wheels, PO Box 567, Pepperell, 01463 D:08/22/14 Tax:941 Amt:$5,447
HOLSTON, Jamie T, 85 Groton St, Pepperell, 01463-1524 D:08/20/14 Tax:1040 Amt:$8,051
KASPEROWICZ, Thaddeus, 4 Julia Ln, Pepperell, 01463-1483 D:08/22/14 Tax:1040 Amt:$12,129
Reading
ADRIAN PROPERTIES INC, 4 Upton Ave, Reading, 01864-2706 D:08/20/14 Tax:941 Amt:$3,498
Sherborn
RUANE&FATHER INC, 56 Hollis St, Sherborn, 01770-1252 D:08/20/14 Tax:941 Amt:$10,049
Shirley
DUFFEY, James R & Theresa I Duffey, PO Box 1072, Shirley, 01464 D:08/22/14 Tax:1040 Amt:$11,360
Somerville
2N 1 LLC & PG Props, 35 Mcgrath Hwy, Somerville, 02143-4210 D:08/20/14 Tax:1065 Amt:$183
BRIGHT, Karen & Dental Bright, 435 Washington St U:97B, Somerville, 02143-4346 D:08/22/14 Tax:940 Amt:$87,093
DEROVOERE MEDICAL CORP, 156 Highland Ave, Somerville, 02143-1506 D:08/22/14 Tax:941 Amt:$12,251
LYONS, Charles K & Lisa Murphy, 411 Highland Ave U:314, Somerville, 02144-2516 D:08/22/14 Tax:1040 Amt:$13,368
MARUJO, David M, 32 Otis St, Somerville, 02145-3116 D:08/20/14 Tax:1040 Amt:$16,209
SEVERINO, Harriet M & Stephen A Severino, 437 Somerville Ave U:4, Somerville, 02143-3244 D:08/22/14 Tax:1040 Amt:$10,989
Stoneham
MURTAGH, Loraine T, 108 Hill St U:6, Stoneham, 02180-3701 D:08/22/14 Tax:1040 Amt:$11,921
SIDDHU, Shivran, PO Box 80414, Stoneham, 02180 D:08/20/14 Tax:1040 Amt:$906
Sudbury
HANSON, James J & Lisa M Hanson, 36 Culter Fram Dr, Sudbury, 01776 D:08/22/14 Tax:1040 Amt:$57,172
STEVENSON, Benjamin D & Jane K Stevenson, 601 Peakham Rd, Sudbury, 01776-2237 D:08/22/14 Tax:1040 Amt:$14,596
Wakefield
SHAMROCK MOVING&STORAGE, 90 New Salem St, Wakefield, 01880-1906 D:08/20/14 Tax:941 Amt:$68,248
Waltham
DERTSAKIAN, Khoren & Voski Simonian, 380 Lexington St, Waltham, 02452-4632 D:08/22/14 Tax:1040 Amt:$26,370
HICKEY, Neil M & Lilette M Hickey, 20 Demerest St, Waltham, 02452-6443 D:08/20/14 Tax:1040 Amt:$43,960
STERNBURG, Frederick & Dorothy Sternburg, 80 Sagamore Way, Waltham, 02453-2604 D:08/20/14 Tax:1040 Amt:$13,024
WATCH CITY DOOR SPECS, PO Box 541438, Waltham, 02454 D:08/19/14 Tax:940 Amt:$255,420
Watertown
BARBER, David J, 56 Beacon St, Watertown, 02472 D:08/22/14 Tax:941 Amt:$68,667
BIANCO, Mary L, 30 Wilson Ave U:30, Watertown, 02472-3319 D:08/20/14 Tax:1040 Amt:$18,014
WILSON, Ryan D, 50 Spruce St, Watertown, 02472-1904 D:08/22/14 Tax:1040 Amt:$9,767
Wayland
B W WOOD INC, 122 Woodridge Rd, Wayland, 01778-3730 D:08/22/14 Tax:941 Amt:$2,291
WOOD, Eric W & Michelle Wood, 122 Woodridge Rd, Wayland, 01778-3730 D:08/22/14 Tax:1040 Amt:$141,316
Weston
MISHRA, Upendra N, 49 North Ave, Weston, 02493-2044 D:08/22/14 Tax:6672 Amt:$15,558

Woburn
DRAGON, David H, 28 Warren St, Woburn, 02421-5625 D:08/22/14 Tax:1040 Amt:$14,137
FALLON, Jonathan, 15 Nashua St, Woburn, 01801-4505 D:08/22/14 Tax:1040 Amt:$11,259
GOLDING, Matthew W, 35 Brentwood Rd, Woburn, 01801-2349 D:08/22/14 Tax:1040 Amt:$23,978
LEVY, Harry & Bonnie Levy, 6 Hammond Pl, Woburn, 01801-3447 D:08/22/14 Tax:1040 Amt:$49,657
PITTMAN, Kavan W, 85 Pleasant St U:1, Woburn, 01801-4137 D:08/22/14 Tax:1040 Amt:$13,446

NORFOLK

Braintree
PMN CONSTRUCTION INC, 21 Daniel Rd, Braintree, 02184-7321 D:08/19/14 Tax:940 Amt:$6,600
Dedham
BONOMO TILE INC, 215 Bridge St, Dedham, 02026-1711 D:08/19/14 Tax:941 Amt:$531
HUGHS ENERGY CORP, 259 Milton St, Dedham, 02026-2950 D:08/19/14 Tax:1120 Amt:$2,391
Franklin
BONFILIO, Suzanne L, 13 Peck St, Franklin, 02038-2215 D:08/19/14 Tax:1040 Amt:$11,132
Millis
BELL, John H, 68 Norfolk Rd, Millis, 02054-1724 D:08/19/14 Tax:1040 Amt:$8,470
Needham
NEEDHAM PHYSICAL THERAPY, 10 Oak St, Needham, 02492-2402 D:08/19/14 Tax:941 Amt:$1,137
Quincy
A&C CABINET COUNTERTP INC, 226-234 Quincy Ave, Quincy, 02169-6741 D:08/19/14 Tax:941 Amt:$4,517
WALSH, Aiden, 192 Furnace Brook Pkwy, Quincy, 02169-2355 D:08/19/14 Tax:1040 Amt:$13,745
Randolph
AFFORDABLE ENVIRONMENTAL, 45-A Pauline St, Randolph, 02368-2521 D:08/19/14 Tax:941 Amt:$15,170

PLYMOUTH

Brockton
AYEMOBA, Lauraine E, 40 Kevin Rd, Brockton, 02302-1548 D:08/18/14 Tax:1040 Amt:$10,015
Duxbury
MILLER, Brian J, PO Box 233, Duxbury, 02332 D:08/19/14 Tax:1040 Amt:$8,503
Marshfield
GANGI, Stephen & Kristin Gangi, 89 Nevada St, Marshfield, 02050-4873 D:08/18/14 Tax:1040 Amt:$15,320
Pembroke
WYMAN, Christine M, 717 Pembroke Woods Dr, Pembroke, 02359-4962 D:08/19/14 Tax:1040 Amt:$1,449
Rockland
KIMBALL, Edward F & Dawn Kimball, 8 Magnolia Dr, Rockland, 02370-2642 D:08/19/14 Tax:1040 Amt:$158,356

SUFFOLK

Allston
CASSIMIRO, Juarez & Claudia Ribeiro, 56 Park Ave U:10, Allston, 02458-2628 D:08/19/14 Tax:1040 Amt:$3,860
Boston
BIRGER ENGINEERING INC, 100 Boylston St U:1070, Boston, 02116-4606 D:08/19/14 Tax:1120 Amt:$4,680
BIRGER ENGINEERING INC, 100 Boylston St U:1070, Boston, 02116-4606 D:08/19/14 Tax:1120 Amt:$2,136
DUMPLING GOURMET INC & Dumpling House, 52 Beach St, Boston, 02111-2017 D:08/19/14 Tax:940 Amt:$16,013
KARCZYNSKI, John R, PO Box 990073, Boston, 02205 D:08/19/14 Tax:1040 Amt:$12,690
QUALITY MART INC, 21 Massachusetts Ave, Boston, 02115-1303 D:08/19/14 Tax:941 Amt:$12,925
WIDDING, Erik B, 391 Commonwealth Ave U:3, Boston, 02115-1802 D:08/22/14 Tax:1040 Amt:$26,437
Brighton
MORONEY, James P, 127 Lake St, Brighton, 02135-3846 D:08/19/14 Tax:1040 Amt:$13,737
SHAUGHNESSY, Robert M, 25-27 Litchfield St, Brighton, 02135-1419 D:08/19/14 Tax:1040 Amt:$4,387
Dorchester
PREMIER PAINT FINISHES, 34 Mallon Rd, Dorchester, 02121-3814 D:08/19/14 Tax:941 Amt:$30,084
RELATED BEAL LLC, 34 Mallon Rd, Dorchester, 02121-3814 D:08/21/14 Tax:941 Amt:$16,324
WILSON, Teresa A, 26 Harvard St, Dorchester, 02124-1906 D:08/19/14 Tax:1040 Amt:$48,620
Hyde Park
NEVAREZ TOURS&TRANSPO, 54 Walter St U:8, Hyde Park, 02136-2972 D:08/19/14 Tax:1120 Amt:$39,413
NICHOLLS, Pamela, 410 Huntington Ave, Hyde Park, 02136-3115 D:08/19/14 Tax:1040 Amt:$5,187
Jamaica Plain
KEEFE, William J & Joanna S Keefe, 44 Prince St U:2, Jamaica Plain, 02130-2726 D:08/19/14 Tax:1040 Amt:$67,388
Mattapan
PAYNE CONTRACTING CO, 1284 Blue Hill Ave, Mattapan, 02126-1806 D:08/19/14 Tax:941 Amt:$11,377
R&R ICE CREAM&RESTAURANT, 1284 Blue Hill Ave, Mattapan, 02126-1806 D:08/19/14 Tax:941 Amt:$12,568

WORCESTER

Auburn
MOLIS, Paul A & Mary K Molis, 229 South St, Auburn, 01501-2732 D:08/18/14 Tax:1040 Amt:$9,377
Gardner
QUINN, Mark C, 171 Oak St U:1, Gardner, 01440-3819 D:08/18/14 Tax:1040 Amt:$22,053
Hardwick
FIJAL, Frederick V, 175 High Rd, Hardwick, 01031-9803 D:08/18/14 Tax:1040 Amt:$12,556
Shrewsbury
LANDRY, Karen L, 10 Camelot Dr, Shrewsbury, 01545-7704 D:08/19/14 Tax:1040 Amt:$106,813
Spencer
IVAN, Martin F & Christine E Martin, 132 N Spencer Rd, Spencer, 01562-1108 D:08/19/14 Tax:1040 Amt:$26,129
LITTLE CHELSEAS LEARNING, 15 N Brookfield Rd, Spencer, 01562-1303 D:08/19/14 Tax:941 Amt:$6,914
Webster
HOLLAND, Scott E & Nichole Holland, 5 Blueberry Ln, Webster, 01570-3230 D:08/18/14 Tax:1040 Amt:$8,785
Worcester
ALVES, Fabio I & Patricia M Alves, 13 Warren St U:1, Worcester, 01524-1405 D:08/20/14 Tax:1040 Amt:$2,617
CITY DENTAL LAB INC, 390 Main St, Worcester, 01608-2502 D:08/19/14 Tax:940 Amt:$194

WORCESTER NORTH

Lunenburg
BROGNA, Kevin, 80 Carr Ave, Lunenburg, 01462-2250 D:08/18/14 Tax:6672 Amt:$29,433

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Bourne
FINN, Patrick, 13 Woodside Ave, Bourne, 02532-4728 D:08/04/14 Tax:INCO Amt:$1,544
JONES Jr, Arthur G, 3 Chapin Ln, Bourne, 02532-2391 D:08/04/14 Tax:INCO Amt:$3,364
KEANE, David E, 296 Old Plymouth Rd, Bourne, 02562-2305 D:08/04/14 Tax:INCO Amt:$2,814
MCLAUGHLIN, John W, 69 Monument Neck Rd, Bourne, 02532-4111 D:08/04/14 Tax:INCO Amt:$4,669
Centerville
OMALLEY, Kevin J, 23 Bay View Ter, Centerville, 02632-3318 D:08/04/14 Tax:INCO Amt:$10,127
Dennis
RAMBHADJAN, Rachel & Ivan Rambhadjan, 239 Upper County Rd, Dennis, 02660-3746 D:08/04/14 Tax:INCO Amt:$3,718
Falmouth
AGAPITE, Sebastian, 26 Seashell Ln, Falmouth, 02536-6952 D:08/04/14 Tax:MEAL Amt:$4,224
LPP ENTERPRISES INC, 734 Teaticket Hwy, Falmouth, 02536-5846 D:08/04/14 Tax:MEAL Amt:$73,097
NELSON, David G & Patricia Nelson, 84 Braxton Rd, Falmouth, 02536-5135 D:08/04/14 Tax:INCO Amt:$1,584
ZHU RESTAURANT INC, 165 Teaticket Hwy, Falmouth, 02536-5636 D:08/04/14 Tax:MEAL, WITH Amt:$7,957
Harwich
GOMEZ, Andres M & Nayibis Perez, 24 Azalea Dr, Harwich, 02645-1730 D:08/04/14 Tax:INCO Amt:$754
HAYEK, Khalil El, 5 Marthas Ln, Harwich, 02645-3396 D:08/04/14 Tax:USE Amt:$20,162
Mashpee
PAULL, Stephen, 81 Bluff Ave, Mashpee, 02649-4879 D:08/04/14 Tax:WITH, USE Amt:$105,755
STONE, Marie A, 33 Shields Rd, Mashpee, 02649-2365 D:08/04/14 Tax:INCO Amt:$6,572
Orleans
KRZEMINSKI, Glenn A & Jacqueline Krzeminsk, 29 Harveys Ln, Orleans, 02653-3706 D:08/04/14 Tax:INCO Amt:$25,333
Provincetown
ACONE, Thomas E, 8 Atlantic Ave, Provincetown, 02657-2103 D:08/04/14 Tax:INCO Amt:$834
Sandwich
DINGZ INC, 17 Belmont Ave, Sandwich, 02644-1537 D:08/04/14 Tax:DOME Amt:$569
VENTRE, Mark & Dawn Ventre, 4 Windy Pine Ln, Sandwich, 02563-3115 D:08/04/14 Tax:INCO Amt:$44,689

BERKSHIRE MIDDLE

Lenox
DAVID BIMBANE, 16 Martha Ln, Lenox, 01240-2117 D:08/04/14 Tax:USE Amt:$12,506
Pittsfield
DEWEY, William A & Barbara Dewey, 136 Daniels Ave U:1, Pittsfield, 01201-3248 D:08/04/14 Amt:$720
MANZO RISTORANTE INC, 75 North St, Pittsfield, 01201-5154 D:08/04/14 Tax:MEAL Amt:$11,185

BERKSHIRE SOUTH

New Marlboro
OLD INN ASSOCIATES INC, 34 Hartsville New Marlboro R, New Marlboro, 01230 D:08/04/14 Tax:ROOM, MEAL Amt:$5,205
West Stockbridge
MONTGOMERY, Gladys, 19 Washington Sq, West Stockbridge, 01266-9372 D:08/04/14 Tax:INCO Amt:$5,487

BRISTOL FALL RIVER

Fall River
CARVALHO, Cynthia J, 423 Prospect St, Fall River, 02720-5242 D:08/04/14 Tax:INCO Amt:$15,601
Somerset
JENKINS, Allison C, 90 Sullivan Ave, Somerset, 02725-2123 D:07/03/14 Tax:INCO Amt:$21,472

BRISTOL NORTH

Attleboro
ADAMS, Edwin A & Robin Adams, 15 Adamsdale Ave, Attleboro, 02703-7501 D:07/22/14 Tax:INCO Amt:$8,388
DIVINITY DAY SPA INC, 420 Washington St, Attleboro, 02703-5917 D:07/22/14 Tax:WITH Amt:$307
MERCIER, Raymond A, 32 Trepanier St, Attleboro, 02703-8026 D:07/22/14 Tax:INCO Amt:$7,484
Berkley
REID, Amy E, 47 N Main St U:A, Berkley, 02779-1338 D:07/22/14 Tax:INCO Amt:$5,162
Easton
JACKSON, Kellie J, 10 Nancy Rd U:6, Easton, 02375-1618 D:07/22/14 Tax:INCO Amt:$792
Mansfield
MCCARTHY Jr, Kenneth F & Cheryl Mccarthy, 7 Lauren Ln, Mansfield, 02048-3288 D:07/22/14 Tax:INCO Amt:$7,403
North Attleboro
TAMMANY, Susan, 35 Chris Dr, North Attleboro, 02760-4718 D:07/22/14 Tax:MEAL Amt:$27,082
Norton
BKBM INC, 292 W Main St, Norton, 02766-2100 D:07/22/14 Tax:MEAL Amt:$68,711
COOK, David, 221 Newcomb St U:1, Norton, 02766 D:07/22/14 Tax:INCO Amt:$6,682

Raynham

AC ROUTE 44 DONUTSINC, 406 New State Hwy, Raynham, 02767 D:07/22/14 Tax:MEAL Amt:$39,546

