

# The Commercial Record

## RHODE ISLAND REAL ESTATE RECORDS

### TOWN & CITY INDEX

(W) = Weekly (B) = Biweekly (M) = Monthly

Records appear in this issue only for cities and towns with page numbers.

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## TO OUR CUSTOMERS

The Warren Group and The Commercial Record sincerely appreciate your patience over the past two years. The majority of registries and courts are now open and The Commercial Record has resumed its previous collection to print schedule. There are still some data collection issues as individual offices may have to temporarily close. We will collect that information as soon as it is available and include it here in the records section. Please email call 617-896-5388 or email customerservice@thewarrengroup.com if you have any questions.

Cassidy Norton  
Association Publisher  
The Warren Group

### TOWNS MISSING DUE TO COLLECTION ISSUES

Records for the following municipalities were not collected this week. All records will be published as they become available.

NEWPORT

[www.thewarrengroup.com/data-collection-issues](http://www.thewarrengroup.com/data-collection-issues)

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## HOW TO READ THE REAL ESTATE RECORDS

The information appearing in this newspaper is taken from deed and mortgage documents filed at each Town Clerk's office in the state. All property transfers with a sales price of at least \$1,000 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 county, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds or Mortgages).

■ The statistics at the beginning of each town are for all one- to four-family home sales, excluding foreclosure deeds, with a purchase price of \$1,000 and above from January through the most recent complete calendar month.

### MARKET STATISTICS THROUGH APRIL

	YTD 2000	YTD 2002
Num of 1-4Fam Sales	65	47
Median Price	\$265,000	\$300,000

• *Year-to-Date (YTD) statistics for all residential, condo, commercial and land transactions within our price range criteria.*

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

### ▶ REAL ESTATE SALES

**315 MAIN ST U:15.....\$98,000**

Pleasant Towers Condo  
 B:John Doe & Mary Smith  
 S:Jane Jones & Thomas Jones  
 Vol/Page: 1313/117, Date: 4/12/94, Warranty  
 Mtg: Main Street Bank \$70,000  
 Term: 2034 Rate: 4.60% Type: Adj  
 Mtg Assd to: ABC Mtg Co  
 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 1987) appears only when the address of the new sale matches exactly with the address of the older sale in our database.*

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Whenever we can collect additional details on the mortgage, you may see the term year of the mortgage, the rate and the type of mortgage – i.e. fixed, adjustable, open-end or variable. Any second mortgage filed at the same time as the deed will appear under "mortgages."

■ In most communities, we collect additional property details from the property cards in the town assessor's office. Whenever we can determine that a property is a single-family home, we print the number of bedrooms and building style. Otherwise, the broad classification of residential, commercial and industrial taken from the property card is reported. If the field card is not available at the time we are at the assessor's office, or if we cannot match a sale with a property card, no property details will appear.

■ 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.

■ These records are mortgage documents that did not have a deed filed at the same time. For the most part, these are refinanced first mortgages; although some are subordinate mortgages. If the mortgage has been immediately assigned, the assigned lender is also noted or had a purchase price mortgage already combined with a deed.

### ▶ REAL ESTATE SALES

**32 ELM ST .....\$175,000**

B:John Doe & Mary Smith  
 S:Jane Jones & Thomas Jones  
 Vol/Page: 1617/112, Date: 5/11/94, Warranty  
 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.*

### ▶ FORECLOSURE DEEDS

**43 MAIN ST .....\$142,200**

B:Main St Bank  
 S:John Smith & Main St Bank  
 Prior Sale: \$190,000 (11/89)

- *The prior sale shows the original price paid for the property.*

### ▶ MORTGAGES

**102 MAIN ST .....\$132,000**

Jane Jones from Main St Mtg Co  
 Term: 2014 Type: Open End  
 Mtg Assd to: ABCBank

- *Street address and mortgage amount on the first line are followed by the borrower and lender names.*

### KEY TO LABELS

- B** = Buyer
- S** = Seller
- Mtg** = Mortgage lender and amount
- Use** = purchase
- 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

**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.

**VILLAGE/TOWN GUIDE**

VILLAGE	TOWN				
Adamsville . . . . .	Little Compton	East Warren . . . . .	Warren	Mapleville . . . . .	Burrillville
Albion . . . . .	Lincoln	Elmhurst . . . . .	Richmond	Matunuck . . . . .	South Kingstown
Allenton . . . . .	North Kingstown	Escoheag . . . . .	West Greenwich	Melville . . . . .	Portsmouth
Alton . . . . .	Richmond	Esmond . . . . .	Smithfield	Merino . . . . .	Johnston
Annaquatucket . . . . .	North Kingstown	Fisherville . . . . .	Exeter	Milville . . . . .	Exeter
Annamomscutt . . . . .	Barrington	Fiskeville . . . . .	Scituate	Mishnock . . . . .	West Greenwich
Anthony . . . . .	Coventry	Forestdale . . . . .	North Smithfield	Misquamicut . . . . .	Westerly
Arcadia . . . . .	Exeter	Frenchtown . . . . .	East Greenwich	Mohegan . . . . .	Burrillville
Arctic . . . . .	West Warwick	Galilee . . . . .	Narragansett	Moosup Valley . . . . .	Foster
Arkwright . . . . .	Coventry	Gazzaville . . . . .	Burrillville	Morgan Mills . . . . .	Johnston
Ashaway . . . . .	Hopkinton	Georgiaville . . . . .	Smithfield	Moscow . . . . .	Hopkinton
Ashton . . . . .	Cumberland	Glendale . . . . .	Burrillville	Mountindale . . . . .	Smithfield
Austin . . . . .	Exeter	Grayville . . . . .	Tiverton	Nannaquaket . . . . .	Tiverton
Avondale . . . . .	Westerly	Greene . . . . .	Coventry	Nasonville . . . . .	Burrillville
Barberville . . . . .	Hopkinton	Greenville . . . . .	Smithfield	Natick . . . . .	West Warwick
Belleville . . . . .	North Kingstown	Hamilton . . . . .	North Kingstown	Nooseneck . . . . .	West Greenwich
Berkeley . . . . .	Cumberland	Harmony . . . . .	Glocester	North Foster . . . . .	Foster
Bethel . . . . .	Hopkinton	Harris . . . . .	West Warwick	North Scituate . . . . .	Scituate
Bonnet Shores . . . . .	Narragansett	Harrisville . . . . .	Burrillville	North Tiverton . . . . .	Tiverton
Bowditch . . . . .	Glocester	Haversham . . . . .	Westerly	Nyatt . . . . .	Barrington
Bradford . . . . .	Westerly	Hillsdale . . . . .	Richmond	Oakland . . . . .	Burrillville
Branch Village . . . . .	North Smithfield	Homestead . . . . .	Portsmouth	Pascoag . . . . .	Burrillville
Bridgeport . . . . .	Tiverton	Hope . . . . .	Scituate	Patience . . . . .	Portsmouth
Bridgeton . . . . .	Burrillville	Hope Valley . . . . .	Hopkinton	Peace Dale . . . . .	South Kingstown
Bridgetown . . . . .	South Kingstown	Hughesdale . . . . .	Johnston	Perryville . . . . .	South Kingstown
Brudickville . . . . .	Charlestown	Hummocks . . . . .	Portsmouth	Phenix . . . . .	West Warwick
Burr Hill . . . . .	Warren	Huntsville . . . . .	Burrillville	Point Judith . . . . .	Narragansett
Canonchet . . . . .	Hopkinton	Jackson . . . . .	Scituate	Potterville . . . . .	Coventry
Carolina . . . . .	Richmond	Jericho . . . . .	West Warwick	Primrose . . . . .	North Smithfield
Chepachet . . . . .	Glocester	Jerusalem . . . . .	Narragansett	Prudence . . . . .	Portsmouth
Chopmist . . . . .	Scituate	Kenyon . . . . .	Richmond	Quidneck . . . . .	Coventry
Clarkville . . . . .	Glocester	Kickamuit . . . . .	Warren	Quidnessett . . . . .	North Kingstown
Clayville . . . . .	Scituate	Kingston . . . . .	South Kingstown	Quonochontaug . . . . .	Charlestown
Clyde . . . . .	West Warwick	Lafayette . . . . .	North Kingstown	Quonset . . . . .	North Kingstown
Cocumcussoc . . . . .	North Kingstown	Lewis City . . . . .	Exeter	Rice City . . . . .	Coventry
Coggeshall . . . . .	Warren	Liberty . . . . .	Exeter	Rockland . . . . .	Scituate
Cold Spring . . . . .	North Kingstown	Lime Rock . . . . .	Lincoln	Rockville . . . . .	Hopkinton
Crompton . . . . .	West Warwick	Lippitt . . . . .	West Warwick	Sachuest . . . . .	Middletown
Davisville . . . . .	North Kingstown	Locustville . . . . .	Hopkinton	Sakonnet . . . . .	Little Compton
Eagleville . . . . .	Tiverton	Lonsdale . . . . .	Lincoln	Saunderstown . . . . .	North Kingstown
		Manville . . . . .	Lincoln	Saundersville . . . . .	Scituate
				Saxonville . . . . .	Burrillville
				Saylesville . . . . .	Lincoln
				Scarborough . . . . .	Narragansett
				Shannock . . . . .	Richmond
				Simmons ville . . . . .	Johnston
				Slatersville . . . . .	North Smithfield
				Slocum . . . . .	North Kingstown
				South Foster . . . . .	Foster
				South Warren . . . . .	Warren
				Spragueville . . . . .	Smithfield
				Stillmanville . . . . .	Westerly
				Stillwater . . . . .	Smithfield
				Summit . . . . .	Coventry
				Sun Valley . . . . .	East Greenwich
				Tarkiln . . . . .	Burrillville
				Tiogue . . . . .	Coventry
				Touisset . . . . .	Warren
				Tunipus . . . . .	Little Compton
				Union Village . . . . .	North Smithfield
				Usquepaug . . . . .	Richmond
				Vernon . . . . .	Foster
				Washington . . . . .	Coventry
				Watchaug . . . . .	Charlestown
				Waterford . . . . .	North Smithfield
				Weekapaug . . . . .	Westerly
				Wescott . . . . .	West Warwick
				Weskauge . . . . .	Narragansett
				West Barrington . . . . .	Barrington
				West Glocester . . . . .	Glocester
				West Greenville . . . . .	Smithfield
				West Kingston . . . . .	South Kingstown
				Whipple . . . . .	Burrillville
				Whitman . . . . .	Coventry
				Wickabonet . . . . .	West Greenwich
				Wickford . . . . .	North Kingstown
				Winnapaug . . . . .	Westerly
				Wood River Junction . . . . .	Richmond
				Woodville . . . . .	Richmond
				Wyoming . . . . .	Hopkinton
				Yawgoog . . . . .	Hopkinton