AFB ENTERPRISES INC, 45 Lester Rd, Raynham, 02767-1610 D:07/22/14 Tax:DOME Amt:$3,121

Rehoboth

CORDINA CO INC, 55 Winthrop St U:2, Rehoboth, 02769-2605 D:07/22/14 Tax:USE Amt:$980

Taunton

RAZA, Zubair, 648 County St, Taunton, 02780-3604 D:07/22/14 Tax:USE Amt:$8,333

ROGERS, Shawn M, 14 Kelly St, Taunton, 02780-3108 D:07/22/14 Tax:INCO Amt:$6,284

BRISTOL SOUTH

Acushnet

GOUVEIA, James Leo, 116 Lawson Ave, Acushnet, 02743-2452 D:07/28/14 Tax:MEAL Amt:$690

Dartmouth

TRIO CAFE&LOUNGE INC, 780 State Rd, Dartmouth, 02747-1812 D:07/28/14 Tax:MEAL Amt:$26,464

Fairhaven

FORT PHOENIX POST 2892, 109 Middle St, Fairhaven, 02719-3019 D:07/28/14 Tax:MEAL Amt:$10,275

New Bedford

AL LEBLANC INC, 262 Raymond St, New Bedford, 02745-2562 D:07/28/14 Tax:WITH Amt:$662

ANDREWS DAHILL POST 1531, 477 Park St, New Bedford, 02740-4253 D:07/28/14 Tax:MEAL, WITH Amt:$10,882

BENTO, Gerald, 379 Cottage St, New Bedford, 02740-5248 D:07/28/14 Tax:INCO Amt:$2,176

DECARMELO LLC, 381 Dartmouth St, New Bedford, 02740-1114 D:07/28/14 Tax:USE Amt:$17,554

DECARMELO LLC, 381 Dartmouth St, New Bedford, 02740-1114 D:07/28/14 Tax:USE Amt:$22,029

DECARMELO LLC, 381 Dartmouth St, New Bedford, 02740-1114 D:07/28/14 Tax:USE Amt:$4,475

ESTRELLA, Christopher, 874 Rockdale Ave, New Bedford, 02740-2706 D:07/28/14 Tax:INCO Amt:$1,568

JONES, Myles A, 85 Woodlawn St, New Bedford, 02744-1516 D:07/28/14 Tax:INCO Amt:$725

LOURENCO, Shawn, 537 S 2nd St, New Bedford, 02744-1717 D:07/28/14 Tax:INCO Amt:$5,477

SILVA, Casey L & Catarina Silva, 406 Union St, New Bedford, 02740-3672 D:07/28/14 Tax:INCO Amt:$6,629

STAT AMBULANCE SERVICE, 43 Tower Dr, New Bedford, 02740-6402 D:07/28/14 Tax:WITH Amt:$26,920

ESSEX NORTH

Andover

NICKPOUR, Vahid, 18 Sunset Rock Rd, Andover, 01810-4827 D:08/04/14 Tax:INCO Amt:$16,524

Lawrence

JAIME, Rafael, 61 Essex St, Lawrence, 01840-1709 D:08/04/14 Tax:MEAL Amt:$9,452

KING TIRE&MULTISERVICES, 357 Jackson St, Lawrence, 01841-1234 D:08/04/14 Tax:USE, DOME Amt:$13,026

PORTORREAL, Perfecto, 773 Essex St, Lawrence, 01841-4606 D:07/30/14 Tax:MEAL, USE Amt:$6,985

WILSON, David J & Cherish Wilson, 15 Hoffman Ave, Lawrence, 01841-1505 D:08/04/14 Tax:INCO Amt:$2,765

Methuen

MAILLOUX, Russell J & Cynthia Mailloux, 2 Laura Ln, Methuen, 01844-2806 D:08/04/14 Tax:INCO Amt:$3,865

MBUGUA, George C & Nabwire Mango, 25 Independence Dr U:3, Methuen, 01844-5723 D:08/04/14 Tax:INCO Amt:$6,830

VARNEY, Garry D, 25 Howe St U:17, Methuen, 01844-6903 D:08/04/14 Tax:INCO Amt:$4,132

North Andover

ETCHU, Elza A, 45 Royal Crest Dr, North Andover, 01845-6558 D:08/04/14 Tax:INCO Amt:$962

MELVIN, James T, 296 Middlesex St, North Andover, 01845-3418 D:08/04/14 Tax:INCO Amt:$3,355

PERRY, Alfred M & Lynda Perry, 61 Wentworth Ave, North Andover, 01845-1723 D:08/04/14 Tax:INCO Amt:$3,623

SCULLY, Stephen J & Diane Scully, 808 Great Pond Rd, North Andover, 01845-2027 D:08/04/14 Tax:INCO Amt:$6,593

TRAVERS, John, 14 Appleton St, North Andover, 01845-3120 D:08/04/14 Tax:INCO Amt:$10,622

FRANKLIN

Greenfield

REVIS, Richard M, 51 Woodard Rd, Greenfield, 01301-2112 D:08/04/14 Tax:USE, WITH Amt:$16,270

WALLITIS, Michael R, 51 Woodard Rd, Greenfield, 01301-2112 D:08/04/14 Tax:USE, WITH Amt:$16,270

HAMPDEN

Holyoke

FLORES-TORRES, Pablo L, 37 Brown Ave, Holyoke, 01040-3501 D:08/04/14 Tax:MEAL Amt:$9,017

Palmer

HOT SHOTS BILLIARDS INC, 1440 Main St, Palmer, 01069 D:08/04/14 Tax:MEAL Amt:$14,324

Springfield

GOS LLC, 288 Worthington St U:1, Springfield, 01103-2302 D:08/04/14 Tax:MEAL Amt:$45,136

PAINTBALL KING LLC, 1655 Boston Rd U:104, Springfield, 01129-1143 D:08/04/14 Tax:USE Amt:$16,339

TAYLOR, Mary E, 36 Dartmouth St, Springfield, 01109-3909 D:08/04/14 Tax:WITH Amt:$15,346

TAYLOR, Tony, 36 Dartmouth St, Springfield, 01109-3909 D:08/04/14 Tax:WITH Amt:$20,314

HAMPSHIRE

Belchertown

PITONIAK Jr, Richard S, 120 Federal St, Belchertown, 01007-9700 D:08/04/14 Tax:USE Amt:$4,163

Easthampton

CANCINOS, Francisco & Ana Luisa Kestler, 80 Maple St U:B, Easthampton, 01027-1755 D:08/04/14 Tax:INCO Amt:$7,244

OBRIEN, James, 18 Davis St, Easthampton, 01027-1623 D:08/04/14 Tax:INCO Amt:$6,917

Northampton

BIDDLE, David, 184 Main St, Northampton, 01053-5307 D:08/04/14 Tax:INCO Amt:$8,001

DEAN, Mark R & Katherine Chouinardd, 21 Birch Hill Rd, Northampton, 01062-3401 D:08/04/14 Tax:INCO Amt:$1,689

Ware

YOUNG, Eric A, 100-1/2 North St, Ware, 01082-1030 D:08/04/14 Tax:INCO Amt:$251

MIDDLESEX NORTH

Billerica

DONOVAN, Shawn & Anabela Carneiro, 6 Emerson Rd, Billerica, 01821-1436 D:08/04/14 Tax:INCO Amt:$8,333

Chelmsford

ANIMAL HAUS INC, 7 Summer St U:3, Chelmsford, 01824-3020 D:08/04/14 Tax:USE Amt:$29,861

MACLEAN, Cole D, 21 Dunstan Rd, Chelmsford, 01824-2507 D:08/04/14 Tax:INCO Amt:$517

PARSONS Jr, Philip & Win Parsons, 119 Westford St, Chelmsford, 01824-2056 D:08/04/14 Tax:INCO Amt:$4,437

Dracut

AHY BAR RESTAURANT INC, 701 Nashua Rd, Dracut, 01826-1942 D:08/04/14 Tax:MEAL, WITH Amt:$13,379

GODDARD, Fred D, 22 Cook St, Dracut, 01826-3302 D:08/04/14 Tax:INCO Amt:$3,898

KENWOOD ACADEMY INC, 920 Methuen St, Dracut, 01826-5301 D:08/04/14 Tax:WITH Amt:$11,873

Lowell

280 CENTRAL INC, 280 Central St, Lowell, 01852-2204 D:08/04/14 Tax:MEAL Amt:$63,567

ANDERSON, Steven J, 18 Webster Ave, Lowell, 01850-2057 D:08/04/14 Tax:INCO Amt:$5,165

CORCORAN, William P, 612 Bridge St, Lowell, 01850-2046 D:08/04/14 Tax:INCO Amt:$5,119

DESILETS, Richard T, 438 Butman Rd, Lowell, 01852-4308 D:08/04/14 Tax:INCO Amt:$7,007

DESROCHES, Arthur M, 42 West St, Lowell, 01850-1954 D:08/04/14 Tax:INCO Amt:$2,118

DUAH, Joseph O & Elizabeth Obeng, 301 Foster St, Lowell, 01851-3014 D:08/04/14 Tax:INCO Amt:$6,706

HOKKAIDO RESTAURANT INC, 63 Belvidere Cir, Lowell, 01852-4301 D:08/04/14 Tax:MEAL, WITH Amt:$27,866

PERRY, James J, 11 Autumn St, Lowell, 01852-4501 D:08/04/14 Tax:INCO Amt:$295

Wilmington

EDWARD C WHITNEY&SON, 889 Woburn St, Wilmington, 01887-3414 D:08/04/14 Tax:USE, WITH Amt:$2,504

MIDDLESEX SOUTH

Arlington

MERCER, John P & Steven Kupelnick, 26 Heath Rd U:6A, Arlington, 02474-3615 D:07/30/14 Tax:INCO Amt:$27,403

MITZEL, John C, 210 Massachusetts Ave, Arlington, 02474-8403 D:07/30/14 Tax:USE, WITH Amt:$12,172

Ashland

ZEES HOME DECORATING CTR, 285 Captain Eames Cir, Ashland, 01721-3924 D:07/30/14 Tax:DOME Amt:$741

Belmont

GARTLAND, Aaron & Lisa Pini-gartland, 43 Leslie Rd, Belmont, 02478-2238 D:07/30/14 Tax:INCO Amt:$790

POIRIER, Lawrence, 307 Channing Rd, Belmont, 02478-4157 D:07/30/14 Tax:INCO Amt:$5,897

Burlington

ABRAMO BROTHERS CO, 292 Cambridge St, Burlington, 01803-2436 D:07/30/14 Tax:USE Amt:$172,163

Cambridge

FINNEGAN, Mary A, 53 Reservoir St, Cambridge, 02138-3335 D:07/30/14 Tax:INCO Amt:$16

GOLD STAR TRUCKING INC, 127 Smith Pl, Cambridge, 02138-1019 D:07/30/14 Tax:WITH Amt:$6,198

MASS ENERGY LAB INC, 127 Smith Pl, Cambridge, 02138-1019 D:08/04/14 Tax:USE, DOME Amt:$6,726

MASS ENERGY LAB INC, 127 Smith Pl, Cambridge, 02138-1019 D:08/04/14 Tax:USE, DOME Amt:$40,858

N E TRANSMISSION CO INC, 372 Rindge Ave, Cambridge, 02140-2942 D:07/30/14 Tax:USE Amt:$914

QUICK GOURMET INC, 1868 Massachusetts Ave, Cambridge, 02140-2709 D:08/04/14 Tax:MEAL, USE Amt:$6,335

QUICK GOURMET INC, 1868 Massachusetts Ave, Cambridge, 02140-2709 D:08/04/14 Tax:MEAL, USE Amt:$5,420

YOKI OF CAMBRIDGE LLC, 485 Massachusetts Ave, Cambridge, 02139-4018 D:07/30/14 Tax:MEAL Amt:$25,492

Everett

LIEU, Phol, 68 Chestnut St U:1, Everett, 02149-3815 D:07/30/14 Tax:INCO Amt:$13,124

TWIN PINES CONSTRUCTION, 3 Charlton St U:B, Everett, 02149-2405 D:07/30/14 Tax:DOME Amt:$6,557

Framingham

HOWLAND, Raymond, 14 Danforth St U:2, Framingham, 01701-3547 D:07/30/14 Tax:INCO Amt:$7,271

MASS ATLANTIC CONSTR, 20 Lilian Rd, Framingham, 01701-4821 D:07/30/14 Tax:WITH Amt:$1,482

Hopkinton

KNIGHT, William M, 30 Lumber St, Hopkinton, 01748-2304 D:07/30/14 Tax:INCO Amt:$7,042

MAGRI, Dana, 44 Cross St, Hopkinton, 01748-1228 D:07/30/14 Tax:INCO Amt:$4,042

Hudson

GILLEN, Edward, 224 Central St, Hudson, 01749-1399 D:07/30/14 Tax:WITH Amt:$882

GILLEN, Ruth, 224 Central St, Hudson, 01749-1399 D:07/30/14 Tax:WITH Amt:$882

MALLOY Jr, Frederick & Jacqueline Malloy, 116 Causeway St, Hudson, 01749-3243 D:07/30/14 Tax:INCO Amt:$1,006

Malden

MARQUEZ, Roberto V, 130 Oakland St, Malden, 02148-6525 D:07/30/14 Tax:INCO Amt:$128

ROUTE 99 AUTO INC, 70 Broadway, Malden, 02148-6003 D:07/30/14 Tax:USE Amt:$3,492

STERN, Mark L, 252 Kennedy Dr U:704, Malden, 02148-3303 D:07/30/14 Tax:INCO Amt:$2,146

T&J AUTO COLLISION CTR, 627 Salem St, Malden, 02148-4324 D:07/30/14 Tax:USE Amt:$2,005

Newton

IRISH REDSOX LLC, 349 Watertown St, Newton, 02458-1329 D:07/30/14 Tax:MEAL Amt:$987

ITALIEN, Widmarck & Pearly Evans, 233 Needham St U:3, Newton, 02464-1507 D:07/30/14 Tax:INCO Amt:$9,666

PARATORE, David M, 67 Oak Ave U:67, Newton, 02465-1814 D:07/30/14 Tax:MEAL Amt:$18,691

PARATORE, David M, 67 Oak Ave U:67, Newton, 02465-1814 D:07/30/14 Tax:MEAL Amt:$11,867

Sherborn

MANN, Kyle R & Leslie Doyle, 6 Apple St, Sherborn, 01770-1267 D:07/30/14 Tax:INCO Amt:$24,636

TWINING, Thomas S, 60 Brush Hill Rd, Sherborn, 01770-1130 D:07/30/14 Tax:INCO Amt:$12,925

Stoneham

WOOD, Steven A, 200 Leisure Ln U:104, Stoneham, 02180-4003 D:07/30/14 Tax:INCO Amt:$3,185

YOURTECHNOLOGY SOLUTIONS, 10 Congress St U:1, Stoneham, 02180-2557 D:07/30/14 Tax:DOME, USE Amt:$6,755

Wakefield

SANDONATO, Louis R & Deidre Sandonato, 104 Farm St, Wakefield, 01880-3504 D:07/30/14 Tax:INCO Amt:$1,320

Waltham

MOORES, Joseph K, 22 Wamsutta Ave, Waltham, 02451-3207 D:07/30/14 Tax:INCO Amt:$2,105

SUSHI BOX INC, 617 Main St, Waltham, 02452-5550 D:07/30/14 Tax:MEAL Amt:$625

WALSH, Michael E, 918 Main St U:1, Waltham, 02451-7402 D:07/30/14 Tax:INCO Amt:$17,244

Watertown

ABBAS, Mohammad K, 54 Crawford St, Watertown, 02472-2820 D:07/30/14 Tax:MEAL Amt:$840

MOSCHELLA Jr, Robert P, 23 Prescott St, Watertown, 02472-1793 D:07/30/14 Tax:INCO Amt:$540

PAULS GRILLE INC, 821 Mount Auburn St, Watertown, 02472-1520 D:07/30/14 Tax:DOME, MEAL Amt:$109,769

PAULS GRILLE INC, 821 Mount Auburn St, Watertown, 02472-1520 D:07/30/14 Tax:DOME, MEAL Amt:$1,654

Woburn

BREAKERS BILLIARDS INC, 106 Winn St, Woburn, 01801-2836 D:07/30/14 Tax:MEAL Amt:$604

PINA, Nivia J, 71 Fletcher Rd, Woburn, 01801-1963 D:07/30/14 Tax:MEAL Amt:$1,011

PINA, Nivia J, 71 Fletcher Rd, Woburn, 01801-1963 D:07/30/14 Tax:MEAL Amt:$7,143

PINA, Nivia J, 71 Fletcher Rd, Woburn, 01801-1963 D:07/30/14 Tax:MEAL Amt:$52,445

PINA, Nivia J, 71 Fletcher Rd, Woburn, 01801-1963 D:07/30/14 Tax:MEAL Amt:$68,248

PINA, Nivia J, 71 Fletcher Rd, Woburn, 01801-1963 D:07/30/14 Tax:MEAL Amt:$70,417

RHODES, Rickey L, 49 Wood St, Woburn, 01801-3709 D:07/30/14 Tax:INCO Amt:$274

VILLATORE, Murilo, 19 Summer St U:2, Woburn, 01801-5018 D:07/30/14 Tax:INCO Amt:$537

NORFOLK

Avon

GALLAGHER, Thomas P, 609 W Main St, Avon, 02322-1714 D:07/29/14 Tax:INCO Amt:$1,794

Bellingham

KENNEDY, Ralph A & Collette Kennedy, 261 Pulaski Blvd U:1L, Bellingham, 02019-2400 D:07/29/14 Tax:INCO Amt:$1,298

Braintree

NEW ENGLAND OFFICE SUPPLY, 135 Lundquist Dr, Braintree, 02184-5221 D:07/29/14 Tax:DOME Amt:$6,436

Brookline

LAUTENBACH, Anabel J, 2 Auburn Ct U:1, Brookline, 02446-6331 D:07/29/14 Tax:INCO Amt:$1,948

Canton

DILETIZIA, John, 26 Randolph St, Canton, 02021-2333 D:07/29/14 Tax:INCO Amt:$819

Dedham

JUST GOLD INC, 920 Providence Hwy, Dedham, 02026-6806 D:07/29/14 Tax:DOME, USE Amt:$149

Foxboro

DANIEL, Charles G, 9 Mechanic St U:216, Foxboro, 02035-2046 D:07/29/14 Tax:INCO Amt:$5,253

Millis

BUDABINGS INC, 1062 Main St, Millis, 02054-1401 D:07/29/14 Tax:MEAL Amt:$17,892

Milton

MARCUS CARPET SERVICES CO, 21 Marshall Rd, Milton, 02186-4403 D:07/29/14 Tax:DOME, WITH Amt:$39,472

PROKOPISCABRAL, Cheryl M, 16 School St, Milton, 02186-2911 D:07/29/14 Tax:INCO Amt:$6,575

Needham

GREYMONT, Douglas P & Donna Greymont, 743 Central Ave, Needham, 02494-1433 D:07/29/14 Tax:INCO Amt:$9,498

OMALLEY, Thomas A, 60 Greendale Ave, Needham, 02494-2131 D:07/29/14 Tax:INCO Amt:$3,065

Norwood

IRISH CELTICS LLC, 434 Providence Hwy, Norwood, 02062 D:07/29/14 Tax:MEAL Amt:$12,931

Quincy

AUTO TRUCK&TOW LLC, 5 Shellton Rd, Quincy, 02169-2629 D:07/29/14 Tax:USE, WITH Amt:$10,124

HURLEY, Robert V, 150 Liberty St, Quincy, 02169-7601 D:07/29/14 Tax:INCO Amt:$5,848

NANTASKET CONCESSIONS INC, 657 Adams St, Quincy, 02169-1301 D:07/29/14 Tax:MEAL Amt:$2,522

Randolph

ELLIS, Charles I & Nanci Ellis, 601 Irving Rd U:601, Randolph, 02368-1880 D:07/29/14 Tax:INCO Amt:$11,910

MURRAY, Patrick J, 227 Oak St, Randolph, 02368-3827 D:07/29/14 Tax:INCO Amt:$900

Sharon

BUSINESS TELEPHONE SYSTEM, 16 Boyden Ln, Sharon, 02067-2856 D:07/29/14 Tax:WITH, USE Amt:$10,505

SAMUELS, David J & Ariel Serkin, 26 Pond St U:9, Sharon, 02067-2038 D:07/29/14 Tax:INCO Amt:$3,927

Stoughton

CAMPBELL, James M, 67 Parkview Ave, Stoughton, 02072-3537 D:07/29/14 Tax:INCO Amt:$5,526

FLEMING, Corinne M, 95 Chapman Rd, Stoughton, 02072-1144 D:07/29/14 Tax:INCO Amt:$2,267

WEINSTEIN, Eric M, 971 Park St, Stoughton, 02072-3648 D:07/29/14 Tax:INCO Amt:$11,178

Wellesley

SMITH, Ashleyrose, 19 Eaton Ct, Wellesley, 02481-7603 D:07/29/14 Tax:INCO Amt:$5,171

WELLESLEY HILLS PCMH, 65 Walnut St, Wellesley, 02481-2101 D:07/29/14 Tax:WITH Amt:$19,732

WELLESLEY MEDICAL ASSOC, 65 Walnut St, Wellesley, 02481-2101 D:07/29/14 Tax:WITH, DOME Amt:$38,637

Weymouth

GRASSIA, James T, 5 Lincoln St, Weymouth, 02191-1806 D:07/29/14 Tax:INCO Amt:$9,766

Wrentham

COMMODITIES MARKET INC, 32 Franklin St, Wrentham, 02093-1218 D:07/29/14 Tax:WITH Amt:$638

PLYMOUTH

Bridgewater

BURR, Charles C, 50 Lawrence Ave, Bridgewater, 02324-1614 D:07/29/14 Tax:INCO Amt:$6,665

PARKER Jr, Richard W & Carolyn Parker, 252 High St, Bridgewater, 02324-1508 D:08/04/14 Tax:INCO Amt:$6,861

Brockton

ALLEN, Junior, 21 Enterprise St U:1, Brockton, 02301-2429 D:08/04/14 Tax:USE, WITH Amt:$140,654

BENJAMIN, Vivian E, 39 Keswick Rd, Brockton, 02302-1518 D:08/04/14 Tax:INCO Amt:$4,607

BIANCHINI, Ronald J, 38 Rockford St, Brockton, 02301-4638 D:08/04/14 Tax:INCO Amt:$5,664

BLANCO, Soila, 14 Chester Ave, Brockton, 02301-5212 D:07/29/14 Tax:MEAL, USE Amt:$2,830

BOTELHO, Robert L, 374 Elm St, Brockton, 02301 D:08/04/14 Tax:INCO Amt:$26,266

ERILUS, Pierre E & Rebecca Erilus, 20 Pearl Way, Brockton, 02301-2873 D:07/29/14 Tax:INCO Amt:$515

GUILFORD, George, 320 Main St U:609, Brockton, 02301-5323 D:07/29/14 Tax:INCO Amt:$14,362

MITOULIS, Menelaos & Kallian Mitoulis, 21 Athens, Brockton, 02301-2861 D:07/29/14 Tax:INCO Amt:$3,925

RILEY, Paul F & Tammy Riley, 10 Churchill Ave, Brockton, 02301-6909 D:07/29/14 Tax:INCO Amt:$9,197

SLOAN, Jesse & Michelle Sloan, 153 Auburn St, Brockton, 02302-4242 D:07/29/14 Tax:INCO Amt:$6,224

Carver

PITTSLEY, Shari, 21 Marks Way, Carver, 02330-1745 D:07/29/14 Tax:INCO Amt:$2,797

Duxbury

DOBENS, Charles & Kathleen Dobens, 30 Parkers Grove Ln, Duxbury, 02332-4737 D:07/29/14 Tax:INCO Amt:$4,411

East Bridgewater

ALLEN, Kenneth W, 8 Emery Ln, East Bridgewater, 02333-1093 D:08/04/14 Tax:INCO Amt:$7,851

Halifax

DEVINE, Charles, 32 Carver St, Halifax, 02338-1717 D:07/29/14 Tax:WITH Amt:$17,691

Hanover

HANOVER AUTO SERVICE INC, 309 Columbia Rd, Hanover, 02339-2325 D:07/29/14 Tax:DOME, WITH Amt:$4,536

Hanson

DAVID BLAUSS&CO INC, 690 E Washington St, Hanson, 02341-1223 D:08/04/14 Tax:WITH Amt:$29,757

HONEY TREE LEARNING CTR, 75 Andrew Ln, Hanson, 02341-1338 D:08/04/14 Tax:WITH, DOME Amt:$1,438

Hingham

BARE COVE MANAGEMENT LLC, 59 Water St, Hingham, 02043-2216 D:08/04/14 Tax:MEAL Amt:$18,753

FINN, Kelly, 147 Beal St, Hingham, 02043-1541 D:08/04/14 Tax:INCO Amt:$5,300

MCINNIS, Michael L & Karen Mcinnis, 10 Brewster Rd, Hingham, 02043-3664 D:08/04/14 Tax:INCO Amt:$10,192

STRACHAN, Richard S & Elizabeth Strachan, 36 Croyden Rd, Hingham, 02043-1041 D:08/04/14 Tax:INCO Amt:$5,130

Hull

AMBROSE, Anthony, 36 Sunset Ave, Hull, 02045-1810 D:08/04/14 Tax:MEAL Amt:$7,424

MARKIEWICZ, David A, 46 Duck Ln, Hull, 02045-1302 D:07/29/14 Tax:INCO Amt:$2,335

RIC RAY INC, 157 Nantasket Ave, Hull, 02045-3102 D:07/29/14 Tax:MEAL Amt:$7,223

ZUFFANTE, Brian, 820 Nantasket Ave, Hull, 02045-1531 D:08/04/14 Tax:INCO Amt:$6,563

Kingston

BALBONI, Leon H & Nancy Balboni, 129 Elm St, Kingston, 02364-1925 D:08/04/14 Tax:INCO Amt:$14,487

DREW, Carol, 4 Everson Way, Kingston, 02364-1146 D:08/04/14 Tax:INCO Amt:$865

GREEN BARN LLC, 11 Loring Ave, Kingston, 02364-1526 D:07/29/14 Tax:WITH Amt:$4,986

MCDONALD, Scott D, 115 Parting Ways Rd, Kingston, 02364-2010 D:07/29/14 Tax:INCO Amt:$122

Lakeville

BOSSIO, Francis N, 16 Rush Pond Rd, Lakeville, 02347-1345 D:08/04/14 Tax:INCO Amt:$4,414

LAKEVILLE CARDS&GIFTS, 330 Bedford St, Lakeville, 02347-2100 D:07/29/14 Tax:USE Amt:$1,641

MORSE OFFICE EQUIPMENT, 12 Harding St U:110, Lakeville, 02347-1201 D:07/29/14 Tax:USE Amt:$4,326

Marshfield

KENT, Gilbert L & Diane Kent, 31 Somerville St, Marshfield, 02050-4518 D:07/29/14 Tax:INCO Amt:$2,320

Middleboro

HOOPER, William F, 17 Coombs St, Middleboro, 02346-2409 D:08/04/14 Tax:INCO Amt:$5,350

JJAS CORP, 22 Harding St, Middleboro, 02346-1014 D:07/29/14 Tax:USE Amt:$6,294

VIERA, Alan J & Mary Lou Viera, 6 Cliff St, Middleboro, 02346-1802 D:08/04/14 Tax:INCO Amt:$2,013

WYNN, Frederick C, 43 School St, Middleboro, 02346-2257 D:07/29/14 Tax:INCO Amt:$972

Norwell

DOHERTY, John J & Marie Doherty, 114 Old Oaken Bucket Rd, Norwell, 02061-1321 D:08/04/14 Tax:INCO Amt:$3,328

Pembroke

AUSTIN OPERATIONS INC, 811 Washington St U:7, Pembroke, 02359-2316 D:08/04/14 Tax:WITH Amt:$32,408

BURKE, Tammy, 30 Oakland Sq, Pembroke, 02359-3745 D:07/29/14 Tax:MEAL Amt:$5,871

DRISCOLL, Joseph & Elizabeth Driscoll, 7 Taylor Point Rd, Pembroke, 02359-2503 D:07/29/14 Tax:INCO Amt:$830

LUSCINSKI, James V, 49 Pleasant St, Pembroke, 02359-2302 D:07/29/14 Tax:INCO Amt:$984

PINTO, Derek J, 15 Deerfield Ln, Pembroke, 02359-3756 D:08/04/14 Tax:INCO Amt:$5,232

RUBERA, Paul N, 446 Mattakeesett St, Pembroke, 02359-2921 D:07/29/14 Tax:INCO Amt:$13,191

Plymouth

ALVES-DELIMA, Leonardo, 46 Main Street Ext, Plymouth, 02360-3329 D:08/04/14 Tax:MEAL Amt:$2,523

BLANCHARD, Paul D, 19 Langford Rd, Plymouth, 02360-2119 D:07/29/14 Tax:INCO Amt:$2,578

CARLSON, Kerry A, 25 Seal Cove Rd, Plymouth, 02360-2073 D:08/04/14 Tax:INCO Amt:$9,478

CUMMINGS, William C, 1 Herring Pond Rd, Plymouth, 02360-6903 D:07/29/14 Tax:USE Amt:$8,382

GUIDABONI, Michael S & Beth Guidaboni, 27 Seaview St, Plymouth, 02360-4445 D:07/29/14 Tax:INCO Amt:$4,696

JUBILEE CAFE&CATERING, 22 Court St, Plymouth, 02360-3347 D:07/29/14 Tax:DOME Amt:$949

KING, Charles G & Angel King, 95 Dickson Dr, Plymouth, 02360-6833 D:08/04/14 Tax:INCO Amt:$7,069

MCCLENON, Anne, 34 Long Pond Rd, Plymouth, 02360-2606 D:07/29/14 Tax:USE Amt:$757

MCLEAVY, Michael & Loychai Mcleavy, 177 Bourne Rd, Plymouth, 02360-2839 D:08/04/14 Tax:INCO Amt:$4,950

NICKLAS, Robert B & Nancy Nicklas, 60 Lisa Ave, Plymouth, 02360-5016 D:07/29/14 Tax:INCO Amt:$1,234

VICKERY, Albert L, 65 Pinehurst Dr, Plymouth, 02360-5050 D:08/04/14 Tax:INCO Amt:$5,628

YOUR NEXT MEAL INC, 170 Water St, Plymouth, 02360-3839 D:08/04/14 Tax:MEAL Amt:$68,549

YOUR NEXT MEAL INC, 170 Water St, Plymouth, 02360-3839 D:08/04/14 Tax:MEAL Amt:$68,549

Rockland

BARCLAY, William A, 222 Webster St, Rockland, 02370-1208 D:07/29/14 Tax:INCO Amt:$1,078

LANAS BREAKFAST SHOP LLC, 86 VFW Dr, Rockland, 02370-1130 D:07/29/14 Tax:MEAL Amt:$44,517

SILVESTRO 3rd, Domenic, 3 Alpine St, Rockland, 02370-2727 D:07/29/14 Tax:MEAL Amt:$83,305

SMITH Jr, Robert J & Jillene Smith, 708 Brookline Way, Rockland, 02370-2046 D:07/29/14 Tax:INCO Amt:$1,071

WILCOX, Robert J, 348 Webster St U:1, Rockland, 02370-1210 D:07/29/14 Tax:INCO Amt:$2,701

Scituate

CHILI PEPPER JAM LTD, 11 James Way, Scituate, 02066-4705 D:07/29/14 Tax:MEAL, DOME Amt:$8,656

STF LLC, 12 Meetinghouse Ln U:203, Scituate, 02066 D:08/04/14 Tax:USE Amt:$10,129

WALSH, Edward J & Kelly Walsh, 68 Pratt Rd, Scituate, 02066-2033 D:08/04/14 Tax:INCO Amt:$12,090

Wareham

EATON TRADING CO INC, 3103 Cranberry Hwy U:6, Wareham, 02538-1358 D:07/29/14 Tax:MEAL Amt:$19,945

MITCHELL, Arthur E, 36 Swifts Beach Rd U:24, Wareham, 02571-1925 D:08/04/14 Tax:INCO Amt:$868

PORRATA, Yolanda, 26 Murray Hill Rd, Wareham, 02558 D:08/04/14 Tax:INCO Amt:$8,020

QUINN, Graham I, 8 Ladd Ave, Wareham, 02571-1601 D:07/29/14 Tax:WITH, USE Amt:$13,352

TACKER, Freddie G, 16 White Pine Ave, Wareham, 02576-1336 D:08/04/14 Tax:INCO Amt:$11,212

Whitman

ROACH, Amy E, 208 South Ave U:2, Whitman, 02382-2028 D:07/29/14 Tax:INCO Amt:$2,194

ROBERTSON, Wayne B & Leslie Robertson, 23 Fullerton Ave U:1, Whitman, 02382-2433 D:08/04/14 Tax:INCO Amt:$5,868

SUFFOLK

Allston

KWAN, Billy, 1 Brighton Ave U:2, Allston, 02134-2357 D:07/29/14 Tax:USE Amt:$17,565

KWAN, Billy, 1 Brighton Ave U:2, Allston, 02134-2357 D:07/29/14 Tax:USE Amt:$4,872

Boston

MARTE, Carlos, 630 Hyde Park Ave, Boston, 02131 D:07/29/14 Tax:MEAL Amt:$7,609

PETALS FOODS LLC, 350 Longwood Ave, Boston, 02115-5745 D:07/29/14 Tax:MEAL Amt:$7,429

SKY RISE LLC, 711 Atlantic Ave, Boston, 02111-2806 D:07/29/14 Tax:USE Amt:$1,757

WODINSKY, Jerome & Bernadette Wodinsky, 303-A Commonwealth Ave, Boston, 02115-2001 D:07/29/14 Tax:INCO Amt:$4,831

Brighton

ADSONFEET LLC, 2001 Beacon St U:303, Brighton, 02135-7768 D:07/29/14 Tax:DOME Amt:$5,814