# BRISTOL COUNTY

## BARRINGTON

**TOWN CLERK: MEREDITH J. DESISTO**  
283 County Rd, Fl 1, Barrington, RI, 02806  
Phone: 401-247-1900

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	154	133
Median Price	\$538,579	\$699,900

### ▶ REAL ESTATE SALES

**26 ALLEN AVE ..... \$550,000**

B: Stuart N Riddick & Caitlin A Riddick  
S: Yaoxian Ding & Weiqiong Ma  
Vol/Page: 1809/123, Date: 07/20/22  
Mtg: Ally Bank \$365,000  
Use: 3 Bdrm Conventional, Lot: 5998sf

**404 COUNTY RD ..... \$1,100,000**

B: Pollyanna Wilson  
S: Indigo Holdings LLC  
Vol/Page: 1809/111, Date: 07/20/22  
Mtg: RI 1013 Exchange Co \$133,000  
Use: 3-Family Mlti-unt Blg, Lot: 21976sf  
Prior Sale: \$275,000 (11/16)

**65 GOVERNOR BRADFORD DR ..... \$1,410,000**

B: Andrew Naperotic & Allyson Naperotic  
S: Thomas D Rosato & Elizabeth Rosato  
Vol/Page: 1809/288, Date: 07/25/22  
Use: 4 Bdrm, Lot: 26637sf  
Prior Sale: \$800,000 (08/13)

**109 HIGHLAND AVE ..... \$682,200**

B: Louis Linder & Kristin L Linder  
S: Elizabeth R Flitter  
Vol/Page: 1809/200, Date: 07/22/22  
Mtg: Citizens Bank \$467,600  
Use: 3 Bdrm Colonial, Lot: 7057sf

**23 MASON RD ..... \$785,000**

B: Ming Li & Feilei Haung  
S: Shreedhar Kale & Meenal V Gogte  
Vol/Page: 1809/233, Date: 07/22/22  
Mtg: Bank of America NA \$667,250  
Use: 4 Bdrm Colonial, Lot: 20826sf  
Prior Sale: \$177,000 (08/13)

**409 NEW MEADOW RD ..... \$505,000**

B: Peter M Johnson & Genevieve M Johnson  
S: MCCJ4 LLC  
Vol/Page: 1810/25, Date: 07/26/22  
Mtg: Webster Bank \$150,000  
Use: 3 Bdrm Cape Cod, Lot: 117699sf  
Prior Sale: \$429,326 (12/14)

**4 PLYMOUTH DR ..... \$890,000**

B: Daniel H Choi & Catherine Rim  
S: Mary E Maguire Tr, Tr for Mary E Maguire RET  
Vol/Page: 1809/297, Date: 07/25/22  
Mtg: Homestar Mtg Inc \$845,500  
Type: Adj  
Use: 4 Bdrm Colonial, Lot: 26606sf

**W LAKE HLS ..... \$1,500,000**

B: Elizabeth S Lorenc & Daniel Lorenc  
S: Glenn J Wojcik & Cari E Wojcik  
Vol/Page: 1809/217, Date: 07/22/22

**213 WHIPPLE AVE ..... \$630,000**

B: Eric M Garcia & Shakiris Presbot  
S: Amanda G Brieger  
Vol/Page: 1809/253, Date: 07/25/22  
Mtg: Province Mtg Assoc \$522,900  
Use: 4 Bdrm Colonial, Lot: 10001sf  
Prior Sale: \$375,000 (11/18)

**6 WINSOR DR ..... \$700,000**

B: Michael J Walters & Katherine M Sullivan  
S: Peter M Johnson & Genevieve M Johnson  
Vol/Page: 1809/317, Date: 07/25/22  
Mtg: Fairway Ind Mtg \$560,000  
Use: 4 Bdrm Cape Cod, Lot: 24507sf  
Prior Sale: \$376,000 (05/11)

### ▶ MORTGAGES

**35 CHAPIN RD ..... \$100,000**

Ryan Powers from Citizens Bank

**673 COUNTY RD ..... \$392,000**

Brian Fortier+ from Dedham Inst for Svgs

**6 LAUREL LN ..... \$75,000**

Byron L Mcmasters+ from Navigant Credit Union

**4 LEDGE RD ..... \$378,000**

Brian W Oconnor+ from LoanDepot.Com

**283 MAPLE AVE ..... \$242,000**

Joseph A Lurie+ from Nationstar Mtg

**21 PEZZULLO AVE ..... \$212,900**

James A Pezzullo 3rd+ from Citizens Bank

**5 WOODMONT CT ..... \$1,200,000**

Daniel Lorenc+ from Silicon Valley Bank

## BRISTOL

**TOWN CLERK: MELISSA CORDEIRO**

10 Court St, Bristol, RI, 02809  
Phone: 401-253-7000

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	99	87
Median Price	\$410,000	\$460,000

### ▶ REAL ESTATE SALES

**10 DARTMOUTH ST ..... \$530,000**

B: John W Moran & Victoria S Lombardi  
S: Walter Bonilla & Martha E Bonilla  
Vol/Page: 2181/59, Date: 07/19/22  
Mtg: Guaranteed Rate Inc \$511,807  
Use: 3 Bdrm Contemporary, Lot: 1999sf  
Prior Sale: \$347,000 (07/15)

**32 SAN MIGUEL DR ..... \$415,000**

B: Anthony M Markey  
S: Denis Cotta-Fontana Ex, Ex for Cotta Manuel N Jr Est  
Vol/Page: 2181/30, Date: 07/19/22  
Mtg: Movement Mtg LLC \$373,500  
Use: 3 Bdrm Raised Ranch, Lot: 10102sf

### ▶ MORTGAGES

**80 BUTTERWORTH AVE ..... \$240,000**

Zachary A Fenster from Navigant Credit Union

**37 COOKE ST ..... \$455,000**

Christopher Brito from Citizens Bank

**9 DIXON AVE ..... \$75,000**

Jill P Murray+ from Centreville Bank

**17 GREENWAY DR ..... \$259,661**

Shannan M Mello+ from Shamrock Home Loans

**9 HERITAGE RD ..... \$324,950**

Landon C Bailey from Norwich Commercial Grp

**5 JAMESON DR ..... \$30,000**

Kevin B Abbruzzi+ from RI Credit Union

**409 METACOM AVE ..... \$213,675**

Anna Medeiros from M&T Bank NA

**17 ROOSEVELT DR ..... \$30,000**

Kyle G Mahale from Citizens Bank

**136 WINDWARD LN U:136 ..... \$522,500**

Paul J Fortin+ from HarborOne Mortgage

## WARREN

**TOWN CLERK: SANDREA SPERONI**

514 Main St, Fl 1, Warren, RI, 02885  
Phone: 401-245-7340

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	47	45
Median Price	\$355,500	\$399,900

### ▶ REAL ESTATE SALES

**204 CHILD ST ..... \$325,000**

B: Jay L Warren Realty LLC  
S: Newport CDJR LLC  
Vol/Page: 1085/333, Date: 07/22/22  
Use: Land-vacant & Open, Lot: 3202sf  
Prior Sale: \$240,770 (12/17)

**15 PAQUIN ST ..... \$330,000**

B: Simon R Jarvis  
S: Dawn M Casella  
Vol/Page: 1085/337, Date: 07/22/22  
Mtg: Guaranteed Rate Affin \$319,113  
Use: 2 Bdrm Ranch, Lot: 9601sf  
Prior Sale: \$225,000 (10/17)

### ▶ MORTGAGES

**15 SHORE DR ..... \$79,345**

Daniel L Barlow+ from TD Bank NA

# KENT COUNTY

## COVENTRY

### TOWN CLERK: JOANNE AMITRANO

1670 Flat River Rd, Coventry, RI, 02816  
Phone: 401-822-9173

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	242	194
Median Price	\$313,100	\$345,000

### ► REAL ESTATE SALES

**9 DONNAS WAY ..... \$475,000**

B: Christopher J Swanson  
S: David A Hartman Tr, Tr for Hartman FT  
Vol/Page: 2254/987, Date: 07/19/22  
Mtg: Navy FCU \$165,000  
Use: 3 Bdrm Garrison, Lot: 21344sf

**636 FRANKLIN RD ..... \$360,000**

B: Emily K Kaschner  
S: Sidney J Moore & Germaine M Moore  
Vol/Page: 2254/881, Date: 07/18/22  
Mtg: Guaranteed Rate Affin \$353,479  
Use: 3 Bdrm Conventional, Lot: 52272sf

**MACARTHUR BLVD ..... \$399,000**

B: MCG Coventry RE LLC  
S: Michael W Hodes & Kimberly K Hodes  
Vol/Page: 2255/198, Date: 07/21/22

**495 WASHINGTON ST ..... \$399,000**

B: MCG Coventry RE LLC  
S: Michael W Hodes & Kimberly K Hodes  
Vol/Page: 2255/198, Date: 07/21/22  
Mtg: Vantage Mtg Inv \$2,100,000  
Use: Commercial Building, Lot: 37026sf  
Prior Sale: \$240,000 (05/13)

### ► MORTGAGES

**9 AZALEA WAY ..... \$50,000**

Durkin FT+ from Centreville Bank

**22 BEECHWOOD ST ..... \$30,000**

Scott A Besson Jr from Bank of Rhode Island

**10 BRENTWOOD DR ..... \$26,029**

William R Colburn+ from USA HUD

**31 CASEY LN ..... \$75,131**

Erin M Delauro+ from USA HUD

**31 CASEY LN ..... \$416,000**

Justin M Stanley+ from Washington Tr Co

**24 CHANDLER DR ..... \$80,000**

Donna M Petersen+ from Washington Tr Co

**10 CLOVER DR ..... \$40,000**

Carol E Whitefield from Westerly Community CU

**141 FAIRWAY DR U:141 ..... \$175,000**

Michael V McLaren from Rocket Mortgage LLC

**76 FIELDSTONE DR ..... \$476,685**

Anthony Pastrana from Village Capital & Inv

**1007 FISH HILL RD ..... \$356,250**

Robert I Pacheco-Arita+ from Paramount Res Mtg Gp

**636 FRANKLIN RD ..... \$10,000**

Emily K Kaschner from RI Hsg & Mtg Fin Corp

**1924 HARKNEY HILL RD ..... \$100,000**

Robert J Juriansz+ from Citizens Bank

**431 HOPKINS HILL RD ..... \$430,000**

Stephen Rudinsky+ from Bison State Bank

**900 HOPKINS HOLLOW RD ..... \$200,000**

Amy K Pratt+ from Centreville Bank

**31 LINWOOD DR ..... \$30,000**

Cindy M Martins+ from Ocean State CU

**1429 MAIN ST ..... \$50,000**

Robert S Pritchard+ from Centreville Bank

**2 MAPLEWOOD DR ..... \$75,000**

Adam M Stone+ from Flagstar Bank FSB

**63 MARSHALL CIR ..... \$40,000**

Allen Silva Jr from RI Credit Union

**54 MAUDE AVE ..... \$216,500**

Kelly A Farrell from HarborOne Mortgage

**35 MEREDITH DR ..... \$55,044**

Kenneth B Dyer+ from US Bank NA

**20 METRO DR ..... \$50,000**

Steven J Adams from Citizens Bank

**82 OLD NORTH RD ..... \$40,000**

Maureen A Jennings+ from Ocean State CU

**51 PRINCETON AVE ..... \$20,000**

Kimberly A Richard from Citizens Bank

**256 RICHARDSON RD ..... \$12,000**

Bart J David from Ocean State CU

**30 SCOTT HOLLOW RD ..... \$120,000**

Daniel F Kirby Jr+ from Citizens Bank

**359 SHADY VALLEY RD ..... \$380,000**

Lauren A Lafond from Centreville Bank

**53 TEAKWOOD DR W ..... \$200,000**

Sean M Harris+ from Ocean State CU

**223 TIOGUE AVE ..... \$227,930**

Derek Oneppo+ from HarborOne Mortgage

**797 VICTORY HWY ..... \$50,000**

Julietta Ayriyan+ from Westerly Community CU

**495 WASHINGTON ST ..... \$2,100,000**

MCG Coventry RE LLC from Vantage Mtg Inv

**27 WESLEYAN AVE ..... \$25,000**

Bernadette M Horta+ from Washington Tr Co

**145 WOODSIDE AVE ..... \$70,000**

Robert W Caouette Jr from BayCoast Bank

## EAST GREENWICH

### TOWN CLERK: LEIGH A. CARNEY

125 Main St, PO Box 111, East Greenwich, RI, 02818  
Phone: 401-886-8604

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	127	58
Median Price	\$656,000	\$671,250

### ► REAL ESTATE SALES

**25 ADIRONDACK DR ..... \$883,000**

B: Steven M Byler & Christine Byler  
S: Nicholas Decesare & Leah B Decesare  
Vol/Page: 1609/222, Date: 07/19/22  
Mtg: Northpointe Bank \$465,000  
Use: 4 Bdrm Garrison, Lot: 47916sf

**5 PETTINE ST ..... \$515,000**

B: Jeffrey M Kelly & Alyssa K Drury  
S: Jessica W Pollard Tr, Tr for J Wilner Pollard RET  
Vol/Page: 1609/255, Date: 07/20/22  
Mtg: Eastern Bank \$412,000  
Use: 3 Bdrm Cape Cod, Lot: 6991sf  
Prior Sale: \$229,900 (12/16)

**210 SPRING ST ..... \$775,000**

B: Dikran Dakessian  
S: Laura Mali-Astrue Tr, Tr for Pierre&M S Mali FT  
Vol/Page: 1609/111, Date: 07/18/22  
Mtg: Guild Mortgage Co \$647,201  
Use: 3 Bdrm Bngl/cottage, Lot: 30000sf

### ► MORTGAGES

**79 BIRCHWOOD WAY ..... \$328,700**

Melinda R Bates+ from Rocket Mortgage LLC

**11 LION ST ..... \$1,440,000**

Kelly A Clayton-Owner from Bank of Rhode Island

**100 MARLBOROUGH ST U:A ..... \$100,000**

Edwin J Bopp from Citizens Bank

**1495 MIDDLE RD ..... \$35,400**

Bonnie A Halperin-Edwards+ from Wave Federal CU

**66 MISTY OAK DR ..... \$280,000**

David Chelidze+ from Citizens Bank

**5674 POST RD ..... \$120,000**

Gary D Marinosci+ from Bank of Rhode Island

**23 VERDALE DR ..... \$136,800**

Thomas Martin from Washington Tr Co

**WARWICK****TOWN CLERK:LYNN D'ABROSCA**

3275 Post Rd, Warwick, RI, 02886  
Phone:401-738-2000

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	662	548
Median Price	\$298,000	\$334,000

**► REAL ESTATE SALES****117 BAYVIEW AVE ..... \$839,000**

B: Marc I Chimowitz & Tanya M Turan  
S: Charles Dodge  
Vol/Page: 10178/72, Date: 07/22/22  
Use: 7 Bdrm Old Style, Lot: 53143sf  
Prior Sale: \$530,000 (04/18)

**88 BEND ST ..... \$383,000**

B: Prakchim Nhep & V Choummalaithonong  
S: Billy M Xiong & Yer Yang  
Vol/Page: 10177/18, Date: 07/22/22  
Mtg: Guaranteed Rate Affin \$376,062  
Use: 3 Bdrm Raised Ranch, Lot: 11938sf  
Prior Sale: \$176,000 (11/15)

**88 BENEDICT RD ..... \$220,000**

B: M&A Family Realty LLC  
S: Olivia C Brown  
Vol/Page: 10177/286, Date: 07/22/22  
Mtg: Corevest American Fin \$204,000  
Use: 3 Bdrm Cape Cod, Lot: 4585sf

**14 BERRY BLOSSOM WAY ..... \$560,000**

B: Jordan Raheb & Thu-Trang Nguyen  
S: Fisher Homes LLC  
Vol/Page: 10178/125, Date: 07/22/22  
Mtg: Navigant Credit Union \$532,000

**96 CADY AVE ..... \$550,000**

B: Georgia E Mathison & Ryan E Mathison  
S: Kathy T Harte  
Vol/Page: 10176/151, Date: 07/20/22  
Use: 4 Bdrm Old Style, Lot: 7632sf  
Prior Sale: \$320,000 (07/12)

**66 COTTAGE ST ..... \$317,600**

B: DR Investments LLC  
S: Dionisio Cepeda  
Vol/Page: 10173/309, Date: 07/18/22  
Mtg: Carol B Salamone \$317,600  
Use: 3 Bdrm Old Style, Lot: 8160sf  
Prior Sale: \$225,000 (11/21)

**80 DRAPER AVE ..... \$450,000**

B: Bevin Pryce  
S: Kevin M Mailhot & Marister L Mailhot  
Vol/Page: 10177/55, Date: 07/21/22  
Mtg: Semper Home Loans \$434,553  
Use: 4 Bdrm Raised Ranch, Lot: 12000sf

**34 EAGLE RUN U:C ..... \$295,000**

B: Matthew Repetto & Brianna Byam  
S: Jay F Leary  
Vol/Page: 10176/81, Date: 07/20/22  
Mtg: Navigant Credit Union \$280,250  
Use: 2 Bdrm Condo  
Prior Sale: \$193,400 (06/18)

**28 GATEWAY CT ..... \$399,900**

B: Jose M Medeiros & Oriana D Medeiros  
S: Eugene Matera & Maria A Matera  
Vol/Page: 10174/81, Date: 07/18/22  
Mtg: Nations Lending Corp \$319,920  
Use: 3 Bdrm Raised Ranch, Lot: 8580sf  
Prior Sale: \$199,000 (09/13)

**GORDON AVE ..... \$85,000**

B: Cersosimo Const LLC  
S: Gina Smith & Philip Smith  
Vol/Page: 10176/125, Date: 07/20/22

**110 GRASSMERE ST ..... \$365,000**

B: Veronique N Mcgrath  
S: Stephen Babigian  
Vol/Page: 10175/146, Date: 07/19/22  
Mtg: Navigant Credit Union \$292,000  
Type: Adj  
Use: 3 Bdrm Ranch, Lot: 7750sf

**165 GRAYSTONE ST ..... \$414,900**

B: Rohit Badida & Amrin Vadsaria  
S: Hillsgrove Homes LLC  
Vol/Page: 10177/337, Date: 07/22/22  
Mtg: Pennymac Loan Service \$394,155

**5 HERBERT ST ..... \$285,000**

B: Matthew J Mckay & Alexandria L Mckay  
S: Gregory L Cannito  
Vol/Page: 10173/322, Date: 07/18/22  
Mtg: US Bank NA \$279,837  
Use: 3 Bdrm Colonial, Lot: 3618sf  
Prior Sale: \$2,003 (02/15)

**179 HOLMES RD ..... \$383,000**

B: Sreymoch Ouch & Ariel A Volquez  
S: Paul R Liebrich  
Vol/Page: 10177/189, Date: 07/22/22  
Mtg: HarborOne Mortgage \$325,550  
Use: 2 Bdrm Raised Ranch, Lot: 8000sf

**70 HURON ST ..... \$345,000**

B: Miranda Garcia  
S: Walter T Barber & Caitlin N Nowak  
Vol/Page: 10176/177, Date: 07/20/22  
Mtg: Navy FCU \$345,000  
Use: 4 Bdrm Old Style, Lot: 3200sf  
Prior Sale: \$270,000 (01/21)

**10 LARGO RD ..... \$235,000**

B: Anne Lagattuta  
S: John R Mccabe Tr, Tr for John R Mccabe LT  
Vol/Page: 10178/82, Date: 07/22/22  
Mtg: Guild Mortgage Co \$227,950  
Use: 2 Bdrm Ranch, Lot: 7000sf

**14 LAROCHELLE AVE ..... \$205,000**

B: Verrecchia Construction  
S: Edward S Troiano  
Vol/Page: 10176/198, Date: 07/20/22  
Mtg: William J Canning LLC \$234,500  
Use: 2 Bdrm Bngl/cottage, Lot: 4000sf

**131 LEIGH ST ..... \$315,000**

B: Teresa A Taba & Jorge E Taba Ospina  
S: Robert Chin  
Vol/Page: 10176/337, Date: 07/21/22  
Mtg: Homestar Mtg Inc \$310,276  
Use: 2 Bdrm Cape Cod, Lot: 7444sf

**123 MOCCASIN DR ..... \$365,000**

B: Milton Bennings  
S: Carole A Henriques  
Vol/Page: 10177/73, Date: 07/22/22  
Mtg: Norcom Mortgage \$352,818  
Use: 3 Bdrm Ranch, Lot: 8000sf

**717 OAKLAND BEACH AVE ..... \$240,000**

B: D C Nkoutising-Takam  
S: Gerald G Walsh Jr Tr, Tr for Walsh Family RET  
Vol/Page: 10174/223, Date: 07/18/22  
Mtg: United Wholesale Mtg \$235,653  
Use: 2fam-5fam Residence, Lot: 3200sf

**15 PEARL AVE ..... \$390,000**

B: Trammel F Stanley & Kayla M Francisco  
S: Molly Mcnamee  
Vol/Page: 10178/143, Date: 07/22/22  
Mtg: Flagstar Bank FSB \$382,936  
Use: Residential-multiple Bldgs, Lot: 6400sf  
Prior Sale: \$140,000 (10/17)

**35 PLENTY ST ..... \$93,421**

B: Karen L Pereira  
S: John T Hornby  
Vol/Page: 10174/321, Date: 07/18/22

**200 POST RD U:312 ..... \$225,000**

B: Giovanni A Colagiovanni  
S: Melissa Murphy  
Vol/Page: 10175/25, Date: 07/18/22  
Use: 1 Bdrm Condo  
Prior Sale: \$120,000 (05/15)