PIZZANINI INC, 60 Washington St, Brighton, 02135-7429 D:07/29/14 Tax:MEAL Amt:$2,138

Chelsea

TORRES, Daniel, 92 Cottage St U:1, Chelsea, 02150-3310 D:07/29/14 Tax:INCO Amt:$5,580

Dorchester

BURTON, Darlene L, 7 Trinity Ter, Dorchester, 02121-2144 D:07/29/14 Tax:INCO Amt:$3,367

COLETRAIN INC, 20 Charles St, Dorchester, 02114-4602 D:07/29/14 Tax:WITH, DOME Amt:$1,802

DONOVAN, Ann Quinn, 14 Rosaria St, Dorchester, 02122-2214 D:07/29/14 Tax:INCO Amt:$2,663

MCCARTHY, Richard D, 735 Adams St U:32, Dorchester, 02122-1955 D:07/29/14 Tax:INCO Amt:$17,744

OUASSAIDI, Redouane & Nana Antonyan, 730 Columbia Rd, Dorchester, 02125-1709 D:07/29/14 Tax:INCO Amt:$3,789

THOMPSON, Larry, 53 Washington St U:4, Dorchester, 02121-3118 D:07/29/14 Tax:INCO Amt:$31,988

WIRELESS TELECOM CENTER, 1931 Dorchester Ave, Dorchester, 02124-3730 D:07/29/14 Tax:SALE Amt:$5,569

East Boston

RIVERA, Liliana, 472 Sumner St U:1, East Boston, 02128-2220 D:07/29/14 Tax:MEAL Amt:$9,284

Hyde Park

PIMENTEL, Salvador D, 96 Crown Point Dr, Hyde Park, 02136-1004 D:07/29/14 Tax:INCO Amt:$5,026

SANTANA, Fausto A, 17 Riley Rd, Hyde Park, 02136-2415 D:07/29/14 Tax:INCO Amt:$2,337

Mattapan

VIP AUTO TECH INC, 1339 Blue Hill Ave, Mattapan, 02126-1814 D:07/29/14 Tax:WITH Amt:$1,325

Revere

RAVESI, Angela, 80 Camille Rd, Revere, 02151-2177 D:07/29/14 Tax:MEAL Amt:$19,721

RAVESI, Giuseppe, 35 Rossetti St, Revere, 02151-2215 D:07/29/14 Tax:MEAL Amt:$19,721

ROCHA, Alexandro O, 6 Nell Rd, Revere, 02151-2106 D:07/29/14 Tax:USE Amt:$22,259

SIMOES, Bianca, 6 Nell Rd, Revere, 02151-2106 D:07/29/14 Tax:USE Amt:$22,259

TJ AUTOMOTIVE INC, 21 Overlook Ridge Dr U:125, Revere, 02151-1186 D:07/29/14 Tax:USE Amt:$20,573

Roslindale

BURNS, Christopher G & Christine Bonardi, 11 Metropolitan Ave, Roslindale, 02131-3412 D:07/29/14 Tax:INCO Amt:$5,935

ESCOBAR, Wilfredo J, 2 Hazelmere Rd, Roslindale, 02131-1424 D:07/29/14 Tax:INCO Amt:$12,226

JOSES AUTO REPAIR INC, 610 Hyde Park Ave, Roslindale, 02131-4307 D:07/29/14 Tax:USE, WITH Amt:$3,251

Roxbury

LEWIS, Tonia L, 255 Walnut Ave U:1, Roxbury, 02119-1316 D:07/29/14 Tax:INCO Amt:$2,610

NOS CASA CAFE LLC, 475 Dudley St, Roxbury, 02119-2719 D:07/29/14 Tax:MEAL Amt:$1,578

SOUZA, Matthew, 180 Winthrop St, Roxbury, 02119-3325 D:07/29/14 Tax:INCO Amt:$1,806

South Boston

HAYES, Amy J, 759 E Broadway, South Boston, 02127-2345 D:07/29/14 Tax:USE, WITH Amt:$12,937

West Roxbury

KARDAS, John M & Brenda Kardas, 57 Rockland St, West Roxbury, 02132-6311 D:07/29/14 Tax:INCO Amt:$2,220

WORCESTER

Athol

LEHTOMAKI, Jacob, 110 Lee St, Athol, 01331-1952 D:07/28/14 Tax:INCO Amt:$533

Auburn

MORTON, James & Rose Morton, 83 Forest Park Dr, Auburn, 01501 D:07/28/14 Tax:INCO Amt:$1,069

MORTON, James & Rose Morton, 83 Forest Park Dr, Auburn, 01501 D:08/28/14 Tax:INCO Amt:$1,069

Barre

PAYNE, William, 1 School St, Barre, 01005-9558 D:07/28/14 Tax:USE Amt:$1,372

Clinton

HERNANDEZ, Ramon E, 657 Main St U:2, Clinton, 01510-2428 D:07/28/14 Tax:INCO Amt:$8,038

Gardner

BOISSE, Cory F, 260 Baker St, Gardner, 01440-2844 D:07/28/14 Tax:INCO Amt:$3,605

CATON, James R, 9 Stone St, Gardner, 01440-1139 D:07/28/14 Tax:MEAL, WITH Amt:$39,292

Lancaster

BARRETT, James M, 47 Hemlock Ln, Lancaster, 01523-1747 D:07/28/14 Tax:INCO Amt:$4,516

TJM AUTO BODY INC, 164 High St, Lancaster, 01523-2026 D:07/03/14 Tax:USE, WITH Amt:$4,112

TJM AUTO BODY INC, 164 High St, Lancaster, 01523-2026 D:07/03/14 Tax:USE, WITH Amt:$4,112

Milford

CHESCHI Jr, Louis J, 9 Hillside Ave, Milford, 01757-3414 D:07/28/14 Tax:MEAL, WITH Amt:$19,335

FUN ZONE MILFORD LLC, 110 S Main St, Milford, 01757-3273 D:07/28/14 Tax:MEAL, USE Amt:$10,557

Millbury

ERRICOLA, Richard R & Linda Erricola, 40 Prospect St, Millbury, 01527-3231 D:07/28/14 Tax:INCO Amt:$1,955

THURLOW, John B & Lynn Thurlow, 87 Elmwood St, Millbury, 01527-1949 D:07/28/14 Tax:INCO Amt:$455

New Braintree

EVERYDAY HOMEMADE LLC, 236 Hardwick Rd, New Braintree, 01531-1545 D:07/28/14 Tax:WITH, MEAL Amt:$6,369

Northborough

PHELPS Jr, Allyn M, 195 South St, Northborough, 01532-2330 D:07/28/14 Tax:USE Amt:$3,428

Southborough

SMALL, Daniel K, 3 Bantry Rd, Southborough, 01772-1401 D:07/28/14 Tax:INCO Amt:$3,071

Southbridge

CRATTY Jr, Raymond, 103 Elm St U:2, Southbridge, 01550-2601 D:07/28/14 Tax:INCO Amt:$3,327

Spencer

SAAD, Daniel E, 203 Charlton Rd, Spencer, 01562-2807 D:07/28/14 Tax:MEAL Amt:$1,406

SAAD, Daniel E, 203 Charlton Rd, Spencer, 01562-2807 D:07/28/14 Tax:MEAL Amt:$8,334

Sterling

GOLDRICK, Daniel & Bonnie Martin, 269 Redemption Rock Trl, Sterling, 01564-2521 D:07/03/14 Tax:INCO Amt:$6,705

Webster

HOWE, Harold O, 54 Morris St U:1A, Webster, 01570-1812 D:07/03/14 Tax:INCO Amt:$9,417

West Boylston

DORREN, David, 341 Prospect St, West Boylston, 01583-1626 D:07/28/14 Tax:USE Amt:$4,819

DORREN, David H, 341 Prospect St, West Boylston, 01583-1626 D:07/28/14 Tax:USE Amt:$6,111

DORREN, Stephanie J, 341 Prospect St, West Boylston, 01583-1626 D:07/28/14 Tax:USE Amt:$6,111

Westborough

JOSEPH, Terese L, 10028 Ambassador Dr, Westborough, 01581-1082 D:07/03/14 Tax:INCO Amt:$5,920

STALL&DEAN MANUFACTURIN, 136 E Main St, Westborough, 01581-1447 D:07/28/14 Tax:DOME Amt:$509

Winchendon

CASAVANT, Philip & Kathy Casavant, 315 Ash St, Winchendon, 01475-1826 D:07/28/14 Tax:INCO Amt:$816

Worcester

BMC BLOCKWORK INC, 1 Holt Ave, Worcester, 01606-2440 D:07/28/14 Tax:WITH Amt:$1,524

DUPUIS, Kevin, 101 Commonwealth Ave, Worcester, 01604-1957 D:07/28/14 Tax:INCO Amt:$5,869

ECONOMY PAINT SUPPLY COIN, 140 Chandler St, Worcester, 01609-2915 D:07/28/14 Tax:USE Amt:$2,074

EFSTATHIOU, Sotirios, 25 Roxbury St, Worcester, 01609-2107 D:07/28/14 Tax:MEAL, WITH Amt:$45,191

ETRE, Michael, 2 Dominion Rd, Worcester, 01605-2310 D:07/28/14 Tax:INCO Amt:$3,175

FISKE, Robert, 33 Savoy St, Worcester, 01607-1708 D:07/28/14 Tax:INCO Amt:$12,131

GEORGIADIS, Sotirios, 25 Ellis Dr, Worcester, 01609-1438 D:07/28/14 Tax:MEAL Amt:$33,445

LALOS, Christos E & Carol Lalos, 8 Rollingwood Dr, Worcester, 01609-1212 D:07/03/14 Tax:INCO Amt:$5,809

MOSS 2nd, Fraser, 46 Woodland St U:10, Worcester, 01610-3236 D:07/28/14 Tax:INCO Amt:$3,129

PICADILLYS BAR&GRILL, 480 Shrewsbury St, Worcester, 01604-1662 D:07/28/14 Tax:WITH Amt:$1,590

REIDY, Stephen D & Barbara Reidy, 122 Malvern Rd, Worcester, 01610-2238 D:07/28/14 Tax:INCO Amt:$579

REIL, John, 62 Cedar St U:5, Worcester, 01609-1931 D:07/28/14 Tax:INCO Amt:$7,276

SNOWS RESTAURANT&PUB, 321 W Boylston St, Worcester, 01606-2326 D:07/28/14 Tax:MEAL Amt:$23,437

THEROUX, Matthew H, 507 Main St U:608A, Worcester, 01608-1803 D:07/03/14 Tax:INCO Amt:$1,351

Attachments

Filed: Registry of Deeds.

Attachments are liens on real property of defendant(s) to satisfy any potential judgement for damages and costs that may be awarded to the plaintiff(s). Prior notice to the defendant is required except in unusual circumstances when the court may allow an ex parte attachment without prior notice. The filing of an attachment does not mean that the plaintiff will win the lawsuit and by the time it appears here, it may have been released. We report only that an attachment was recorded; the registry of deeds must be checked for discharges or releases.

The name and address of the defendant is followed by the Plaintiff making the claim. The filing date (D) at the registry of deeds and the potential award (Amt) is shown. If an address does not appear here, it was not available on the document we review.

BARNSTABLE

Harwich

MCLAUGHLIN, Jeanne L, 104 Belmont Rd, Harwich. Plaintiff:Massachusetts Comm Of Type:LN D:08/22/14 Amt:$1

Mashpee

MASHPEE SENIOR HOUSING, Nathan Ellis Hwy, Mashpee. Plaintiff:Cranshaw Construction Type:LN D:08/21/14 Amt:$1

Yarmouth

DUFFY, Marie E, 116 Captain Small Rd, Yarmouth. Plaintiff:Massachusetts Comm Of Type:LN D:08/19/14 Amt:$1

BERKSHIRE MIDDLE

Dalton

TOD PETERSON RET & Tod Peterson Tr, Dalton. Plaintiff:Dalton Town Of Type:JL D:08/20/14 Amt:$1

BERKSHIRE SOUTH

Egremont

DURYEA, Betty L, 59 Jug End Rd, Egremont. Plaintiff:Massachusetts Comm Of Type:LN D:08/18/14 Amt:$1

BRISTOL FALL RIVER

Freetown

LAFRANCHISE, Jonathan S & Gigi Chase, 40 Middleboro Rd, Freetown. Plaintiff:Bank Of America NA Type:JL D:08/19/14 Amt:$1

BRISTOL NORTH

Attleboro

BARISHIAN, James L, 2113 County St, Attleboro. Plaintiff:Timothy P Rose Type:ATT D:08/20/14 Amt:$100,000

COUTURE, Tammy L & Jason L Couture, 230 S Main St, Attleboro. Plaintiff:Rockland FCU Type:ATT D:08/20/14 Amt:$10,000

BRISTOL SOUTH

New Bedford

STPIERRE, Lael & Lael R StTripp, 14 Hamlin St, New Bedford. Plaintiff:Discover Bank Type:JL D:08/22/14 Amt:$4,024

DUKES

Chilmark

DAROSA, Stephanie R, 9 Swans Way, Chilmark. Plaintiff:Marthas Vineyard Land Bk Type:LN D:08/21/14 Amt:$800

Edgartown

BLAKE, Jewels, 22 Edgewood Dr, Edgartown. Plaintiff:Robert Arcudi Type:ATT D:08/21/14 Amt:$500,000

MULINARE, Juliet K, 4 Tower Ln, Edgartown. Plaintiff:Marthas Vineyard Land Bk Type:LN D:08/21/14 Amt:$8,000

SCHEFFER, Jeremy, 14 Bennett Way, Edgartown. Plaintiff:Marthas Vineyard Land Bk Type:LN D:08/21/14 Amt:$1,100

Tisbury

CRON, Samantha L & Alex E Maloney, 19 Lady Slipper Way, Tisbury. Plaintiff:Marthas Vineyard Land Bk Type:LN D:08/21/14 Amt:$8,000

ESSEX NORTH

Methuen

WHITNEY, Elizabeth A, 26 Annis St, Methuen. Plaintiff:Methuen City Of Type:LN D:08/19/14 Amt:$1,775

ESSEX SOUTH

Haverhill

ACCREDITED HOME LNDER INC & Carlos A Camargo, 440 North Ave U:191, Haverhill. Plaintiff:Northside Condominium T Type:JL D:08/18/14 Amt:$1

DUKE RT & Michael G Deluca Tr, 12 Coates Ln U:12, Haverhill. Plaintiff:Stoneham SB Type:JL D:08/20/14 Amt:$1

GRANDE, Frank V & Emily R Grande, 58 Morgan Dr U:58, Haverhill. Plaintiff:Liberty Hill Condominium Type:JL D:08/18/14 Amt:$1

PELLETIER, Brad, 7 Irving Ave, Haverhill. Plaintiff:Norfolk Financial Corp & Juniper Bank Type:JL D:08/22/14 Amt:$1,858

SANTOS, Richard, 7 Marshall St, Haverhill. Plaintiff:Midland Funding LLC Type:JL D:08/18/14 Amt:$2,135

Lynn

FERNANDEZ, Carlos, Lynn. Plaintiff:Capital One Bank USA NA Type:JL D:08/20/14 Amt:$3,302

Lynnfield

PERLEY BURRILL GAS INC & Joseph L Pedoto, 906-914 Salem St, Lynnfield. Plaintiff:Lynnfield Town Type:JL D:08/18/14 Amt:$1

Newbury

BURNS, Susan & James Burns, Newbury. Plaintiff:Newbury Town Of Type:JL D:08/20/14 Amt:$1

Salem

BETHEL, Constance, 7 Bengal Ln U:7, Salem. Plaintiff:Sanctuary Condominium Type:JL D:08/19/14 Amt:$1

West Newbury

COGGESHALL, Roger, West Newbury. Plaintiff:American Express Cent Bk Type:JL D:08/20/14 Amt:$7,079

FRANKLIN

Colrain

MCCLOUD, Evelyn S & Kenneth S Mccloud, Colrain. Plaintiff:Colrain Town Of Type:JL D:08/18/14 Amt:$1

HAMPDEN

Springfield

HALL, Jonathan B & Tammy Y Hall, 225 Durant St, Springfield. Plaintiff:Prospect Builders Inc Type:ATT D:08/18/14 Amt:$2,387

HAMPSHIRE

Granby

TORTORIELLO, Matthew J, 21 Granby Hts, Granby. Plaintiff:JP Morgan Chase Bank NA & Washington Mutual Bank Type:JL D:08/22/14 Amt:$1

South Hadley

HAMBLEY, Susan A, Lawrence Ave, South Hadley. Plaintiff:South Hadley Town Of Type:JL D:08/18/14 Amt:$1

TYLEK, Melanie G, 366 Granby Rd, South Hadley. Plaintiff:J P Morgan Chase Bank NA Type:JL D:08/19/14 Amt:$1

MIDDLESEX NORTH

Billerica

COSTA, Paul A, 8 Bedford St, Billerica. Plaintiff:James B Nutter&Co Type:JL D:08/22/14 Amt:$1

Lowell

OBRIEN, Kalyn & Betty Obrien, 101 Vernon St, Lowell. Plaintiff:Citimortgage Inc Type:JL D:08/18/14 Amt:$12,796