**200 POST RD U:508 ..... \$246,000**

B: Alissa Wetherbee  
S: Anita McCormick  
Vol/Page: 10177/45, Date: 07/21/22  
Mtg: Joseph Rebello \$250,000  
Use: 2 Bdrm Condo  
Prior Sale: \$140,000 (08/19)

**1230 POST RD U:2 ..... \$335,000**

B: Karen A Benz  
S: Deborah M Santagata Tr, Tr for Deborah M Santagata RET  
Vol/Page: 10176/164, Date: 07/20/22  
Mtg: Province Mtg Assoc \$103,000  
Use: 2 Bdrm Condo  
Prior Sale: \$255,000 (06/21)

<b>3800 POST RD U:6</b> ..... <b>\$590,000</b>	<b>1886 W SHORE RD</b> ..... <b>\$241,500</b>	<b>259 GRAND VIEW DR</b> ..... <b>\$121,400</b>
B: Jayne M Donegan	B: Stephen Seymour Jr	Lincoln N Ross from Citizens Bank
S: Grahame Brown & Elizabeth Brown	S: Edwin M Franklin	<b>53 GREENBUSH RD</b> ..... <b>\$165,000</b>
Vol/Page: 10174/334, Date: 07/18/22	Vol/Page: 10177/262, Date: 07/22/22	William Brassard+ from Bank of Rhode Island
Mtg: Homestar Mtg Inc \$448,800	Mtg: Coastal One CU \$229,425	<b>43 HAZARD AVE</b> ..... <b>\$101,910</b>
Type: Adj	Use: 4 Bdrm Old Style, Lot: 13705sf	Rogelia M Lugo+ from BankNewport
Use: 2 Bdrm Condo	Prior Sale: \$232,500 (10/19)	<b>160 HIGHLAND AVE</b> ..... <b>\$245,000</b>
<b>50 SADDLEBROOK DR</b> ..... <b>\$750,000</b>	<b>2525 W SHORE RD</b> ..... <b>\$15,000</b>	Pieter Snoeren+ from Washington Tr Co
B: Rolf Gasser & Patricia A Slater	B: 2525 West Shore Vss LLC	<b>69 KENWAY AVE</b> ..... <b>\$182,000</b>
S: Bruce E Delucia & Carol A Delucia	S: 2525 West Shore Road LLC	Christopher A Colins from Rocket Mortgage LLC
Vol/Page: 10176/278, Date: 07/21/22	Vol/Page: 10175/142, Date: 07/19/22	<b>55 KRISTEN CT</b> ..... <b>\$415,000</b>
Use: 2 Bdrm Contemporary, Lot: 255697sf	Use: Commercial Building, Lot: 6400sf	Robert A Vigorita+ from Washington Tr Co
<b>1 SHIPPEN AVE</b> ..... <b>\$385,000</b>	<b>2194 WARWICK AVE</b> ..... <b>\$1,175,000</b>	<b>99 LADDERLOOK RD</b> ..... <b>\$75,000</b>
B: Anthony Vargas & Haley Vargas	B: Florida Properties LLC	Katie P Anter+ from Coastal One CU
S: Ray L Nunez	S: Leite Holdings Inc	<b>35 LANE E</b> ..... <b>\$79,730</b>
Vol/Page: 10174/265, Date: 07/18/22	Vol/Page: 10175/168, Date: 07/19/22	Dennis R Zukowski from Nations Lending Corp
Mtg: Sierra Pacific Mtg \$393,855	Mtg: Bank of Rhode Island \$881,250	<b>37 LARSON DR</b> ..... <b>\$30,000</b>
Use: 4 Bdrm Ranch, Lot: 9759sf	Use: Mixed Use-prim Res & Comm, Lot: 36155sf	Mark A Yabut+ from Greenwood CU
Prior Sale: \$249,900 (10/18)	Prior Sale: \$635,000 (12/15)	<b>140 LINDY AVE</b> ..... <b>\$30,000</b>
<b>413 SPRING GREEN RD</b> ..... <b>\$621,000</b>	<b>12 WHITIN AVE</b> ..... <b>\$331,500</b>	Anthony M Lonczak Sr+ from Flagstar Bank FSB
B: Kevin J Scully	B: Margaret A Allen	<b>1 MATTESON AVE</b> ..... <b>\$100,000</b>
S: Carl Pecchia Tr, Tr for Pecchia FT	S: Elaine R Blais	Glenn Ferrara+ from Washington Tr Co
Vol/Page: 10178/106, Date: 07/22/22	Vol/Page: 10174/325, Date: 07/18/22	<b>80 MELBOURN RD</b> ..... <b>\$125,000</b>
Mtg: Homestar Mtg Inc \$589,950	Use: 1 Bdrm Bngl/cottage, Lot: 4500sf	Alberta J Baccari RET+ from BankNewport
Type: Adj	Prior Sale: \$133,000 (02/12)	<b>27 MICHIGAN AVE</b> ..... <b>\$14,774</b>
Use: 3 Bdrm Colonial, Lot: 12643sf	<b>NO STREET GIVEN</b> ..... <b>\$624,100</b>	Steven J Richards Sr+ from USA HUD
<b>64 STEELE AVE</b> ..... <b>\$261,000</b>	B: Ronald A Karp & Marci E Karp	<b>14 MONTCALM RD</b> ..... <b>\$30,000</b>
B: Jessica M Shaw	S: Stonebridge Crossing Dev	Terry A Hodge from RI Credit Union
S: John M Martinelli	Vol/Page: 10178/159, Date: 07/22/22	<b>10 N COUNTRY CLUB DR</b> ..... <b>\$100,000</b>
Vol/Page: 10177/215, Date: 07/22/22	<b>► MORTGAGES</b>	Paulette J Levy Rev LT+ from Webster Bank
Mtg: Guild Mortgage Co \$256,272	<b>31 AUDREY ST</b> ..... <b>\$65,000</b>	<b>10 N COUNTRY CLUB DR</b> ..... <b>\$250,000</b>
Use: 2 Bdrm Bngl/cottage, Lot: 10000sf	Rebecca L Bouley+ from Webster Bank	Paulette J Levy Rev LT+ from Webster Bank
Prior Sale: \$125,200 (03/10)	<b>108 BARSTOW RD</b> ..... <b>\$150,000</b>	<b>36 NETOP DR</b> ..... <b>\$385,000</b>
<b>57 STONEBRIDGE LN U:27</b> ..... <b>\$567,700</b>	Judith M Ferreira+ from Citizens Bank	Cheryl A Richards from Quontic Bank
B: Nancy C Wood	<b>58 BENEFIT ST</b> ..... <b>\$318,477</b>	<b>42 NORMANDY DR</b> ..... <b>\$70,000</b>
S: Stonebridge Crossing Dev	Edward F Cataloni Jr+ from Rocket Mortgage LLC	Christian M Vray+ from Coastal One CU
Vol/Page: 10178/51, Date: 07/22/22	<b>240 BOULDER VIEW DR</b> ..... <b>\$100,000</b>	<b>80 NORWOOD AVE</b> ..... <b>\$35,000</b>
Mtg: Guaranteed Rate Inc \$267,700	Eduardo M Ferreira+ from Washington Tr Co	Alain J Mongeon from Navigant Credit Union
Use: Condo	<b>158 BYRON BLVD</b> ..... <b>\$154,700</b>	<b>37 OPPER AVE</b> ..... <b>\$288,750</b>
<b>333 SUMNER AVE</b> ..... <b>\$400,000</b>	Dennis L Ranone+ from Citizens Bank	Lora Tortolani+ from Province Mtg Assoc
B: Jose A Vargas	<b>116 CANFIELD AVE</b> ..... <b>\$25,000</b>	<b>119 PHILLIPS AVE</b> ..... <b>\$87,600</b>
S: Jorge A Ramirez	Amanda C Desimone+ from Wave Federal CU	Michelle L Cahill+ from Citizens Bank
Vol/Page: 10175/29, Date: 07/19/22	<b>181 CORONA ST</b> ..... <b>\$64,700</b>	<b>3940 POST RD U:1</b> ..... <b>\$104,000</b>
Mtg: NFM Lending \$356,125	Michael J Dolan from Citizens Bank	Juchun Hsiao from BankNewport
Use: 3 Bdrm Raised Ranch, Lot: 10478sf	<b>26 CROSSING CT</b> ..... <b>\$44,400</b>	<b>157 RED CHIMNEY DR</b> ..... <b>\$69,871</b>
Prior Sale: \$230,000 (10/16)	Larry Allen Jr from Citizens Bank	Stephan W Millmather from USA HUD
<b>68 TORRINGTON DR</b> ..... <b>\$320,000</b>	<b>28 CUSHING RD</b> ..... <b>\$331,450</b>	<b>8 ROSEDALE RD</b> ..... <b>\$50,000</b>
B: Stephanie Michalopoulos	Katiuska Pena from First Home Mtg	Simon Vincent from Coastal One CU
S: Audrey Gruca Tr, Tr for Gruca Family RT	<b>59 CUSHING RD</b> ..... <b>\$90,000</b>	<b>177 SAMUEL GORTON AVE</b> ..... <b>\$60,000</b>
Vol/Page: 10175/204, Date: 07/19/22	Stephen Matthews+ from Cranston Municipal CU	Thomas Zincone 3rd+ from Citizens Bank
Mtg: Semper Home Loans \$256,000	<b>91 DAMON AVE</b> ..... <b>\$386,650</b>	<b>255 SQUANTUM DR</b> ..... <b>\$130,000</b>
Use: 3 Bdrm Ranch, Lot: 7437sf	David C Arruda+ from Mutual Of Omaha Mtg	Virginia M Smith+ from Greenwood CU
Prior Sale: \$195,000 (07/17)	<b>143 DAMON AVE</b> ..... <b>\$60,000</b>	<b>40 SWEET MEADOW DR</b> ..... <b>\$345,000</b>
	Ariel Lizarda+ from Coastal One CU	Crystal Parent from Federal Savings Bank
	<b>50 GILBANE ST</b> ..... <b>\$145,000</b>	<b>11 TAHENA DR</b> ..... <b>\$40,000</b>
	Frenchtown 5 LLC from HarborOne Bank	Alyssa P Quinn+ from Navigant Credit Union
	<b>16 GORHAM AVE</b> ..... <b>\$80,000</b>	<b>139 TICONDEROGA DR</b> ..... <b>\$42,000</b>
	Cheryl A Vezina from Wave Federal CU	Charles Testut from Wave Federal CU

**20 TINGLEY ST** ..... **\$20,000**  
 Sherri J Cesario+ from Cranston Municipal CU

**129 VINEYARD RD** ..... **\$502,500**  
 Gay E Natalizia from Fairway Ind Mtg

**129 VINEYARD RD** ..... **\$502,500**  
 Gay E Natalizia from USA HUD

**1960 W SHORE RD** ..... **\$30,000**  
 Joseph O Imbeault from Digital FCU

**1422 WARWICK AVE** ..... **\$225,000**  
 Michael M Gooding from HarborOne Bank

**224 WENDELL RD** ..... **\$100,000**  
 Jeremy R Washington+ from Citizens Bank

**28 WILLING AVE** ..... **\$47,900**  
 Nikolai Blinow+ from Washington Tr Co

**WEST GREENWICH**

**TOWN CLERK:KELLY LAIHO**

280 Victory Highway, West Greenwich, RI, 02817  
 Phone:401-392-3800

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	30	22
Median Price	\$425,500	\$507,450

► **REAL ESTATE SALES**

**12 DONALD POTTER RD** ..... **\$520,000**  
 B: Richard Dudley & Michelle Dudley  
 S: Wayne J Gleason & Cathy A Basset  
 Vol/Page: 624/214, Date: 07/22/22  
 Mtg: Guaranteed Rate Affin \$364,000  
 Use: 4 Bdrm Colonial, Lot: 121968sf

► **MORTGAGES**

**27 HARRY L ANDREWS RD** ..... **\$33,243**  
 Sanda A Bullock from Ocean State CU

**239 HAZARD RD** ..... **\$10,225**  
 John A Palazzo+ from USA HUD

**650 HAZARD RD** ..... **\$385,000**  
 Richard J Ravo+ from Wells Fargo Bank

**269 WEAVER HILL RD** ..... **\$370,000**  
 Stevra A Soucy+ from Citizens Bank

**WEST WARWICK**

**TOWN CLERK:SARAH RAPOSE**

1170 Main St, West Warwick, RI, 02893  
 Phone:401-822-9201

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	186	135
Median Price	\$280,000	\$316,500

► **REAL ESTATE SALES**

**11 BABCOCK ST U:B** ..... **\$220,000**  
 B: Krystal Z Munoz  
 S: Kevin Kennedy  
 Doc#: 0000002487-3589, Date: 07/25/22  
 Mtg: Coastal One CU \$187,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$130,000 (12/20)

**12 BROOKDALE DR** ..... **\$300,000**  
 B: Deborah A Packard  
 S: Nancy Bushee Tr, Tr for John&Anne P RET  
 Doc#: 0000002487-3508, Date: 07/19/22  
 Mtg: HarborOne Mortgage \$270,000  
 Use: 3 Bdrm Ranch, Lot: 9601sf

**6 DIAZ CT** ..... **\$460,000**  
 B: Diaz Property Mgmt LLC  
 S: Bridget A Skuce Ex, Ex for Florio Joseph Jr Est  
 Doc#: 0000002487-3559, Date: 07/22/22  
 Mtg: Angel Oak Mortgage \$337,500  
 Use: 3-Family Mlti-unt Blg, Lot: 16409sf

**13 DRAWBRIDGE DR** ..... **\$396,000**  
 B: May Khang & Kou Lee  
 S: Michael B Banno  
 Doc#: 0000002487-3579, Date: 07/22/22  
 Mtg: Pennemac Loan Service \$388,827  
 Use: 3 Bdrm Gambrel, Lot: 10028sf

**650 E GREENWICH AVE U:7-107** ..... **\$230,000**  
 B: Arvind N Patel Tr, Tr for Arvind N Patel RET  
 S: Nancy Richardson Tr, Tr for Shirley L Richardson LT  
 Doc#: 0000002487-3518, Date: 07/20/22  
 Use: 2 Bdrm Condo  
 Prior Sale: \$155,000 (05/19)

**9 KINGS FOREST LN** ..... **\$435,000**  
 B: Michael D Anzalone & Matthew M Anzalone  
 S: Stephanie L Schumacher  
 Doc#: 0000002487-3567, Date: 07/22/22  
 Mtg: Movement Mtg LLC \$427,121  
 Use: 3 Bdrm Raised Ranch, Lot: 10001sf  
 Prior Sale: \$396,500 (12/21)

**9 LAWRENCE AVE** ..... **\$459,900**  
 B: Nelson A Urizar  
 S: Padula Builders Inc  
 Doc#: 0000002487-3563, Date: 07/22/22

**7 MEDIEVAL WAY** ..... **\$420,000**  
 B: Young Lattenist & Anne Delmarquette  
 S: David L Frey & Jo-Ann Frey  
 Doc#: 0000002487-3501, Date: 07/19/22  
 Mtg: T2 Financial LLC \$315,000  
 Use: 3 Bdrm Gambrel, Lot: 10001sf

**27 ONTARIO ST** ..... **\$271,500**  
 B: Anthony Ovalles  
 S: Deborah Mckanna Ex, Ex for Ford Madeline M Est  
 Doc#: 0000002487-3593, Date: 07/25/22  
 Mtg: Navigant Credit Union \$261,500  
 Use: 4 Bdrm Cape Cod, Lot: 5201sf

**10 OVERHILL DR** ..... **\$235,000**  
 B: Conserve Real Est Inv LLC  
 S: Daniel W Kane & Dawn M Kane  
 Doc#: 0000002487-3570, Date: 07/22/22  
 Mtg: Casa Neri LLC \$237,000  
 Use: 3 Bdrm Cape Cod, Lot: 10001sf

**661 PROVIDENCE ST** ..... **\$432,000**  
 B: Luciano C Ayuso  
 S: Community Prop Mgmt LLC  
 Doc#: 0000002487-3606, Date: 07/25/22  
 Mtg: Paramount Res Mtg Gp \$302,400  
 Use: Apartment Bldg - 4-8 Units, Lot: 9919sf  
 Prior Sale: \$193,903 (09/16)

**101 SCENIC DR U:101** ..... **\$272,000**  
 B: Deborah Santagata  
 S: Marie Archetto  
 Doc#: 0000002487-3526, Date: 07/20/22  
 Mtg: Flagstar Bank FSB \$170,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$152,500 (11/18)

**12 SIDNEY ST** ..... **\$315,000**  
 B: Alexa Parmann & Kristy Evron  
 S: Justin M Stanley  
 Doc#: 0000002487-3574, Date: 07/22/22  
 Mtg: Washington Tr Co \$299,250  
 Use: 3 Bdrm Ranch, Lot: 7200sf  
 Prior Sale: \$196,000 (04/18)

**31 SUMMIT AVE** ..... **\$200,000**  
 B: Taylor RE Investing LLC  
 S: Jennifer I Hart & Kenneth J Lucianno  
 Doc#: 0000002487-3624, Date: 07/26/22  
 Mtg: Kenneth Taylor \$350,000  
 Use: 3 Bdrm Old Style, Lot: 5001sf

► **MORTGAGES**

**18 BALL AVE** ..... **\$40,000**  
 Rose M Biron from Centreville Bank

**22 BENNETT ST** ..... **\$35,000**  
 Hailey Lusiak+ from Northpointe Bank

**45 CARLSON CIR** ..... **\$40,000**  
 Josephine Bucci from Cranston Municipal CU

**10-12 CENTRAL ST** ..... **\$230,500**  
 Cary E Joseph from Citizens Bank

**30 CLAIRE ST** ..... **\$50,000**  
 David M Costa+ from Centreville Bank

**1350 DIVISION RD U:101** ..... **\$159,900**  
 Suite 101 LLC from Bank of Rhode Island

**2 DUKE ST U:F** ..... **\$37,177**  
 Renaton Santos from USA HUD

**5 FOREST AVE** ..... **\$25,480**  
 Theresa Portman from Webster Bank

**79 GLENDALE DR** ..... **\$239,112**  
 Brenda L Goodison+ from Home Point Finl Corp

**9 LARAMEE ST** ..... **\$451,569**  
 Nelson A Urizar from Primary Residentl Mtg

**9 LARAMEE ST** ..... **\$10,000**  
 Nelson A Urizar from RI Hsg & Mtg Fin Corp

**21 N PLEASANT ST** ..... **\$100,000**  
 Afzal H Shaik+ from Navigant Credit Union

**75 PINWOOD DR** ..... **\$40,000**  
 Robert W Cleason+ from Centreville Bank

**12 SIDNEY ST** ..... **\$15,000**  
 Alexa Parmann+ from RI Hsg & Mtg Fin Corp

**69 TOWER RD** ..... **\$56,000**  
 Claudine M Curran+ from Citizens Bank



# NEWPORT COUNTY

## JAMESTOWN

### TOWN CLERK:ROBERTA J. FAGAN

93 Narragansett Ave, 1st FL, Jamestown, RI, 02835  
Phone:401-423-9800

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	45	33
Median Price	\$965,000	\$818,000

### ► REAL ESTATE SALES

**39 DORY ST** ..... **\$1,200,000**

B: Adrien Finnan & Sean M Finnan  
S: Paulette Goulet-Junge & Michael Junge  
Vol/Page: 1023/247, Date: 07/22/22  
Use: 4 Bdrm Colonial, Lot: 36000sf  
Prior Sale: \$580,000 (04/13)

**GARBOARD ST**..... **\$135,000**

B: Marc A Lennon  
S: Thomas R Bagaglia  
Vol/Page: 1023/226, Date: 07/22/22

### ► MORTGAGES

**246 AMERICA WAY**..... **\$150,000**

Michael Daly from Citizens Bank

**11 BRYER AVE**..... **\$3,320,000**

Sharma Hartford FT+ from JPMorgan Chase Bank

**20 FORE ROYAL CT**..... **\$395,000**

Linda M Supron from Coastal One CU

**106 GARBOARD ST**..... **\$370,000**

Marc A Lennon+ from BankNewport

**10 GREY GULL RD**..... **\$883,000**

C Christopher Savastano+ from Centreville Bank

**28 NORMAN RD**..... **\$20,000**

Peter C Elsworth from BankNewport

**30 TOPMAST CT**..... **\$100,000**

Charles W Normand+ from Bank of America NA

## LITTLE COMPTON

### TOWN CLERK:CAROL A WORDELL

P O Box 226, 40 Commons, Little Compton, RI, 02837  
Phone:401-635-4400

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	32	14
Median Price	\$640,000	\$700,000

### ► MORTGAGES

**185 E MAIN RD**..... **\$280,000**

Kathleen V Morse+ from Greenwood CU

**1 HINTER WAY**..... **\$600,000**

Brooke Riley+ from Taunton Federal Cr Un

**10 HOLLY LN**..... **\$75,000**

J F&M V Pacheco IRT+ from St Annes Credit Union

## MIDDLETOWN

### TOWN CLERK:WENDY J. W. MARSHALL

350 East Main Rd, Middletown, RI, 02842  
Phone:401-842-6500

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	78	64
Median Price	\$485,000	\$602,500