WELLS FARGO BANK NA & James Sousa, 82 Boylston Ln U:16, Lowell. Plaintiff:New York Mortgage Co LLC & Hypotheca Capital LLC Type:JL D:08/19/14 Amt:$5,922

MIDDLESEX SOUTH

Ashland

HART Sr, Edward P, 190 Oak St, Ashland. Plaintiff:Reverse Mortgage Solution Type:JL D:08/18/14 Amt:$1

Ayer

BRILEY INVESTMENTS INC & JS 4 Inc, 4 Sandy Pond Rd, Ayer. Plaintiff:David N Schwartz Type:JL D:08/21/14 Amt:$1

ROGERS, Steven C & Colleen E Rogers, 44 Shirley St, Ayer. Plaintiff:Rollstone B&T Type:JL D:08/20/14 Amt:$1

Belmont

CONSORTIO INC & Jonathan Russell, 183-185 White St U:1, Belmont. Plaintiff:Eric Fischer & Raj Kommalapaty Type:ATT D:08/21/14 Amt:$19,000

Hudson

BUCK, Konathan & Kellee Buck, 216 River Rd E U:216, Hudson. Plaintiff:Taylor Bean&Whitaker Mtg & Cenlar FSB Type:JL D:08/19/14 Amt:$1

Lincoln

FRELIGH, Elizabeth, 26 Indian Camp Ln U:A, Lincoln. Plaintiff:Direct FCU Type:ATT D:08/19/14 Amt:$650,000

Malden

ROSENSTINE, Anthony & Cynthia Harris, 371 Lynn St, Malden. Plaintiff:Classic Construct Remod Type:LN D:08/19/14 Amt:$1

TRB DEVELOPMENT GROUP INC & Pleasant Street Towers, 505-509 Pleasant St, Malden. Plaintiff:General Glass&Mirror Co Type:LN D:08/22/14 Amt:$28,750

Marlborough

MML DEVELOPMENT LLC, 91 Mechanic St L:1, Marlborough. Plaintiff:Richard M Mcgrath Type:JL D:08/19/14 Amt:$1

MML DEVELOPMENT LLC, 91 Mechanic St L:2, Marlborough. Plaintiff:Richard M Mcgrath Type:JL D:08/19/14 Amt:$1

Medford

SCINICARELLO, Andrew P & Lynne A Scinicarello, 103 Belle Ave, Medford. Plaintiff:Metro CU Type:ATT D:08/21/14 Amt:$19,000

TARKOY, Peter J, Medford. Plaintiff:Reka C Tarkoy Type:JL D:08/18/14 Amt:$1

Melrose

BRAZEAL, Derrick, 13-15 Holbrook Ct U:13, Melrose. Plaintiff:Bank Of America NA Type:JL D:08/22/14 Amt:$1

Newton

D F PRAY INC & Suffolk Construction Co, 25 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 27 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 47 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 33-55 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 7-23 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 55 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

D F PRAY INC & Suffolk Construction Co, 1 Boylston St, Newton. Plaintiff:Quinn Brothers Of Essex & Quinn Iron Works Type:LN D:08/19/14 Amt:$1,275,000

North Reading

CARBONE, Carol, 1 Pinecrest Rd, North Reading. Plaintiff:Wells Fargo Bank NA Type:JL D:08/20/14 Amt:$1

Reading

DENTREMONT, Scott & Susan Dentremont, 9 Greenwood Rd, Reading. Plaintiff:Enterprise B&T Co Type:JL D:08/20/14 Amt:$1

Stoneham

AUILA MARY V EST & Aquila Ida Est, 68 Main St U:26C, Stoneham. Plaintiff:One West Bank NA Type:JL D:08/21/14 Amt:$1

Winchester

DAMICO, Karen M, 30 White St U:6, Winchester. Plaintiff:Ralph Damico Jr Type:JL D:08/21/14 Amt:$3,848

NORFOLK

Canton

JAMES, Mcarthur & Elizabeth J Divens, 2280 Washington St, Canton. Plaintiff:US Bank NA Type:JL D:08/20/14 Amt:$1

Dover

MASHALI, Fathalla & Noha E Mashali, 120 Centre St, Dover. Plaintiff:Bank Of Canton Type:JL D:08/21/14 Amt:$1

Franklin

MCGEE, Erin K, 65 Milliken Ave U:9, Franklin. Plaintiff:Nationstar Mortgage LLC Type:JL D:08/19/14 Amt:$1

Needham

HEALY, Thomas F, 1315 Highland Ave, Needham. Plaintiff:Eaton Funeral Home Inc Type:JL D:08/20/14 Amt:$1

Stoughton

TAGLIERI Jr, Anthony H, 31 Jones Ter U:28, Stoughton. Plaintiff:Bank Of New York Mellon Type:JL D:08/19/14 Amt:$1

Wellesley

FRANCIS ROAD RT & Richard C Herring Tr, 14 Francis Rd, Wellesley. Plaintiff:Bennett Heights Capital Type:JL D:08/21/14 Amt:$1

Weymouth

DELORY REBECCA R EST & Matthew M Delory, 43 Whitman St, Weymouth. Plaintiff:Bac Home Loans Servicing & Bank Of America NA Type:JL D:08/21/14 Amt:$1

MARY E FORD RET & Mary I Wilkins Tr, 213 Lake St U:63, Weymouth. Plaintiff:Onewest Bank FSB Type:JL D:08/20/14 Amt:$1

MCCREADY, David & Julianne Mccready, 1 Tara Dr U:9, Weymouth. Plaintiff:Dedham Institution Type:JL D:08/20/14 Amt:$1

PLYMOUTH

Carver

SUOMINEN FT & Robert L Perry Tr, Shoestring Rd, Carver. Plaintiff:Carver Town Of Type:JL D:08/21/14 Amt:$1

Hanover

OMALIA, Joyce N & Constantine Checkasky, 134 Country Rd, Hanover. Plaintiff:Plymouth Town Of Type:JL D:08/19/14 Amt:$1

SUFFOLK

Boston

AI RT & Abdo Ibraham Tr, 120 Blackstone St, Boston. Plaintiff:Vertec Corp & Schlager Co Inc Type:LN D:08/19/14 Amt:$244,000

AI RT & Abdo Ibraham Tr, 120 Blackstone St, Boston. Plaintiff:Vertec Corp & Schlager Co Inc Type:LN D:08/19/14 Amt:$244,000

BOSTON AIR CORP MECHANICL & JK Blackstone Constr, 6-8 Saint Marys St, Boston. Plaintiff:Siemens Industry Inc Type:LN D:08/20/14 Amt:$37,750

BOSTON AIR CORP MECHANICL & JK Blackstone Constr, 6-8 Saint Marys St, Boston. Plaintiff:Siemens Industry Inc Type:LN D:08/20/14 Amt:$35,950

CONSIGLI CONSTR CO INC & Tufts Medical Center Inc, 800 Washington St, Boston. Plaintiff:Ipswich Bay Glass Co Inc Type:LN D:08/20/14 Amt:$175,000

CONSIGLI CONSTR CO INC & Tufts Medical Center Inc, 800 Washington St, Boston. Plaintiff:Ipswich Bay Glass Co Inc Type:LN D:08/20/14 Amt:$175,000

CONTRACT FLOORING INC & 99 Bedford Corp, 89-105 Bedford St, Boston. Plaintiff:JK Blackstone Co Type:LN D:08/20/14 Amt:$59,000

HIRSCH CONSTRUCTION CORP & H&M Hennes Mauritz LP, 511 Boylston St, Boston. Plaintiff:J C Cannistraro LLC Type:LN D:08/18/14 Amt:$198,470

HIRSCH CONSTRUCTION CORP & H&M Hennes Mauritz LP, 511 Boylston St, Boston. Plaintiff:J C Cannistraro LLC Type:LN D:08/18/14 Amt:$185,684

Dorchester

OUDAN, Ramish, 44 Mount Everett St, Dorchester. Plaintiff:LPH 2 RT & Leonard P Halloran Tr Type:JL D:08/20/14 Amt:$1

ROBINSON BRIAN EST & Brian Robinson, 94 Alban St U:1, Dorchester. Plaintiff:Jeggrey K Walker Type:ATT D:08/21/14 Amt:$293,338

Roxbury

SIRCAR, Anup & Mamta Sircar, 26 Darling St, Roxbury. Plaintiff:Citizens Bank NA Type:ATT D:08/21/14 Amt:$111,500

SIRCAR, Anup & Mamta Sircar, 34 Cherokee St, Roxbury. Plaintiff:Citizens Bank NA Type:ATT D:08/21/14 Amt:$111,500

SIRCAR, Anup & Mamta Sircar, 34 Cherokee St, Roxbury. Plaintiff:Citizens Bank NA Type:ATT D:08/21/14 Amt:$111,500

SIRCAR, Anup & Mamta Sircar, 26 Darling St, Roxbury. Plaintiff:Citizens Bank NA Type:ATT D:08/21/14 Amt:$111,500

South Boston

BUILDING RESTORATION SVCS, 49 Melcher St, South Boston. Plaintiff:General Contracting Svcs Type:LN D:08/18/14 Amt:$67,788

BUILDING RESTORATION SVCS & Melcher Street LLC, 49 Melcher St, South Boston. Plaintiff:Boston Closet Co Type:LN D:08/20/14 Amt:$17,100

WORCESTER

Athol

THIBEAULT, Christopher E, 381 Twichell St, Athol. Plaintiff:Robert G Lian Type:ATT D:08/22/14 Amt:$4,500

Worcester

LEDGER, Donna M, Worcester. Plaintiff:Citibank NA Type:JL D:08/19/14 Amt:$4,793

WORCESTER NORTH

Fitchburg

FELIX, Crystal & Michael Felix, 50 Highland Ave, Fitchburg. Plaintiff:Bank New York Mellon & CWABS Inc Type:JL D:08/19/14 Amt:$1

HARVARD STREET RT & Lori Barrows Tr, 100 Harvard St, Fitchburg. Plaintiff:M&T Bank Type:JL D:08/19/14 Amt:$1

Leominster

MUNTING, David & Sylvia M Munting, 76 N Main St, Leominster. Plaintiff:Evestmac Funding 2 LLC Type:JL D:08/18/14 Amt:$1

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

BARNSTABLE

Barnstable

611 Santuit-Newton Rd
Owner:David S Hamblin L:Waterfall Victoria Master
Case#:00001448607 Filing Date:09/03/14

Eastham

20 Dexter St
Owner:David F Dowd L:Onewest Bank NA
Case#:00001448603 Filing Date:09/02/14

Falmouth

7 Amvets Ave
Owner:Robert A Brown L:Onewest Bank NA
Case#:00001448599 Filing Date:08/29/14

5 Joshua Ln
Owner:Donald L Jaquello L:Deutsche Bank Natl T Co
Case#:00001448602 Filing Date:09/02/14

Hyannis

333 Scudder Ave
Owner:Fossiano Jacqueline M Est L:Onewest Bank NA
Case#:00001448596 Filing Date:08/28/14

Mashpee

269 Main St
Owner:Clyde Pina L:Green Tree Servicing LLC
Case#:00001448590 Filing Date:08/27/14

Yarmouth

16 Greyhampton Rd
Owner:William J Moran L:Ocwen Loan Servicing LLC
Case#:00001448601 Filing Date:08/29/14

BERKSHIRE MIDDLE

Otis

87 North St
Owner:Lisa J Powers L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

Pittsfield

26 Harvard St
Owner:Connie J Taylor L:Nationstar Mortgage LLC
Case#:00001448601 Filing Date:08/29/14

211-213 Linden St
Owner:James J Aldam L:Nationstar Mortgage LLC
Case#:00001448593 Filing Date:08/27/14

1450 North St U:208
Owner:Barbara J Rundback L:US Bank NA Tr
Case#:00001448602 Filing Date:09/02/14

BERKSHIRE NORTH

Adams

49 Glenn St
Owner:Charles H Rohlfs 5th L:Ocwen Loan Servicing LLC
Case#:00001448607 Filing Date:09/03/14

BRISTOL FALL RIVER

Fall River

340 Neptune St
Owner:John W Simmons L:Onewest Bank NA
Case#:00001448592 Filing Date:08/27/14

352 State Ave
Owner:Lisa Cabral L:Onewest Bank NA
Case#:00001448596 Filing Date:08/28/14

BRISTOL NORTH

Attleboro

56 Crowell St
Owner:David A Trudeau L:FNMA
Case#:00001448590 Filing Date:08/27/14

48 John St
Owner:Linda K Herndon L:Nationstar Mortgage LLC
Case#:00001448589 Filing Date:08/27/14

4 Woodside Ave
Owner:Anthony D Susi L:Nationstar Mortgage LLC
Case#:00001448597 Filing Date:08/28/14

North Attleboro

16 W Bulfinch St
Owner:Elsie Dion L:Wells Fargo Bank NA
Case#:00001448598 Filing Date:08/29/14

Norton

124 Barrows St
Owner:Dannielle Ford-Allen L:Nationstar Mortgage LLC
Case#:00001448590 Filing Date:08/27/14

Raynham

114 Eleanor Rd
Owner:Kathleen M Andrews L:Harborone Bank
Case#:00001448600 Filing Date:08/29/14

Seekonk

24 Perry Ave
Owner:Troy W Mello L:US Bank NA Tr
Case#:00001448599 Filing Date:08/29/14

76 Pershing Ave
Owner:Jason M Gill L:US Bank NA
Case#:00001448605 Filing Date:09/03/14

Taunton

2 Cornell Ave
Owner:Janet K Gross L:Citimortgage Inc
Case#:00001448603 Filing Date:09/02/14

BRISTOL SOUTH

Dartmouth

42 Arthur Ave
Owner:Heidi L Cafasso L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

New Bedford

39 Locust St
Owner:Kathleen A Ramos L:Deutsche Bank Natl T Co
Case#:00001448594 Filing Date:08/28/14

31 Nash Rd
Owner:Jose Francisco & Soares Oliveira
Lender:US Bank NA Tr
Case#:00001448593 Filing Date:08/27/14

76 Thomas St
Owner:Marylyn Ramos L:Bank Of New York Mellon
Case#:00001448595 Filing Date:08/28/14

ESSEX NORTH

Lawrence

594-A Andover St
Owner:Wilson Raposo L:Nationstar Mortgage LLC
Case#:00001448607 Filing Date:09/03/14

Methuen

32 Glen Ave
Owner:Anne M Bachta L:Green Tree Servicing LLC
Case#:00001448593 Filing Date:08/27/14

216 Hampstead St
Owner:Kathy A Kady L:Green Tree Servicing LLC
Case#:00001448597 Filing Date:08/28/14

22 Riverdale St
Owner:Clement Elaine G Est L:Onewest Bank NA
Case#:00001448599 Filing Date:08/29/14

North Andover

50 Farrwood Ave U:50FW7
Owner:Joanne Annese L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

30 Mablin Ave
Owner:Doulis George Est L:Onewest Bank NA
Case#:00001448604 Filing Date:09/02/14

ESSEX SOUTH

Beverly

150 Hale St
Owner:Daniel Dailey L:Nationstar Mortgage LLC
Case#:00001448606 Filing Date:09/03/14

Boxford

7 Brook Rd
Owner:Donna Passemato L:21st Mortgage Corp
Case#:00001448589 Filing Date:08/27/14

Danvers

178 Locust St
Owner:Keith R Soper L:Bank Of New York Mellon
Case#:00001448607 Filing Date:09/03/14

20 Oak St
Owner:Joanne M Myers L:LNV Corp
Case#:00001448605 Filing Date:09/02/14

Haverhill

20 Elmwood Ave
Owner:Thomas A Watson L:JP Morgan Chase Bank NA
Case#:00001448593 Filing Date:08/27/14

17 Overlook Cir
Owner:Jeanne Wloszczyna L:Bank Of New York Mellon
Case#:00001448594 Filing Date:08/28/14

Ipswich

33 Bayview Rd
Owner:Ernest E Corbin L:Deutsche Bank Natl T Co
Case#:00001448597 Filing Date:08/29/14

12 Island Park Rd
Owner:Kerrie Gauthier L:Salem Five Cents Savings
Case#:00001448598 Filing Date:08/29/14

Lynn

19 Abbott St
Owner:Rafael A Guzman L:US Bank NA Tr
Case#:00001448604 Filing Date:09/02/14

Salem

22 Clifton Ave
Owner:John R Kako L:21st Mortgage Corp
Case#:00001448589 Filing Date:08/27/14

20 Federal St U:5A
Owner:Jeffrey C Wayland L:Salem Five Cents Savings
Case#:00001448602 Filing Date:09/02/14

16 Forest Ave U:2
Owner:Corolette Goodwin L:Household Finance Corp
Case#:00001448591 Filing Date:08/27/14

24 Valiant Way U:24
Owner:Elaine Slater L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

Swampscott

2 Berkshire St
Owner:Robert Leclerc L:Bank Of New York Mellon
Case#:00001448597 Filing Date:08/28/14

1 Loring Ave U:106
Owner:Ellen J Lachance L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

West Newbury

87 Main St
Owner:Margo Parker L:Nationstar Mortgage LLC
Case#:00001448606 Filing Date:09/03/14

FRANKLIN

Greenfield

307 Conway St
Owner:Dale J Bourbeau L:Green Tree Servicing LLC
Case#:00001448593 Filing Date:08/27/14

HAMPDEN

Chicopee

45 Colonial Cir U:A,BUIL
Owner:Haas Arnold P Est L:Onewest Bank NA
Case#:00001448592 Filing Date:08/27/14

24 Lemuel Ave
Owner:Niki Franchere L:Green Tree Servicing LLC
Case#:00001448595 Filing Date:08/28/14

57-59 Saratoga Ave
Owner:Gerard F Pellissier L:Citifinancial Svcng LLC
Case#:00001448600 Filing Date:08/29/14