### ► REAL ESTATE SALES

**310 W MAIN RD U:310**..... **\$3,500,000**

B: CDJR Real Est LLC  
S: Mitchell Development LLC  
Vol/Page: 1775/292, Date: 07/22/22  
Mtg: Ally Bank \$2,720,000  
Use: Non-residential Condo, Lot: 58806sf  
Prior Sale: \$2,250,000 (03/20)

### ► MORTGAGES

**809-811 AQUIDNECK AVE**..... **\$2,614,400**

Aquidneck Commerce Ctr from BayCoast Bank

**819 AQUIDNECK AVE**..... **\$2,614,400**

Aquidneck Commerce Ctr from BayCoast Bank

**55 ATLANTIC DR**..... **\$403,000**

James Clendenin+ from United Wholesale Mtg

**536 E MAIN RD**..... **\$470,000**

Paul A Demessianos RET+ from Webster Bank

**26 OSPREY CT U:26**..... **\$472,000**

Donald S Nessing+ from Peoples Credit Union

**PRESCOTT PT U:6**..... **\$3,165,000**

Prescott Point LLC from Bank of Rhode Island

**348 W MAIN RD U:348**..... **\$8,400,000**

Main Hotel LLC from Middlesex Svgs Bk

## PORTSMOUTH

### TOWN CLERK:JENNIFER M WEST

2200 East Main Rd, Portsmouth, RI, 02871  
Phone:401-683-2101

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	146	130
Median Price	\$466,750	\$537,500

### ► REAL ESTATE SALES

**1236 ANTHONY RD**..... **\$940,000**

B: Colleen Kula Tr, Tr for Anita Oliver 2021 T  
S: Leonard Kula & Colleen Kula  
Vol/Page: 2140/285, Date: 07/22/22  
Mtg: Avidia Bank \$590,000  
Use: 3 Bdrm Conventional, Lot: 6000sf  
Prior Sale: \$515,000 (12/16)

**111 BERKLEY AVE**..... **\$775,000**

B: Robin Fabry & Maureen Fabry  
S: Martingale Homes LLC  
Vol/Page: 2141/1, Date: 07/22/22  
Use: Residential Developable Land, Lot: 4000sf  
Prior Sale: \$118,000 (01/20)

**74 BUCKWHEAT AVE**..... **\$517,500**

B: Jason P Young  
S: Zachary C Boley & Erica S Boley  
Vol/Page: 2141/54, Date: 07/22/22  
Mtg: Movement Mtg LLC \$465,426  
Use: 3 Bdrm Raised Ranch, Lot: 12500sf  
Prior Sale: \$359,000 (12/18)

**95 CORNWELL DR**..... **\$1,270,000**

B: Brian E Rosa  
S: Omar A Bajunaid  
Vol/Page: 2141/14, Date: 07/22/22

**55 DOUGLAS AVE**..... **\$515,000**

B: Gary Washburn & Annette Washburn  
S: Norma Scullen  
Vol/Page: 2141/32, Date: 07/22/22  
Mtg: Flagstar Bank FSB \$515,000  
Use: 3 Bdrm Cape Cod, Lot: 7500sf

**E MAIN RD**..... **\$195,000**

B: Bource Green LLC  
S: Kenneth T Peters  
Vol/Page: 2140/265, Date: 07/21/22

**16 EDUCATION LN**..... **\$80,000**

B: Mark Jones & Doris Jones  
S: Mark Jones Ex, Ex for Jones Doris R Est  
Vol/Page: 2140/187, Date: 07/20/22  
Use: 2-Family Two Family, Lot: 10000sf

**50 FERRESE AVE**..... **\$815,000**

B: David C Gorman & Barbara J Gorman  
S: Mccorrie Lane LLC  
Vol/Page: 2140/168, Date: 07/19/22

**195 NEWPORT HARBOR DR**..... **\$475,000**

B: Hillside Residence LLC  
S: Robert A Laflamme & Margaret A Laflamme  
Vol/Page: 2140/302, Date: 07/22/22

**1 TOWER DR U:1102**..... **\$900,000**

B: Mary D Giegler & Eugene S Giegler  
S: Carnegie At 1 Tower Dr  
Vol/Page: 2140/325, Date: 07/22/22  
Mtg: Eastern Bank \$700,000  
Use: 2 Bdrm Condo

**95 W MAIN RD U:2**..... **\$275,000**

B: 95 W Main Rd LLC  
S: Fleury Properties LLC  
Vol/Page: 2141/150, Date: 07/26/22  
Mtg: Steven A Ross \$505,000  
Use: Condo

**103 WEEN ST**..... **\$615,000**

B: Daniel P Harrington  
S: Daniel P Harrington Ex, Ex for Harrington Gertrude R Est  
Vol/Page: 2140/223, Date: 07/20/22

### ► MORTGAGES

**21 ATHENA TER**..... **\$728,000**

Michael B Gonzalez from Citizens Bank

**64 CLIFF AVE**..... **\$400,000**

Daniel P Harrington from Mortgage Networks Inc

**194 CLIFF AVE**..... **\$693,700**

Philip C Amaru+ from HarborOne Mortgage

**95 CROMWELL DR**..... **\$1,016,000**

Brian E Rosa from Guaranteed Rate Inc

**76 E MAIN RD**..... **\$277,777**

Robert F Brett+ from Bank of England Mtg

**98 MALEE TER..... \$136,900**  
 Katherin T Delehanty+ from RI Credit Union  
**333 NARRAGANSETT AVE..... \$70,500**  
 Rosemary Lough from RI Credit Union  
**PRESCOTT PT U:6 ..... \$3,165,000**  
 Prescott Point LLC from Bank of Rhode Island  
**S HARBOR DR L:12H..... \$1,100,000**  
 Hillside Residences LLC from Emerald Cap Lending  
**435 WAPPING RD..... \$275,000**  
 Erin L Champagne from Embrace Home Loans

**TIVERTON**

**TOWN CLERK:JOAN CHABOT**  
 343 Highland Rd, Tiverton, RI, 02878  
 Phone:401-625-6703

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	92	92
Median Price	\$375,000	\$410,000

**► REAL ESTATE SALES**

**150 BEARDSWORTH RD ..... \$315,000**  
 B: Gennifer R Keller & Joseph R Grenier  
 S: Gordon T Cook & Angie Sudario-Cook  
 Vol/Page: 1923/267, Date: 07/22/22  
 Mtg: Citizens Bank \$299,250  
 Use: 3 Bdrm Ranch, Lot: 6534sf  
**INDIAN POINT RD..... \$305,000**  
 B: Vladimir Akopian & Cathleen Creelman  
 S: Eva Longobardi  
 Vol/Page: 1923/110, Date: 07/21/22

**59 BEARDSWORTH RD ..... \$440,000**  
 B: Benjamin E Harper  
 S: Alesis S Gleason  
 Vol/Page: 1922/308, Date: 07/19/22  
 Mtg: Guaranteed Rate Affin \$396,000  
 Use: 3 Bdrm Split Level, Lot: 9235sf  
 Prior Sale: \$292,600 (01/20)  
**110 KENYON RD ..... \$387,000**  
 B: Michelle P Dearing  
 S: Jason Pacheco & Jennifer Pacheco  
 Vol/Page: 1924/12, Date: 07/25/22  
 Mtg: Navy FCU \$309,600  
 Use: 3 Bdrm Raised Ranch, Lot: 7579sf  
 Prior Sale: \$175,900 (10/13)  
**3841 MAIN RD..... \$625,000**  
 B: Gorman Restaurant Grp RT  
 S: Main Rd Properties Inc  
 Vol/Page: 1923/128, Date: 07/21/22  
 Mtg: Centerville Bank \$500,000  
 Use: Mixed Use-prim Res & Comm, Lot: 11326sf  
**MAIN ST ..... \$349,000**  
 B: Quest Enterprises LLC  
 S: William P Devereaux & Amy R Devereaux  
 Vol/Page: 1923/17, Date: 07/20/22  
**25 ROCK ST ..... \$307,500**  
 B: Tyler J Leandro & Wednesday O Guerrette  
 S: John C Raposo  
 Vol/Page: 1923/66, Date: 07/20/22  
 Mtg: Guild Mortgage Co \$292,125  
 Use: 2 Bdrm Conventional, Lot: 74925sf  
 Prior Sale: \$285,000 (04/21)

**21 STERLING DR U:11..... \$320,000**  
 B: Kemberly K Rapoza  
 S: Anne Nadeau  
 Vol/Page: 1923/245, Date: 07/22/22  
 Mtg: Movement Mtg LLC \$113,000  
 Use: 2 Bdrm Condo

**► MORTGAGES**

**75 BRACKETT AVE..... \$366,300**  
 Philip A Abrantes+ from Primary Residentl Mtg  
**82 CAMPION AVE..... \$100,000**  
 Ashley Mccann+ from St Annes Credit Union  
**48 CRAIG AVE..... \$50,000**  
 Jamie R French from BayCoast Bank  
**50 CRANDALL RD ..... \$507,640**  
 Peter J Arcieri Sr+ from Equity Prime Mtg  
**CYNTHIA AVE ..... \$305,000**  
 Shayn Gendreau from Baycoast Mortgage Co  
**129 DEER RUN RD..... \$528,000**  
 Richard Klos+ from Embrace Home Loans  
**LAKE RD..... \$100,000**  
 Coastal Customs LLC from Commercial Capital  
**81 MIDDLE AVE..... \$100,000**  
 Anna M Palumbo from St Annes Credit Union  
**25 ROCK ST ..... \$15,000**  
 Tyler J Leandro+ from RI Hsg & Mtg Fin Corp  
**16 ROSELAND TER..... \$24,015**  
 John Cordeiro+ from USA HUD  
**278 SOUZA RD..... \$25,000**  
 Richard Camara from St Annes Credit Union  
**296 STONEY HOLLOW RD..... \$720,000**  
 Mary B Cziedzic+ from Baycoast Mortgage Co  
**91 WARREN AVE ..... \$240,000**  
 Richard J Leandro+ from Guild Mortgage Co



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# PROVIDENCE COUNTY

## BURRILLVILLE

### TOWN CLERK: VICKI MARTIN

105 Harrisville Main St, Harrisville, RI, 02830  
Phone: 401-568-4300

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	89	84
Median Price	\$333,000	\$307,500

### ► REAL ESTATE SALES

**745 BLACK HUT RD..... \$133,333**

B: James F Mchale  
S: Carol A Rondeau  
Vol/Page: 1267/149, Date: 07/22/22  
Use: Residential-other, Lot: 13939sf

**745 BLACK HUT RD..... \$66,667**

B: James F Mchale  
S: Beth A Leblanc Ex, Ex for Omer Rondeau Joseph R Est  
Vol/Page: 1267/147, Date: 07/22/22  
Use: Residential-other, Lot: 13939sf