20 Thomas St
Owner:Bethany D Flanagan L:Bank Of New York Mellon
Case#:00001448593 Filing Date:08/27/14

East Longmeadow

7 Harmon Ave
Owner:Jillian K Gould L:JP Morgan Chase Bank NA
Case#:00001448590 Filing Date:08/27/14

Holland

16 Kimball Hill Rd
Owner:Joan Pirtel L:James B Nutter & Co
Case#:00001448602 Filing Date:09/02/14

Holyoke

11 Sherwood Ter
Owner:Teresa A Turcotte L:PHH Mortgage Corp
Case#:00001448601 Filing Date:08/29/14

Ludlow

491 Winsor St
Owner:Theresa Ferreira L:Nationstar Mortgage LLC
Case#:00001448591 Filing Date:08/27/14

Monson

41 Crest Rd
Owner:Michelle D Germain L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

Springfield

52 Granby St
Owner:Kathleen Smilowicz L:Nationstar Mortgage LLC
Case#:00001448589 Filing Date:08/27/14

56 Greaney St
Owner:Yadaris Rivera L:Freedom Mortgage Corp
Case#:00001448605 Filing Date:09/03/14

289 Morton St
Owner:Maura Polk L:Bank Of New York Mellon
Case#:00001448594 Filing Date:08/28/14

32 Scarsdale Rd
Owner:Evelyn Perez L:US Bank NA
Case#:00001448590 Filing Date:08/27/14

43 Warrenton St
Owner:Nicholas E Zeno L:US Bank NA Tr
Case#:00001448607 Filing Date:09/03/14

West Springfield

104 Kings Hwy
Owner:George Colon L:Lakeview Loan Svcng LLC
Case#:00001448596 Filing Date:08/28/14

320 Prospect Ave
Owner:Marcie E Lyons L:US Bank NA
Case#:00001448602 Filing Date:09/02/14

HAMPSHIRE

South Hadley

19 Magnolia Ter
Owner:Doreen A Gonneville L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

MIDDLESEX NORTH

Billerica

10 Holt St
Owner:Adam Prower L:Nationstar Mortgage LLC
Case#:00001448604 Filing Date:09/02/14

20 Kenmar Dr U:175
Owner:Elizabeth A Alphen L:Salem Five Cents Savings
Case#:00001448602 Filing Date:09/02/14

9 Limewood Ave
Owner:Harold E Stinehelfer Jr L:Nationstar Mortgage LLC
Case#:00001448601 Filing Date:08/29/14

Chelmsford

3 Pailet Dr U:9
Owner:Dube Lynne S Est L:James B Nutter & Co
Case#:00001448607 Filing Date:09/03/14

Dracut

108 Amesbury St
Owner:Stephan E Moore L:US Bank NA
Case#:00001448605 Filing Date:09/03/14

Lowell

373 Aiken Ave U:7
Owner:Michael Day L:Quickrn Loans Inc
Case#:00001448589 Filing Date:08/27/14

24 Dinsmore St
Owner:Debora Borba L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

72 Kearney Dr
Owner:Michelle C Boisvert L:US Bank NA Tr
Case#:00001448603 Filing Date:09/02/14

69 Nichols St
Owner:Scott W Popp L:Green Tree Servicing LLC
Case#:00001448601 Filing Date:08/29/14

Tyngsboro

7 Pilgrim Cir
Owner:Joseph Moudarri L:Bank Of New York Mellon
Case#:00001448597 Filing Date:08/28/14

Wilmington

19 Palmer Way
Owner:William F Lawson L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

MIDDLESEX SOUTH

Ayer

17 Grosvenor St
Owner:Pau Muaau Est L:Nationstar Mortgage LLC
Case#:00001448605 Filing Date:09/03/14

5 Union St
Owner:Edwin Rogers L:US Bank NA Tr
Case#:00001448604 Filing Date:09/02/14

Cambridge

16 Chauncy St U:12
Owner:John K Marchioro L:Bank Of New York Mellon
Case#:00001448599 Filing Date:08/29/14

7 Florence St U:3
Owner:Mark J Zimmy L:PHH Mortgage Corp
Case#:00001448600 Filing Date:08/29/14

Framingham

86 Barber Rd
Owner:Joel W Pinkwas L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

Groton

45 Kaileys Way
Owner:Alan B Duncan L:Angelo Marotta
Case#:00001448592 Filing Date:08/27/14

Holliston

6 Skyview Ter
Owner:Ellin R Austin L:Onewest Bank NA
Case#:00001448599 Filing Date:08/29/14

Lexington

1 Springdale Rd
Owner:Seunghyun S Lee L:JP Morgan Mortgage
Case#:00001448606 Filing Date:09/03/14

Littleton

11-15 Taylor St
Owner:Hugh W Ernisse L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

Malden

54 Crescent Ave
Owner:Carl O Bodvar L:Green Tree Servicing LLC
Case#:00001448596 Filing Date:08/28/14

Natick

32 Burning Tree Rd
Owner:Deborah J Itzkowitz L:Quicken Loans Inc
Case#:00001448593 Filing Date:08/28/14

North Reading

16 Gordon Rd
Owner:Daniel N Doke L:JP Morgan Mortgage Acquis
Case#:00001448594 Filing Date:08/28/14

Stoneham

146 Marble St U:508
Owner:Edward E Hicks L:Green Tree Servicing LLC
Case#:00001448593 Filing Date:08/27/14

Townsend

10 Old Battery Rd
Owner:Derek Johnson L:Bank Of New York Mellon
Case#:00001448605 Filing Date:09/02/14

Weston

21 Plain Rd
Owner:Lars Lambrecht L:Citimortgage Inc
Case#:00001448602 Filing Date:08/29/14

Winchester

42 Main St
Owner:Craig Cascio Sr L:Digital FCU
Case#:00001448590 Filing Date:08/27/14

Woburn

20 Flagg St
Owner:Joanne W Kairo L:US Bank NA
Case#:00001448589 Filing Date:08/27/14

NANTUCKET

Nantucket

24 Pocomo Rd
Owner:Mark E Freitas L:JP Morgan Chase Bank NA
Case#:00001448596 Filing Date:08/28/14

NORFOLK

Bellingham

40 Bellwood Cir U:40D
Owner:Sarah E Mccann L:Citimortgage Inc
Case#:00001448601 Filing Date:08/29/14

Foxboro

125 Cocasset St
Owner:Sandra Jean Babcock LT & Beverly Salah Tr
Lender:Citimortgage Inc
Case#:00001448598 Filing Date:08/29/14

Milton

8 Houghton Rd
Owner:Barbara A Moore L:GSR Mortgage Loan
Case#:00001448607 Filing Date:09/03/14

Needham

255 Fox Hill Rd
Owner:Paula Fruman L:Watertown Savings Bank
Case#:00001448590 Filing Date:08/27/14

Randolph

8 Lori Ln
Owner:Swartz Leona P Est L:Onewest Bank NA
Case#:00001448598 Filing Date:08/29/14

Stoughton

52 Copperwood Dr U:8
Owner:Calvin L Thomas L:Ocwen Loan Servicing LLC
Case#:00001448606 Filing Date:09/03/14

74 Winter St
Owner:Amy M Fencer L:Provident Funding Assoc
Case#:00001448597 Filing Date:08/28/14

Weymouth

319 East St
Owner:Wendy M Allegra L:Bank Of New York Mellon
Case#:00001448595 Filing Date:08/28/14

50 Squanto Rd
Owner:Robert Campbell L:US Bank NA Tr
Case#:00001448606 Filing Date:09/03/14

PLYMOUTH

Bridgewater

8 Beninati Farm Rd
Owner:Brian K Howlett L:JP Morgan Chase Bank NA
Case#:00001448593 Filing Date:08/27/14

37 Hale St
Owner:John Mileikis L:Nationstar Mortgage LLC
Case#:00001448590 Filing Date:08/27/14

Brockton

73 11th Ave
Owner:Luis M Torres L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

13 Brides Ct
Owner:Ana P Gomes L:Nationstar Mortgage LLC
Case#:00001448591 Filing Date:08/27/14

81 Colonel Bell Dr U:7
Owner:Stephane J Nau L:Citimortgage Inc
Case#:00001448598 Filing Date:08/29/14

454 Crescent St
Owner:Troy F Lee L:Bayview Loan Svcng LLC
Case#:00001448591 Filing Date:08/27/14

11 Gladys Rd
Owner:Landy Sheldon I Est L:Bank Of America NA
Case#:00001448606 Filing Date:09/03/14

41 Russell Rd
Owner:Cato Adams L:US Bank NA Tr
Case#:00001448602 Filing Date:09/02/14

17 Virginia Ave
Owner:Michael M Watson L:Planet Home Lending LLC
Case#:00001448599 Filing Date:08/29/14

Carver

7 S Meadow Rd U:7B
Owner:Calvin L Rush L:MHFA
Case#:00001448606 Filing Date:09/03/14

Lakeville

12 Malbone St
Owner:William W Podielsky 3rd L:First Horizon Home Loans
Case#:00001448597 Filing Date:08/28/14

Middleboro

76 Rocky Meadow St
Owner:David C Melvin L:MHFA
Case#:00001448594 Filing Date:08/28/14

Norwell

5 Madison Ct
Owner:Sally Godin L:Caliber Home Loans Inc
Case#:00001448603 Filing Date:09/02/14

Plymouth

24 Avenue C
Owner:Marie A Kamp L:Citimortgage Inc
Case#:00001448598 Filing Date:08/29/14

17 Gable Ln
Owner:Sharon L Elliott L:James B Nutter & Co
Case#:00001448602 Filing Date:09/02/14

2 Westcliff Dr U:A2
Owner:Darcy H Lee L:Green Tree Servicing LLC
Case#:00001448595 Filing Date:08/28/14

Rockland

56 Hartsuff St
Owner:Kristin J Reardon L:Fremont Home Loan
Case#:00001448603 Filing Date:09/02/14

Scituate

184 Central Ave
Owner:Michael J Donato L:Angelo Marotta
Case#:00001448594 Filing Date:08/28/14

Wareham

12 Arrowhead Dr
Owner:Beverly Via L:Nationstar Mortgage LLC
Case#:00001448598 Filing Date:08/29/14

27-29 Hideaway Ln
Owner:Robert C Pierce L:PNC Bank NA
Case#:00001448605 Filing Date:09/02/14

3 Maple St U:5
Owner:Caleb Maddaus L:US Bank NA Tr
Case#:00001448606 Filing Date:09/03/14

28 Prospect St
Owner:John G Teehan L:PHH Mortgage Corp
Case#:00001448591 Filing Date:08/27/14

Whitman

728 Auburn St U:B1
Owner:Sandra A Dushame L:Onewest Bank NA
Case#:00001448599 Filing Date:08/29/14

SUFFOLK

Boston

2-4 Hopestill St
Owner:Robert D Clemons L:Green Tree Servicing LLC
Case#:00001448601 Filing Date:08/29/14

957 Metropolitan Ave
Owner:James Prince L:Bank Of New York Mellon
Case#:00001448597 Filing Date:08/28/14

Hyde Park

19 Dietz Rd
Owner:Michelle A Anderson L:Everbank
Case#:00001448603 Filing Date:09/02/14

Jamaica Plain

325 Pond St
Owner:Kelvin J Coleman L:PHH Mortgage Corp
Case#:00001448601 Filing Date:08/29/14

Mattapan

25 Topalian St
Owner:Eugene Lambert L:Green Tree Servicing LLC
Case#:00001448595 Filing Date:08/28/14

Revere

71 Revere Beach Blvd U:6
Owner:Beth Obrien L:Nationstar Mortgage LLC
Case#:00001448594 Filing Date:08/28/14

474 Revere Beach Blvd U:903
Owner:Elizabeth A Smith L:Onewest Bank NA
Case#:00001448603 Filing Date:09/02/14

Roxbury

28 Greenwich Park U:1
Owner:Kristen Kuliga L:Nationstar Mortgage LLC
Case#:00001448591 Filing Date:08/27/14

South Boston

874 E Broadway
Owner:Peter G Asiaf 3rd L:Citimortgage Inc
Case#:00001448598 Filing Date:08/29/14

40 Woodward St U:3
Owner:Scott D Marshall L:Nationstar Mortgage LLC
Case#:00001448601 Filing Date:08/29/14

Winthrop

36 Coral Ave
Owner:Anita S Vaccaro L:JP Morgan Chase Bank NA
Case#:00001448599 Filing Date:08/29/14

25 Perkins St
Owner:Bernardo E Bruno L:Nationstar Mortgage LLC
Case#:00001448599 Filing Date:08/29/14

WORCESTER

Athol

837 Partridgeville Rd U:C3
Owner:Jennifer M Heuer L:Green Tree Servicing LLC
Case#:00001448595 Filing Date:08/28/14

Charlton

45 Old Worcester Rd
Owner:Douglas Goodwin L:Bank Of New York Mellon
Case#:00001448600 Filing Date:08/29/14

Dudley

26 Alton Dr
Owner:Denise M Zoschak L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

Gardner

51 Richmond St
Owner:Thomas Colon Jr L:Green Tree Servicing LLC
Case#:00001448595 Filing Date:08/28/14

Holden

2 Fairchild Dr
Owner:Faramarz Rassekh L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

602 Torrey Ln U:602
Owner:Deborah Y Rabine L:Nationstar Mortgage LLC
Case#:00001448606 Filing Date:09/03/14

703 Wachusett St
Owner:Kevin Mcmahon L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

Lancaster

61 Bolton Rd
Owner:Arlene Joseph L:Digital FCU
Case#:00001448591 Filing Date:08/27/14

79 Schumacher Rd
Owner:Linda A Wilson L:Onewest Bank NA
Case#:00001448598 Filing Date:08/29/14

11 Seven Bridge Rd
Owner:Jeff J Jarvis L:Bank Of New York Mellon
Case#:00001448595 Filing Date:08/28/14

Milford

33 Mill Pond Cir
Owner:Michael J Donato L:Angelo Marotta
Case#:00001448591 Filing Date:08/27/14

Northborough

3 Woodstone Rd
Owner:Suhail El Alami L:Nationstar Mortgage LLC
Case#:00001448591 Filing Date:08/27/14

Princeton

38 Oak Cir
Owner:William P Kotoski Jr L:Citimortgage Inc
Case#:00001448595 Filing Date:08/28/14

Rutland

257 Pommogussett Rd
Owner:Martin M Muiruri L:Freedom Mortgage Corp
Case#:00001448605 Filing Date:09/03/14

Southbridge

32 Edwards St
Owner:Patricia M Tinker L:FNMA
Case#:00001448601 Filing Date:08/29/14

Spencer

49 Grove St
Owner:Dianne M Harris L:Citimortgage Inc
Case#:00001448596 Filing Date:08/28/14

Sturbridge

244 Cedar St
Owner:Shaunna Schiller L:Nationstar Mortgage LLC
Case#:00001448593 Filing Date:08/27/14

Sutton

10 Rich Rd
Owner:Eric J Longo L:US Bank NA
Case#:00001448602 Filing Date:09/02/14

Webster

9 Slater St
Owner:Peter Labrecque L:HSBC Bank USA
Case#:00001448597 Filing Date:08/28/14

Worcester

25 Bowker St
Owner:Scott A Dickman L:US Bank NA Tr
Case#:00001448594 Filing Date:08/28/14

73 Brownell St
Owner:Michael A Liu L:Nationstar Mortgage LLC
Case#:00001448605 Filing Date:09/02/14

358 Burncoat St
Owner:Nancy R Dunkly L:Freedom Mortgage Corp
Case#:00001448596 Filing Date:08/28/14

152 Holden St
Owner:Nancy J Hallstrom L:Flagstar Bank FSB
Case#:00001448597 Filing Date:08/28/14

98 Kenberma Rd
Owner:Sindia Vargas L:Nationstar Mortgage LLC
Case#:00001448606 Filing Date:09/03/14

83 Ledgecrest Dr
Owner:Kara Dierzbicki L:Green Tree Servicing LLC
Case#:00001448604 Filing Date:09/02/14

45 Loxwood St
Owner:Seidenberg Kenneth Est L:Nationstar Mortgage LLC
Case#:00001448603 Filing Date:09/02/14

370 Sunderland Rd U:21
Owner:Richard E Pierce L:Onewest Bank NA
Case#:00001448592 Filing Date:08/27/14

WORCESTER NORTH

Leominster

20 Dartmouth St
Owner:Vincent M Benincasa L:Green Tree Servicing LLC
Case#:00001448605 Filing Date:09/02/14

1506 Main St
Owner:Seth E Hebert L:Green Tree Servicing LLC
Case#:00001448600 Filing Date:08/29/14

167 Manchester St
Owner:Dana C Puntillo L:Green Tree Servicing LLC
Case#:00001448592 Filing Date:08/27/14

308 West St
Owner:Gregory D Casey L:Matrix Financial Services
Case#:00001448594 Filing Date:08/28/14

Lunenburg

10 Andrew Ter
Owner:Louise E Ekwall L:Onewest Bank NA
Case#:00001448599 Filing Date:08/29/14

288 Burrage St
Owner:Truax Yoneko C Est L:Household Finance Corp
Case#:00001448590 Filing Date:08/27/14

Westminster

120 East Rd
Owner:Michael Miller L:Nationstar Mortgage LLC
Case#:00001448591 Filing Date:08/27/14

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Brewster

09/17/14 02:00 PM 44 Eldridge Rd
Owner:Daryl Chase
Lender:HSBC Bank USA NA Deposit:$5,000
Bk/Pg:17518/142 D:08/22/03
Source:Cape Cod Times (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800