**293 LEE CIR..... \$750,000**

B: Edward Kean & Amy Kean  
S: James H Richardson 3rd Tr, Tr for Richardson LT  
Vol/Page: 1267/39, Date: 07/20/22  
Mtg: Flagstar Bank FSB \$555,000  
Use: 3 Bdrm Cape Cod, Lot: 174240sf

**822 MOUNT PLEASANT RD..... \$355,000**

B: Kevin J Cahill  
S: Joseph R Marquis  
Vol/Page: 1267/211, Date: 07/25/22  
Mtg: Ally Bank \$337,250  
Use: 4 Bdrm Ranch, Lot: 72745sf  
Prior Sale: \$170,000 (09/15)

**26 OLD MILL ST..... \$340,000**

B: Kyle Lefebvre & Danielle Lefebvre  
S: Samantha L Merrifield  
Vol/Page: 1267/230, Date: 07/25/22  
Mtg: Shamrock Home Loans \$333,841  
Use: 4 Bdrm Conventional, Lot: 10019sf  
Prior Sale: \$179,898 (09/19)

**145 ROUND TOP RD..... \$565,000**

B: Diana Spearin & Garrett Spearin  
S: Keri A Moore  
Vol/Page: 1266/308, Date: 07/20/22  
Mtg: United Wholesale Mtg \$250,000  
Use: Farm And Forest Use, Lot: 609840sf  
Prior Sale: \$400,000 (12/20)

**337 SAYLES AVE..... \$190,000**

B: Elevator Properties Inc  
S: Maryellen Laverdiere  
Vol/Page: 1267/93, Date: 07/22/22  
Mtg: Kickemuit River Cap \$92,250  
Use: 3 Bdrm Ranch, Lot: 11326sf  
Prior Sale: \$1,104 (10/11)

**SPRING LAKE RD..... \$40,000**

B: Landpenguin Inc  
S: Lewis B Pickering & Virginia L Pickering  
Vol/Page: 1266/327, Date: 07/20/22  
Mtg: Gregory F Coupe \$50,000  
Use: Residential Open Land, Lot: 274428sf

### ► MORTGAGES

**755 EAST AVE..... \$150,000**

Richard J Clark LT+ from Citizens Bank

**33 FOX RUN DR..... \$30,000**

Scott W Creamer Jr+ from Digital FCU

**370 PASCOAG MAIN ST..... \$54,201**

Stephen M Semmel from USA Rural Hsng

**337 SAYLES AVE..... \$92,250**

Elevator Properties Inc from Mark A Kurkoski

**735 SNAKE HILL RD..... \$292,000**

Charles Takita+ from Wells Fargo Bank

**80-82 SPRING ST..... \$135,000**

Robert L Lacey+ from Westerly Community CU

**1555 WALLUM LAKE RD..... \$20,000**

Geraldine M Bouley from Navigant Credit Union

**661 WHIPPLE AVE..... \$44,000**

Keith D Sharron from Citizens Bank

**52 WHITE PINE DR..... \$50,000**

Brendon Chelo from Navigant Credit Union

## CENTRAL FALLS

### TOWN CLERK: JAHAIIRA RODRIGUEZ

580 Broad St, Central Falls, RI, 02863  
Phone: 401-727-7400

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	9	7
Median Price	\$265,000	\$273,000

### ► REAL ESTATE SALES

**35 GARFIELD ST..... \$512,000**

B: Hamida Merchant  
S: Marques Investment LLC  
Vol/Page: 1035/89, Date: 07/18/22  
Mtg: Navigant Credit Union \$384,000  
Use: 2fam-5fam Residence, Lot: 5149sf  
Prior Sale: \$155,000 (08/18)

**396 ROOSEVELT AVE U:2..... \$219,000**

B: F Schoff-Boericke 3rd  
S: Mohamed L Gueye  
Vol/Page: 1035/123, Date: 07/18/22  
Mtg: Bay Equity LLC \$149,000  
Use: 1 Bdrm Condo

**25 SAMOSET AVE..... \$331,250**

B: Jhane C Pereira & Kevin A Perez  
S: Camilho P Pereira & Maria F Pereira  
Vol/Page: 1035/226, Date: 07/22/22  
Mtg: Washington Tr Co \$265,000  
Use: 3 Bdrm Raised Ranch, Lot: 4500sf

### ► MORTGAGES

**36 HEDLEY AVE..... \$350,000**

Faith Hill Holdings LLC from ABL Res Credit Ac

**9 KING ST..... \$200,000**

Kyle Bell from Equity Trust Co

**725 LONSDALE AVE..... \$259,462**

Carlos A Franco+ from Total Mtg Svcs

**9 WATSON ST..... \$100,000**

Maria M Flores+ from Citizens Bank

## CRANSTON

### TOWN CLERK: ROSALBA ZANNI

896 Park Avenue, Cranston, RI, 02910  
Phone: 401-780-3194

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	455	383
Median Price	\$307,500	\$356,000

### ► REAL ESTATE SALES

**27 ALTO ST..... \$295,000**

B: Miguel Roman  
S: Patrick J Conway 3rd & Mary M Conway  
Vol/Page: 6525/79, Date: 07/22/22  
Mtg: Amerisave Mtg Corp \$289,656  
Use: 3 Bdrm Ranch, Lot: 4400sf

**26 ARROWFIELD RD..... \$350,000**

B: Ronald L Campagnone  
S: Audra M Pezza  
Vol/Page: 6520/263, Date: 07/18/22  
Mtg: Movement Mtg LLC \$250,000  
Use: 2 Bdrm Ranch, Lot: 6873sf  
Prior Sale: \$205,000 (02/17)

**16 ASHBROOK DR..... \$710,000**

B: Nicholas P Pirolli & Krystal Pirolli  
S: Stephen Beneduce & Jennifer Beneduce  
Vol/Page: 6523/135, Date: 07/19/22  
Mtg: US Bank NA \$568,000  
Type: Adj  
Use: 4 Bdrm Colonial, Lot: 22055sf

**297 BUDLONG RD..... \$105,000**

B: Michael J Messier  
S: Jeffrey V Messier  
Vol/Page: 6524/244, Date: 07/21/22  
Use: 3 Bdrm Ranch, Lot: 4000sf

**351 BUDLONG RD..... \$675,000**

B: Plum RI Propco LLC  
S: Walter Lada Jr & Mary E Lada  
Vol/Page: 6524/241, Date: 07/21/22  
Use: Commercial Building, Lot: 24684sf

**22 CHERRY RD..... \$360,000**

B: Jenna Lee Carreiro & Aaron Kennedy  
S: Kevin Simpson & Nicole C Simpson  
Vol/Page: 6525/130, Date: 07/22/22  
Mtg: Baycoast Mortgage Co \$323,000  
Type: Adj  
Use: 2 Bdrm Bngl/cottage, Lot: 5151sf  
Prior Sale: \$189,500 (01/18)

**32 CHESTNUT AVE..... \$490,000**

B: Jermaine Warnsby & Kim Warnsby  
S: Robert K Kielbasa  
Vol/Page: 6521/21, Date: 07/18/22  
Mtg: Mortgage Networks Inc \$474,251  
Use: 2-Family Two Family, Lot: 7000sf  
Prior Sale: \$250,000 (07/21)

**372 COMSTOCK PKWY..... \$555,000**

B: Lauriza Monegro-Ramirez  
S: Alicia Verdi  
Vol/Page: 6523/303, Date: 07/20/22  
Mtg: Northpointe Bank \$305,000  
Use: 3 Bdrm Cape Cod, Lot: 17806sf