Dennis

09/23/14 01:00 PM 197 Setucket Rd
Owner:John R Davis
Lender:MHFA Deposit:$5,000
Doc#:765290 D:05/07/99
Source:Register (The) (08/28/14)
Atty:Shechtman H Savage LLP 401-272-1400

Harwich

09/19/14 12:00 PM 908 Queen Anne Rd
Owner:Edward W Strout
Lender:Wells Fargo Bank NA Deposit:$10,000
Bk/Pg:19047/132 D:09/15/04
Source:Cape Cod Times (08/29/14)
Atty:Marinoscilaw Group 401-234-9200

Mashpee

09/18/14 11:00 AM 293 S Sandwich Rd
Owner:Robert L Costa & Marylou Costa
Lender:US Bank NA Deposit:$5,000
Bk/Pg:22704/243 D:02/25/08
Source:Cape Cod Times (08/27/14)
Atty:Harmon Law Offices 617-558-0500

09/18/14 11:00 PM 10 Samoset Rd
Owner:Isam Hijazi
Lender:JP Morgan Chase Bank NA Deposit:$5,000
Doc#:1066533 D:06/13/07
Source:Cape Cod Times (08/28/14)
Atty:Orlans Moran Pllc 781-790-7800

BERKSHIRE MIDDLE

Pittsfield

09/16/14 01:00 PM 124 Windsor Ave
Owner:Douglas A Armstrong
Lender:US Bank NA Tr Deposit:$5,000
Bk/Pg:3749/139 D:01/18/07
Source:Berkshire Eagle (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800

09/17/14 11:00 AM 83 Mcarthur St
Owner:Chester Russo
Lender:Deutsche Bk Natl T Co Tr Deposit:$5,000
Bk/Pg:3595/1 D:07/26/06
Source:Berkshire Eagle (08/26/14)
Atty:Harmon Law Offices 617-558-0500

BERKSHIRE NORTH

Cheshire

09/18/14 11:00 AM 680 Stafford Hill Rd
Owner:Arthur T Cestaro T & Arthur T Cestaro Tr
Lender:Greylock FCU Deposit:$5,000
Bk/Pg:1382/200 D:08/14/09
Source:Berkshire Eagle (08/27/14)
Atty:Hashim & Spinola 413-499-1304

Clarksburg

09/18/14 10:00 AM 67 Carson Ave U:67
Owner:Lori M Wandrei
Lender:Greylock FCU Deposit:$5,000
Bk/Pg:1242/153 D:03/16/06
Source:Berkshire Eagle (08/27/14)
Atty:Hashim & Spinola 413-499-1304

BRISTOL FALL RIVER

Fall River

09/17/14 12:00 PM 975 Plymouth Ave
Owner:Dorothy Szulewski
Lender:Waterfall Victoria Master Deposit:$5,000
Bk/Pg:6218/166 D:03/08/06
Source:The Herald News (08/27/14)
Atty:Peter V Guaetta

09/18/14 10:00 AM 237 Linden St
Owner:Jacqueline J Serra
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:6533/73 D:12/29/06
Source:The Herald News (08/27/14)
Atty:Harmon Law Offices 617-558-0500

09/18/14 11:00 AM 177 Nashua St U:2
Owner:Hieu K Nguyen
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:6080/184 D:11/07/05
Source:The Herald News (08/27/14)
Atty:Harmon Law Offices 617-558-0500

09/18/14 02:00 PM 456 Smith St
Owner:Gil M Franco
Lender:US Bank NA Tr Deposit:$5,000
Doc#:38376 D:11/06/06
Source:The Herald News (08/28/14)
Atty:Orlans Moran PLLC 781-790-7800

BRISTOL NORTH

Attleboro

09/17/14 11:00 AM 54 Greenwich St
Owner:Eugene Douglas
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:14475/222 D:01/24/05
Source:Sun Chronicle (The) (08/27/14)
Atty:Peter V Guaetta

09/26/14 10:00 AM No Street Given
Owner:Laura E Frazier
Lender: Deposit:$250,000
Bk/Pg:17258/208 D: / /
Source:Sun Chronicle (The) (08/29/14)
Atty:Anthony R Nesi

Dighton

09/08/14 11:00 AM 168 Summer St
Owner:Douglas W Thompson & Michelle A Saber
Lender:Webster Bank NA Deposit:$5,000
Bk/Pg:12754/42 D:09/10/03
Source:Taunton Daily Gazette (08/15/14)
Atty:Shechtman Halperin Savage 401-272-1400

Easton
09/22/14 12:00 PM 106 Dongary Rd U:106
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:20889/136 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/22/14 12:30 PM 5 Hilltop Ln U:1
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:20889/136 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/22/14 11:30 AM 691 Washington St
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:20889/136 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501

Raynham
09/25/14 01:00 PM 575 S Main St
Owner:John C Mileikis
Lender:Bank Of Canton Deposit:$5,000
Bk/Pg:14799/1 D:05/20/05
Source:Taunton Daily Gazette (08/29/14)
Atty:William D Jackson 617-472-1020

Rehoboth
09/25/14 10:00 AM 19 Round Farm Rd
Owner:Antonio J Barbosa
Lender:Wells Fargo Bank NA Deposit:$10,000
Bk/Pg:16669/301 D:03/22/07
Source:Taunton Daily Gazette (08/28/14)
Atty:Korde & Assoc 978-256-1500

Seekonk
09/19/14 10:00 AM 27 Benson Ave
Owner:John L George 3rd
Lender:JP Morgan Chase Bank NA Deposit:$5,000
Bk/Pg:13482/295 D:03/31/04
Source:Sun Chronicle (The) (08/27/14)
Atty:Harmon Law Offices 617-558-0500

Taunton
09/17/14 11:00 AM 264 Tremont St
Owner:Donna L Vaillancourt
Lender:Ocwen Loan Servicing LLC Deposit:$5,000
Bk/Pg:19014/5 D:09/15/10
Source:Taunton Daily Gazette (08/27/14)
Atty:Orlans Moran PLLC 781-790-7800

BRISTOL SOUTH

Fairhaven
09/26/14 01:00 PM 68 Oxford St
Owner:Kelly E Slavin
Lender:Scudder Bay Capital LLC Deposit:$10,000
Bk/Pg:8630/5 D:04/24/07
Source:Standard Times (The) (08/29/14)
Atty:Topkins & Bevans 781-890-6230

New Bedford
09/10/14 11:00 AM 764 S 1st St
Owner:Ignacio Diaz
Lender:Home Loan Investment Bank Deposit:$10,000
Bk/Pg:8876/230 D:11/30/07
Source:Standard Times (The) (08/27/14)
Atty:Partridge Snow & Hahn LLP 401-861-8200
09/16/14 11:00 AM 10 Mcgurk St
Owner:Luisa Viera Coucelos
Lender:Bayview Loan Svcing LLC Deposit:$10,000
Doc#:98372 D:10/27/06
Source:Standard Times (The) (08/26/14)
Atty:Harry Castleman
09/22/14 02:00 PM 1251 Church St U:10
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:10704/57 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/24/14 11:00 AM 56 Jouvette St
Owner:Luis A Terra
Lender:Sutherland Asset 1 LLC Deposit:$10,000
Bk/Pg:8739/144 D:07/31/07
Source:Standard Times (The) (08/27/14)
Atty:Alexander G Rheaume 617-523-9000

ESSEX NORTH

Andover
09/19/14 12:00 PM 9 Crescent Dr U:5
Owner:Roberta Jean Hansen
Lender:Salem Five Cents SB Deposit:$5,000
Doc#:91813 D:04/27/06
Source:Lawrence Eagle Tribune (08/28/14)
Atty:Harmon Law Offices 617-558-0500

Lawrence
09/22/14 12:00 PM 11 Lowell St
Owner:Jose S Correa
Lender:US Bank NA Tr Deposit:$5,000
Bk/Pg:10539/2 D:12/01/06
Source:Lawrence Eagle Tribune (08/29/14)
Atty:Peter V Guaetta
09/25/14 11:00 AM 20 Chester St
Owner:Wicked Good Propertie LLC
Lender:Westmount Financial Ltd Deposit:$5,000
Bk/Pg:13802/284 D:03/21/14
Source:Lawrence Eagle Tribune (08/29/14)
Atty:Alexander S Buchanan 603-882-5129

Methuen
09/09/14 11:00 AM 184 Pleasant Valley St U:200
Owner:William M Schumann
Lender: Deposit:$10,000
Bk/Pg:11399/210 D:12/11/08
Source:Lawrence Eagle Tribune (08/26/14)
Atty:Kyle J Scandore 978-689-0800
09/17/14 01:00 PM 3 Green St
Owner:Paul A Defuria
Lender:US Bank NA Tr Deposit:$5,000
Bk/Pg:10565/180 D:12/26/06
Source:Lawrence Eagle Tribune (08/27/14)
Atty:Orlans Moran PLLC 781-790-7800

ESSEX SOUTH

Groveland
09/24/14 10:00 AM 2 Stevenson Way
Owner:Albert C Mcminoway 3rd
Lender:Fidelity Bank Deposit:$5,000
Bk/Pg:22618/48 D:03/31/04
Source:Haverhill Gazette (08/28/14)
Atty:Peter V Guaetta

Haverhill
09/10/14 10:00 AM 20 Blaisdell St
Owner:Heritage Capital Resource
Lender:Blaisdell St Condo Assoc Deposit:$5,000
Bk/Pg:24601/172 D:07/25/05
Source:Haverhill Gazette (08/28/14)
Atty:Timothy H Barnes 978-374-4420

Lynn
09/16/14 12:00 PM 518 Boston St U:303
Owner:Robert Giannelli
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:25968/553 D:08/08/06
Source:Daily Item (08/26/14)
Atty:Orlans Moran Pllc 781-790-7800
09/16/14 12:00 PM 50 Brookvale St U:3B
Owner:Debra Bisciotti
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:24028/92 D:03/07/05
Source:Daily Item (08/26/14)
Atty:Harmon Law Offices 617-558-0500
09/17/14 11:00 AM 30 Revere Ave
Owner:Mark R Klimkiewicz & Rossana O Klimkiewicz
Lender:Ocwen Loan Servicing LLC Deposit:$5,000
Bk/Pg:22808/299 D:05/03/04
Source:Daily Item (08/27/14)
Atty:Orlans Moran Pllc 781-790-7800
09/18/14 02:00 PM 518 Boston St U:301
Owner:Scott Follis
Lender:Wells Fargo Bank NA Deposit:$5,000
Bk/Pg:25971/293 D:08/09/06
Source:Daily Item (08/28/14)
Atty:Orlans Moran Pllc 781-790-7800
09/22/14 10:00 AM 30 Lansing Rd
Owner:Michael C Kuzmin Jr
Lender:PNC Bank NA Deposit:$5,000
Bk/Pg:23631/408 D:11/11/04
Source:Daily Item (08/28/14)
Atty:Harmon Law Offices 617-558-0500
09/24/14 11:00 AM 9 Lynn Shore Dr U:BA
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:32274/165 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501

Peabody
09/19/14 12:00 PM 1-A Highland Ter
Owner:Janet Nansamba
Lender:Wells Fargo Bank NA Deposit:$5,000
Bk/Pg:24501/408 D:06/29/05
Source:Salem Evening News (08/29/14)
Atty:Peter V Guaetta

Rockport
09/19/14 11:00 AM 4 Lamb Hts
Owner:Kimberly A Parker
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:28637/291 D:05/29/09
Source:Salem Evening News (08/29/14)
Atty:Peter V Guaetta

FRANKLIN

Greenfield
09/22/14 10:30 AM 332 Main St
Owner:Pushkin LLC
Lender:MHIC NE New Markets LLC Deposit:$20,000
Doc#:7550 D:12/23/09
Source:Record Enterprise (08/29/14)
Atty:Stephen M Nolan 617-451-1725
09/22/14 10:00 AM 285-291 Main St
Owner:Arts Block LLC
Lender:MHIC NE New Markets LLC Deposit:$20,000
Bk/Pg:5800/230 D:12/23/09
Source:Record Enterprise (08/29/14)
Atty:Nolan Sheehan Patten LLP 617-451-1725
09/23/14 11:00 AM 10 Kent Ave
Owner:Gary Self
Lender:Bayview Loan Svcing LLC Deposit:$5,000
Bk/Pg:5057/221 D:02/28/06
Source:Record Enterprise (08/29/14)
Atty:Harmon Law Offices 617-558-0500

HAMPDEN

Chicopee
09/16/14 12:00 PM 236 Dale St
Owner:Ann Douglas
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:17849/109 D:09/25/08
Source:Republican (The) (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800
09/19/14 09:00 AM 96 Walnut St
Owner:Ran Dee Booth
Lender:Deutsche Bk Natl T Co Tr Deposit:$5,000
Bk/Pg:16459/530 D:01/16/07
Source:Republican (The) (08/29/14)
Atty:Orlans Moran PLLC 781-790-7800
09/22/14 12:00 PM 58 Clarendon Ave
Owner:Wesley Drum
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:15979/231 D:06/15/06
Source:Republican (The) (08/29/14)
Atty:Harmon Law Offices 617-558-0500

Holyoke
09/23/14 10:00 AM 37 Saint Kolbe Dr U:C
Owner:Brendan P Dorman
Lender:Holyoke CU Deposit:$10,000
Bk/Pg:17452/57 D:08/29/08
Source:Republican (The) (08/26/14)
Atty:Reneau J Longoria 978-921-2670

Longmeadow
09/23/14 12:00 PM 15 Pinelawn Rd
Owner:Timothy Fagan
Lender:Deutsche Bk Natl T Co Tr Deposit:$10,000
Bk/Pg:14958/229 D:04/15/05
Source:Republican (The) (08/26/14)
Atty:Reneau J Longoria 978-921-2670

Springfield
09/17/14 12:00 PM 41 Orlando St
Owner:Christopher J Snelling
Lender:US Bank NA Tr Deposit:$5,000
Bk/Pg:14619/572 D:10/23/04
Source:Republican (The) (08/27/14)
Atty:Orlans Moran PLLC 781-790-7800
09/17/14 01:00 PM 81 Park Rd
Owner:Joan Petrick
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:17112/163 D:01/09/08
Source:Republican (The) (08/26/14)
Atty:Harmon Law Offices 617-558-0500
09/17/14 03:00 PM Porter Rd (NS)
Owner:Lori A Twining
Lender:Flagstar Bank FSB Deposit:$5,000
Bk/Pg:17934/224 D:07/17/09
Source:Republican (The) (08/26/14)
Atty:Harmon Law Offices 617-558-0500
09/18/14 10:00 AM 35 W Crystal Brook Dr
Owner:Garrick Spaulding
Lender: Deposit:$86,000
Bk/Pg:2347/249 D:11/01/54
Source:Republican (The) (08/29/14)
Atty:Arlington L Spaulding
09/19/14 10:00 AM 99 Miller St
Owner:Rafael E Ruiz
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:17488/281 D:09/29/08
Source:Republican (The) (08/29/14)
Atty:Orlans Moran PLLC 781-790-7800
09/22/14 10:00 AM 62 Westminster St
Owner:Tony Anthony
Lender:Bayview Loan Svcing LLC Deposit:$5,000
Bk/Pg:17196/247 D:03/14/08
Source:Republican (The) (08/29/14)
Atty:Harmon Law Offices 617-558-0500
09/23/14 10:00 AM 10 Bruce St
Owner:Robert Perez
Lender:Deutsche Bk Natl T Co Tr Deposit:$10,000
Bk/Pg:13402/50 D:07/22/03
Source:Republican (The) (08/26/14)
Atty:Reneau J Longoria 978-921-2670
09/29/14 11:00 AM 71 Blueberry Hill St
Owner:John A Chigos
Lender:Freedom CU Deposit:$5,000
Bk/Pg:11706/567 D:06/20/01
Source:Republican (The) (08/29/14)
Atty:Joseph J Lange 413-732-6840

MIDDLESEX NORTH

Chelmsford
09/18/14 10:00 AM 20 Cortez St
Owner:Scott Mcelrath
Lender:Deutsche Bk Natl T Co Tr Deposit:$10,000
Bk/Pg:20139/193 D:05/25/06
Source:Chelmsford Independent (08/28/14)
Atty:Marinosci Law Group 401-234-9200

Dracut
09/10/14 10:00 AM 53 Goodhue Ave
Owner:Aline Boutin
Lender: Deposit:$240,000
Bk/Pg:8376/73 D:12/30/96
Source:Publication Unknown (08/29/14)
Atty:Michael J Ring
09/22/14 02:00 PM 10 Hazelwood Ave U:11
Owner:Rubens Gregory Deoliveira
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:19941/125 D:03/27/06
Source:Sun (The) (08/29/14)
Atty:Harmon Law Offices 617-558-0500

Lowell
09/16/14 02:00 PM 119 W Meadow Rd
Owner:Tiffany Goodfellow
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:21228/125 D:05/09/07
Source:Sun (The) (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800
09/18/14 12:00 PM 33 Ridge Rd
Owner:Renee S Heusser
Lender:US Bank NA Tr Deposit:$5,000
Bk/Pg:19486/73 D:11/04/05
Source:Sun (The) (08/28/14)
Atty:Orlans Moran PLLC 781-790-7800
09/22/14 03:00 PM 345 Hildreth St U:16
Owner:Mary Wairiri
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:20665/273 D:11/02/06
Source:Sun (The) (08/29/14)
Atty:Harmon Law Offices 617-558-0500
09/25/14 10:00 AM 48 E Meadow Rd
Owner:Laura M Pereira
Lender:Bank Of New York Mellon Deposit:$10,000
Bk/Pg:18676/185 D:04/29/05
Source:Sun (The) (08/27/14)
Atty:Reneau J Longoria 978-921-2670
09/26/14 10:00 AM 945 Middlesex St
Owner:Chambers Estate LLC
Lender:Daly Group LLC Deposit:$25,000
Bk/Pg:18049/243 D:11/05/04
Source:Sun (The) (08/29/14)
Atty:Gregory T Curtis 978-454-8804

MIDDLESEX SOUTH

Framingham
09/09/14 04:00 PM 1323 Worcester Rd U:F11
Owner:Magdalene Hodge
Lender:Wells Fargo Bank NA Deposit:$5,000
Bk/Pg:45461/532 D:06/24/05
Source:Metro West (08/26/14)
Atty:Korde & Assoc 978-256-1500
09/18/14 12:00 PM 12 Knox Ave
Owner:Jose R Silva
Lender:JP Morgan Chase Bank NA Deposit:$5,000
Bk/Pg:29689/110 D:01/20/99
Source:Metro West (08/27/14)
Atty:Harmon Law Offices 617-558-0500

Marlborough
09/23/14 02:00 PM 18 Maplewood Ave
Owner:Karen J Hayes
Lender:Wells Fargo Bank NA Deposit:$5,000
Bk/Pg:37877/141 D:12/30/02
Source:Metro West (08/26/14)
Atty:Korde & Assoc 978-256-1500

Melrose
09/19/14 11:00 AM 16 Enmore Rd
Owner:Willie L Mccrorey
Lender:JP Morgan Chase Bank NA Deposit:$5,000
Bk/Pg:56540/309 D:02/28/11
Source:Melrose Free Press (08/28/14)
Atty:Orlans Moran PLLC 781-790-7800

Newton
09/24/14 11:00 AM 35 Jerome Ave
Owner:Judith A Tobin
Lender:US Bank NA Tr Deposit:$10,000
Bk/Pg:50176/301 D:07/27/07
Source:Newton Tab (08/27/14)
Atty:Harmon Law Offices 617-558-0500

Sudbury
09/23/14 11:00 AM 33 Brimstone Ln
Owner:Yeon O Yu
Lender:William Conti Deposit:$10,000
Bk/Pg:49208/154 D:03/14/08
Source:Sudbury Town Crier (08/28/14)
Atty:Rich May 617-556-3800

Wakefield
09/18/14 10:30 AM 603 Salem St U:603
Owner:Richard C Maybury
Lender:Gina Abudi Deposit:$10,000
Bk/Pg:18973/299 D:06/17/02
Source:Gloucester Daily Times (08/28/14)
Atty:David Hansen 978-750-1900

Waltham
09/24/14 09:00 AM 14 Rosemont Ave
Owner:Bein LLC
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:62875/512 D:10/30/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501

NORFOLK

Brookline
09/18/14 10:00 AM 94-A Marion St U:4
Owner:Brendan F Higgins Jr
Lender:Nationstar Mortgage LLC Deposit:$10,000
Bk/Pg:23641/541 D:05/03/06
Source:Brookline Tab (08/28/14)
Atty:Reneau J Longoria 978-921-2670

Franklin
09/09/14 02:00 PM 887 Washington St
Owner:Brian R Mentz
Lender:Ocwen Loan Servicing LLC Deposit:$5,000
Bk/Pg:21889/353 D:12/15/04
Source:Milford Daily News (08/26/14)
Atty:Korde & Assoc 978-256-1500

Medway
09/25/14 01:00 PM 10 Goldenrod Dr
Owner:Vincent P Alessandrini J
Lender:Scudder Bay Capital LLC Deposit:$10,000
Bk/Pg:23850/105 D:07/05/06
Source:Milford Daily News (08/28/14)
Atty:Topkins & Bevans 781-890-6230

Quincy
09/11/14 04:00 PM 74 Walnut St
Owner:James H Armstrong Jr
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:24888/29 D:06/04/07
Source:Patriot Ledger (08/26/14)
Atty:Harmon Law Offices 617-558-0500
09/17/14 10:00 AM 5 Garrett Dr
Owner:Daniel J Flynn 3rd
Lender:Wellesley Bank Deposit:$5,000
Bk/Pg:22187/137 D:03/16/05
Source:Patriot Ledger (08/26/14)
Atty:Frank T Ravinal 781-418-5100

Randolph
09/19/14 03:00 PM 24 Nelson Dr U:2C
Owner:Edgar A German-perez
Lender:MHFA Deposit:$5,000
Bk/Pg:24055/13 D:09/06/06
Source:Canton Journal (08/29/14)
Atty:Orlans Moran PLLC 781-790-7800

Stoughton
09/15/14 10:00 AM 30 Stoddard St
Owner:Daniel Peter Banis
Lender: Deposit:$230,000
Bk/Pg:7411/363 D: / /
Source:Canton Journal (08/29/14)
Atty:John D Casey

PLYMOUTH

Brockton
09/17/14 01:00 PM 68 Sheridan St
Owner:Norman Macdonald & Noreen M Macdonald
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:31422/305 D:09/23/05
Source:Brockton Enterprise (08/26/14)
Atty:Harmon Law Offices 617-558-0500
09/17/14 11:00 AM 15 W Chestnut St
Owner:Serge Claude Valme
Lender:Deutsche Bk Natl T Co Tr Deposit:$10,000
Bk/Pg:31249/202 D:08/30/05
Source:Brockton Enterprise (08/27/14)
Atty:Harry Castleman 617-227-5660
09/19/14 12:00 PM 1066 Court St
Owner:Kimberly J Regan & Robert J Regan
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:28285/206 D:05/22/04
Source:Brockton Enterprise (08/29/14)
Atty:Peter V Guaetta 978-250-0999
09/22/14 11:00 AM 63 Glendale St
Owner:Jose S Moreira
Lender:Flagstar Bank FSB Deposit:$5,000
Bk/Pg:37674/247 D:08/31/09
Source:Brockton Enterprise (08/29/14)
Atty:Peter V Guaetta 978-250-0999
09/22/14 10:00 AM 42 N Manchester St
Owner:Jaques Augustin & Roseleine Lisieux
Lender:Nationstar Mortgage LLC Deposit:$5,000
Bk/Pg:38529/120 D:05/17/10
Source:Brockton Enterprise (08/29/14)
Atty:Peter V Guaetta 978-250-0999
09/22/14 10:00 AM 14 Revere St
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:42771/117 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/22/14 11:00 AM 227 W Elm St U:6
Owner:Chiles Holdings Ltd
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:42771/117 D:03/04/13
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/25/14 10:00 AM 1010 Court St
Owner:Marie C Bruno-Hollant
Lender:Aura Mtg Advisors LLC Deposit:$5,000
Bk/Pg:38914/65 D:08/30/10
Source:Brockton Enterprise (08/28/14)
Atty:Rachael M Dorr
09/26/14 10:00 AM 14 Madrid Sq U:6
Owner:Richard Quinlan
Lender:Madrid Square Condo T Deposit:$5,000
Bk/Pg:6496/177 D:12/23/85
Source:Brockton Enterprise (08/29/14)
Atty:John M Lovely 508-543-9776
09/26/14 11:00 AM 26 Madrid Sq U:3
Owner:Richard Quinlan
Lender:Madrid Square Condo T Deposit:$5,000
Bk/Pg:39570/257 D:01/20/11
Source:Brockton Enterprise (08/29/14)
Atty:John M Lovely 508-543-9776

East Bridgewater
09/19/14 11:00 AM 254 Thatcher St
Owner:Jacob F Obin & Allison Horne
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:30909/185 D:07/12/05
Source:Brockton Enterprise (08/28/14)
Atty:Harmon Law Offices 617-558-0500

Marshfield
09/17/14 10:00 AM 457 Webster St
Owner:Phyllis B Smith
Lender:James B Nutter&Co Deposit:$5,000
Bk/Pg:36560/77 D:11/20/08
Source:Marshfield Mariner (08/27/14)
Atty:Orlans Moran PLLC 781-790-7800
09/19/14 10:00 AM 36 Putnam St
Owner:Kenneth J Locke
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:33291/150 D:08/31/06
Source:Marshfield Mariner (08/27/14)
Atty:Harmon Law Offices 617-558-0500

Plymouth
09/17/14 11:00 AM 59 Stafford St U:C
Owner:Barry Richardson
Lender:Nationstar Mortgage LLC Deposit:$10,000
Bk/Pg:35802/287 D:05/28/08
Source:Mpg Newspapers (08/27/14)
Atty:Marinosci Law Group 401-234-9200
09/24/14 11:00 AM 30 Nicks Rock Rd U:2
Owner:Jacquelyn Springer
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:34937/129 D:08/07/07
Source:Mpg Newspapers (08/27/14)
Atty:Harmon Law Offices 617-558-0500

Plympton
09/24/14 01:00 PM 157 Center St
Owner:157 Center LLC
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:44089/234 D:02/14/14
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501
09/24/14 01:30 PM 159 Center St
Owner:157 Center LLC
Lender:Bee Investments LLC Deposit:$10,000
Bk/Pg:44170/133 D:03/24/14
Source:Boston Herald (08/29/14)
Atty:Tamkin & Hochberg Llp 617-964-2501

Wareham
09/18/14 10:00 AM 4 West St
Owner:Karen Lopes
Lender:Dennis J Conry Deposit:$5,000
Bk/Pg:31674/187 D:06/28/00
Source:Wareham Courier (08/28/14)
Atty:Dianne M Hogan

Whitman
09/19/14 01:00 PM 604 Bedford St U:4
Owner:Marie A Clark
Lender:US Bank NA Deposit:$5,000
Bk/Pg:44302/345 D:02/21/07
Source:Brockton Enterprise (08/29/14)
Atty:Peter V Guaetta 978-250-0999

SUFFOLK

Brighton
09/18/14 01:00 PM 1400 Commonwealth Ave U:4
Owner:Ina Cohen
Lender:Nationstar Mortgage LLC Deposit:$5,000
Doc#:692651 D:11/24/04
Source:Boston Herald (08/28/14)
Atty:Peter V Guaetta 978-250-0999

Dorchester
09/18/14 03:00 PM 39 Whitten St
Owner:Hiep Hoa Tran
Lender:Wells Fargo Bank NA Deposit:$10,000
Bk/Pg:35987/162 D:11/24/04
Source:Boston Herald (08/28/14)
Atty:Marinosci Law Group 401-234-9200

Hyde Park
09/18/14 12:00 PM 1923 Hyde Park Ave
Owner:Cheryl Kemp
Lender:HSBC Bank USA NA Deposit:$5,000
Bk/Pg:40197/172 D:08/15/06
Source:Boston Herald (08/28/14)
Atty:Peter V Guaetta 978-250-0999

South Boston
09/18/14 12:00 PM 530 E 3rd St
Owner:Michael Provenzano
Lender:East Boston Savings Bank Deposit:$10,000
Bk/Pg:38556/24 D:11/22/05
Source:Boston Herald (08/28/14)
Atty:Perry Krumsiek & Dolan 617-720-4300

WORCESTER

East Brookfield
09/23/14 10:00 AM 103 Blueberry Ln
Owner:Tracey Apgar
Lender:PHH Mortgage Corp Deposit:$5,000
Bk/Pg:43490/212 D:11/07/08
Source:Telegram Gazette (08/26/14)
Atty:Korde & Assoc 978-256-1500

Holden
09/16/14 11:00 AM 47 Courtney Dr
Owner:Thomas Conrad
Lender:PNC Bank NA Deposit:$5,000
Bk/Pg:34036/226 D:06/30/04
Source:Telegram Gazette (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800

Hopedale
09/16/14 02:00 PM 22-24 Inman St
Owner:Theresa M Gorman
Lender:Nationstar Mortgage LLC Deposit:$10,000
Bk/Pg:32846/71 D:02/12/04
Source:Milford Daily News (08/26/14)
Atty:Marinosci Law Group 401-234-9200

Milford
09/09/14 03:00 PM 2 Coolidge Rd
Owner:Robert Moran
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:36818/33 D:07/12/05
Source:Milford Daily News (08/26/14)
Atty:Korde & Assoc 978-256-1500
09/16/14 10:00 AM 169 Cedar St
Owner:William L Mcfadden
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:35051/250 D:11/08/04
Source:Milford Daily News (08/26/14)
Atty:Orlans Moran PLLC 781-790-7800

Westborough
09/26/14 03:00 PM 7 Sheffield Way U:7
Owner:Roberta M Segel
Lender:Green Tree Servicing LLC Deposit:$10,000
Bk/Pg:36661/139 D:06/23/05
Source:Hopkinton Crier (08/29/14)
Atty:Harmon Law Offices 617-558-0500

Worcester
09/15/14 11:00 AM 19 Rydberg Ter
Owner:Nicholas Seymour
Lender:Bank Of New York Mellon Deposit:$5,000
Bk/Pg:36967/343 D:07/29/05
Source:Telegram Gazette (08/25/14)
Atty:Peter V Guaetta
09/17/14 10:00 AM 50 Whisper Dr
Owner:Bruce H Boguslav
Lender:BLB Trading LLC Deposit:$10,000
Bk/Pg:37944/42 D:12/02/05
Source:Telegram Gazette (08/27/14)
Atty:Matthew R Braucher 603-665-9111
09/23/14 12:00 PM 6 Ockway St U:A
Owner:Richard Bones
Lender:Merrimack Mortgage Co Inc Deposit:$10,000
Bk/Pg:39762/299 D:08/18/06
Source:Telegram Gazette (08/25/14)
Atty:Reneau J Longoria 978-921-2670

WORCESTER NORTH

Fitchburg
09/19/14 02:00 PM 69 Macintosh Ln
Owner:George White
Lender:Ocwen Loan Servicing LLC Deposit:$5,000
Bk/Pg:5487/233 D:11/04/04
Source:Sentinel & Enterprise (08/29/14)
Atty:Orlans Moran PLLC 781-790-7800

Leominster
09/19/14 12:00 PM 195 Chapman Pl U:195
Owner:Gloria R Gilbert
Lender:Green Tree Servicing LLC Deposit:$5,000
Bk/Pg:5860/3 D:09/16/05
Source:Sentinel & Enterprise (08/28/14)
Atty:Harmon Law Offices 617-558-0500
09/22/14 10:00 AM 52 Orchard St
Owner:Leanne M Miller
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:5953/2 D:11/28/05
Source:Sentinel & Enterprise (08/29/14)
Atty:Harmon Law Offices 617-558-0500
09/25/14 11:00 AM 608 Abbott Ave
Owner:Larry C Franklin
Lender:IC FCU Deposit:$5,000
Bk/Pg:7950/208 D:07/05/13
Source:Sentinel & Enterprise (08/29/14)
Atty:C Theodore Mariolis 978-537-2200
09/25/14 10:00 AM 1151 Elm St
Owner:Mark P Marrama
Lender:Fidelity Coop Bank Deposit:$5,000
Bk/Pg:6887/202 D:02/23/09
Source:Sentinel & Enterprise (08/29/14)
Atty:C Theodore Mariolis 978-537-2200

Lunenburg
09/17/14 12:00 PM 1396 Massachusetts Ave
Owner:Dorothy C Cassidy
Lender:One West Bank NA Deposit:$5,000
Bk/Pg:6201/253 D:08/03/06
Source:Sentinel & Enterprise (08/26/14)
Atty:Harmon Law Offices 617-558-0500

Sheriff Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details.

BARNSTABLE

Falmouth
117 Curley Blvd
Sale at:, 08/01/14 12:00 PM
Owner:Dianne Harvey
Source:Cape Cod Times (08/28/14)