<b>1640 CRANSTON ST.....</b>	<b>\$365,000</b>	<b>235 MAIN ST .....</b>	<b>\$200,000</b>	<b>135 SHIRLEY BLVD .....</b>	<b>\$420,000</b>
B: Verrecchia Construction		B: Kervens StCyr		B: Eleuterio Amaral 3rd & Sean Amaral	
S: Anthony Wesley		S: KCLS Group LLC		S: Paul W Crossman & Maria D Crossman	
Vol/Page: 6523/2, Date: 07/19/22		Vol/Page: 6524/73, Date: 07/20/22		Vol/Page: 6523/85, Date: 07/19/22	
Mtg: Michele T Dellena \$300,000		Mtg: North East Rlty Inv \$250,000		Mtg: NFM Lending \$412,392	
Use: 2-Family Duplex, Lot: 3836sf		Use: 2 Bdrm Conventional, Lot: 12400sf		Use: 4 Bdrm Colonial, Lot: 5976sf	
Prior Sale: \$275,000 (08/19)		Prior Sale: \$45,000 (06/22)			
<b>2077 CRANSTON ST.....</b>	<b>\$341,000</b>	<b>91 MASON AVE .....</b>	<b>\$405,000</b>	<b>344 SMITH ST.....</b>	<b>\$407,500</b>
B: Matthew Dill & Kristy M Dill		B: Lavelle M Hill		B: Fiona C Gerety & Peter J Gerety	
S: Jonathan Johnson Tr, Tr for Marian Johnson Irrev LT		S: Jesus Flores		S: Padraic Keane & Kaylyn C Keane	
Vol/Page: 6522/327, Date: 07/19/22		Vol/Page: 6525/160, Date: 07/22/22		Vol/Page: 6525/198, Date: 07/22/22	
Mtg: Home Ln & Invest Bk \$306,900		Mtg: Primary Residentl Mtg \$397,664		Mtg: Movement Mtg LLC \$244,500	
Use: 2 Bdrm Bngl/cottage, Lot: 2472sf		Use: 3 Bdrm Conventional, Lot: 4000sf		Use: 3 Bdrm Conventional, Lot: 2640sf	
Prior Sale: \$275,000 (08/19)		Prior Sale: \$255,000 (01/22)		Prior Sale: \$239,900 (01/20)	
<b>109 CRESCENT AVE.....</b>	<b>\$340,000</b>	<b>179 MYSTERY FARM RD .....</b>	<b>\$851,858</b>	<b>125 SYCAMORE DR.....</b>	<b>\$290,000</b>
B: Jessi Charette & Marybeth Higgins		B: Ashma Kc		B: Thomas J Chace & Beth A Chace	
S: James J Obrien & Nicole J Obrien		S: Hope Road Land Inv LLC		S: Scott M Lang & Lauren L Vinagro	
Vol/Page: 6525/56, Date: 07/22/22		Vol/Page: 6520/282, Date: 07/18/22		Vol/Page: 6525/271, Date: 07/22/22	
Mtg: Amerant Mortgage \$333,841		Mtg: Semper Home Loans \$638,894		Mtg: Veterans United Hm Ln \$274,455	
Use: 4 Bdrm Cape Cod, Lot: 4240sf				Use: 3 Bdrm Colonial, Lot: 9678sf	
Prior Sale: \$187,000 (09/16)					
<b>31 DROWNE ST .....</b>	<b>\$265,000</b>	<b>110 NEW HAMPSHIRE ST .....</b>	<b>\$450,000</b>	<b>10 SYLVAN AVE.....</b>	<b>\$590,000</b>
B: Eva M Gamble		B: Josenny Tavarez & Wascar Bautista		B: Z Williams Inc	
S: Crantson Housing Auth		S: Nicholas A Cirillo		S: Duo T Neil & Christopher T Neil	
Vol/Page: 6520/103, Date: 07/18/22		Vol/Page: 6521/150, Date: 07/18/22		Vol/Page: 6523/177, Date: 07/20/22	
Mtg: Baycoast Mortgage Co \$175,000		Mtg: Bayfirst Natl Bk \$417,302		Mtg: Finance America LLC \$409,500	
Use: Housing Authority Property, Lot: 6215sf		Use: 3 Bdrm Ranch, Lot: 1600sf		Use: 3-Family Family Flat, Lot: 3600sf	
Prior Sale: \$265,000 (09/16)		Prior Sale: \$210,000 (12/16)		Prior Sale: \$234,000 (03/12)	
<b>120 EAGLE RD .....</b>	<b>\$325,000</b>	<b>25 ORCHARD DR .....</b>	<b>\$670,000</b>	<b>14 WARMAN AVE.....</b>	<b>\$310,000</b>
B: William A Galato		B: Antonio V Mariano		B: Anthony M Caprio	
S: Antonelli Rose A Est & Jessica Petrella		S: Steven M Bienenfeld & Jean M Bienenfeld		S: James Souza & Cheryl A Souza	
Vol/Page: 6525/286, Date: 07/22/22		Vol/Page: 6524/62, Date: 07/20/22		Vol/Page: 6525/174, Date: 07/22/22	
Mtg: Bank of America NA \$260,000		Use: 2 Bdrm Ranch, Lot: 15334sf		Mtg: Jan Co Inc \$320,000	
Use: 3 Bdrm Ranch, Lot: 8861sf		Prior Sale: \$350,000 (09/10)		Use: 2-Family Two Family, Lot: 6254sf	
<b>68 FOX RUN .....</b>	<b>\$580,000</b>	<b>122 OVERLAND AVE.....</b>	<b>\$289,900</b>	<b>14 WILLIS ST U-14 .....</b>	<b>\$260,000</b>
B: Brian M Hiskey & Kortne K Hiskey		B: Thania Y Leyba		B: Nedy C Bustamante	
S: Steven J Collins		S: Charles Brennan & Michelle Brennan		S: Anthony F Procaccini Jr	
Vol/Page: 6524/310, Date: 07/21/22		Vol/Page: 6524/221, Date: 07/21/22		Vol/Page: 6521/24, Date: 07/18/22	
Mtg: NFM Lending \$551,000		Mtg: Sierra Pacific Mtg \$284,648		Mtg: Guaranteed Rate Affn \$195,000	
Use: 3 Bdrm Colonial, Lot: 20003sf		Use: 2 Bdrm Bngl/cottage, Lot: 3200sf		Use: 2 Bdrm Condo, Lot: 4695sf	
Prior Sale: \$265,000 (05/17)				Prior Sale: \$190,000 (02/21)	
<b>45 GRACE ST .....</b>	<b>\$420,000</b>	<b>PASTURE VIEW LN .....</b>	<b>\$185,000</b>	<b>366 WOODBINE ST.....</b>	<b>\$270,000</b>
B: Michelle Carter & Anthony Puliafico Jr		B: Kevin Dorsey & Debra Dorsey		B: KMSA LLC	
S: John B Budley & Erin D Budley		S: Ann Costa Ex, Ex for Costa Joaquim I Est		S: Carol Wolf	
Vol/Page: 6523/325, Date: 07/20/22		Vol/Page: 6525/52, Date: 07/22/22		Vol/Page: 6523/108, Date: 07/19/22	
Mtg: Embrace Home Loans \$357,000				Mtg: Capital Funding \$270,000	
Use: 3 Bdrm Colonial, Lot: 10000sf				Use: 3 Bdrm Ranch, Lot: 9325sf	
Prior Sale: \$265,000 (05/17)					
<b>181 GRACE ST .....</b>	<b>\$301,000</b>	<b>170 PONTIAC AVE.....</b>	<b>\$420,000</b>	<b>► MORTGAGES</b>	
B: Raymond Berarducci 3rd		B: Kristen Boldt & Justin Boldt		<b>22 A ST .....</b>	<b>\$45,000</b>
S: Phat Tang & Kim Te		S: Lianillie Ortiz		Sean C Duffy from Navigant Credit Union	
Vol/Page: 6520/169, Date: 07/18/22		Vol/Page: 6523/62, Date: 07/19/22		<b>60 ALHAMBRA CIR .....</b>	<b>\$55,000</b>
Mtg: Home Point Finl Corp \$301,000		Mtg: Caliber Home Loans \$361,212		Nikki Deary+ from Citizens Bank	
Use: 3 Bdrm Conventional, Lot: 6250sf		Use: 3 Bdrm Conventional, Lot: 5004sf		<b>70 ARMINGTON ST.....</b>	<b>\$325,000</b>
Prior Sale: \$130,000 (08/18)		Prior Sale: \$185,000 (08/18)		Edgewood 9 LLC from Bank of Rhode Island	
<b>40 HAWTHORNE AVE.....</b>	<b>\$654,000</b>	<b>71 POTTER ST .....</b>	<b>\$420,000</b>	<b>ARNOLD AVE .....</b>	<b>\$205,000,000</b>
B: Saood Rafique		B: Christopher W Bacon & Charlotte A Hotchkiss		Ain 11 RI Cranston LLC from Citibank Na	
S: Harrington Realty LLC		S: Speck Wendy B Est & Juliette D Roxas		<b>39-43 ARNOLD AVE .....</b>	<b>\$128,000</b>
Vol/Page: 6522/285, Date: 07/19/22		Vol/Page: 6520/53, Date: 07/18/22		Janet Germano from Coastal One CU	
Mtg: Fairway Ind Mtg \$541,310		Mtg: Flagstar Bank FSB \$378,000		<b>94 ASH AVE.....</b>	<b>\$328,932</b>
Use: 3-Family Family Flat, Lot: 4000sf		Use: 3 Bdrm Conventional, Lot: 3900sf		W C Delossantos-Eusebio+ from Primary Residentl Mt	
Prior Sale: \$130,000 (08/18)				<b>8 BAKEWELL CT .....</b>	<b>\$60,000</b>
<b>219 HOLLAND ST .....</b>	<b>\$410,000</b>	<b>15 ROSE BUSH CIR .....</b>	<b>\$647,500</b>	Daniel T Fischer+ from TD Bank NA	
B: Dean Faiola		B: Dayna E Acciaro & Daniel V Acciaro 3rd		<b>45 BECKWITH ST.....</b>	<b>\$13,028</b>
S: Michelle A Bacon		S: Jessica Braza		Caroline O Phillips from RI Hsg & Mtg Fin Corp	
Vol/Page: 6524/50, Date: 07/20/22		Vol/Page: 6525/253, Date: 07/22/22		<b>BROAD ST.....</b>	<b>\$205,000,000</b>
Mtg: Fall River Five Cents \$246,000		Mtg: Coastal One CU \$487,500		Ain 11 RI Cranston LLC from Citibank Na	
Use: 3 Bdrm Raised Ranch, Lot: 9660sf		Type: Adj		<b>23 CARDINAL RD .....</b>	<b>\$363,552</b>
Prior Sale: \$275,000 (05/17)		Use: 3 Bdrm Colonial, Lot: 831958sf		Raymond A Comprone Jr from Northpointe Bank	
<b>265 KNOLLWOOD AVE .....</b>	<b>\$425,000</b>	Prior Sale: \$288,000 (08/21)		<b>18 CARPATHIA RD .....</b>	<b>\$80,000</b>
B: Jose A Coste-Estevez & Jose A Coste-Ramirez		<b>SELMA ST .....</b>	<b>\$675,000</b>	Charles Robbins from Citizens Bank	
S: Douglas W Roberts Sr & Marie Roberts		B: Plum RI Propco LLC		<b>65 COHASSET LN .....</b>	<b>\$165,000</b>
Vol/Page: 6523/346, Date: 07/20/22		S: Walter Lada Jr & Mary E Lada		Beth H Stewart+ from Washington Tr Co	
Mtg: Nations Lending Corp \$394,250		Vol/Page: 6524/241, Date: 07/21/22			
Use: 3 Bdrm Conventional, Lot: 6500sf					

<b>8 COTTAGE ST</b> .....	<b>\$100,000</b>
Christine Colaninno from LoanDepot.Com	
<b>87 CRANBERRY DR</b> .....	<b>\$85,000</b>
Therese M Picard+ from Citizens Bank	
<b>28 DELLWOOD RD</b> .....	<b>\$25,000</b>
George Nippo+ from Cranston Municipal CU	
<b>31 DROWNE ST</b> .....	<b>\$87,350</b>
Eva Gamble from Cranston Hsgn Auth	
<b>135 E HILL DR</b> .....	<b>\$350,000</b>
Lazarus FT+ from Coastal One CU	
<b>265 ELENA ST</b> .....	<b>\$70,000</b>
Michelle David from Navigant Credit Union	
<b>38 FAIRWAY DR</b> .....	<b>\$80,000</b>
David Gill from Coastal One CU	
<b>178 FLINT AVE</b> .....	<b>\$110,000</b>
Gerald J Aubin+ from Pennymac Loan Service	
<b>18 GEENE AVE</b> .....	<b>\$280,500</b>
Amanda Reynolds from Angel Oak Mortgage	
<b>16 GRAY COACH LN U:1616</b> .....	<b>\$50,000</b>
Jill A Iuliano from Citizens Bank	
<b>86 HARRIS AVE</b> .....	<b>\$360,000</b>
Pedro N Martinez from Princeton Mtg Corp	
<b>27 HARVARD CT</b> .....	<b>\$300,000</b>
Charlotte Roberts from Lee Lee LLC	
<b>28 HERSEY RD</b> .....	<b>\$30,000</b>
Daniel Gooch from RI Credit Union	
<b>11 KING AVE</b> .....	<b>\$100,000</b>
David Amoroso+ from Citizens Bank	
<b>142 LEXINGTON AVE</b> .....	<b>\$95,000</b>
Brett Laporte+ from Citizens Bank	
<b>9 MALLORY CT</b> .....	<b>\$66,400</b>
Gianna Ledo+ from Citizens Bank	
<b>36 MASON AVE</b> .....	<b>\$30,000</b>
Matthew P Horsman+ from RI Credit Union	
<b>10 MICA AVE</b> .....	<b>\$128,900</b>
William Duran+ from Citizens Bank	
<b>100 MOCKINGBIRD DR</b> .....	<b>\$285,000</b>
Steven Linhares+ from Coastal One CU	
<b>34 MYSTERY FARMS DR</b> .....	<b>\$588,000</b>
Joshua I Gorra from Rocket Mortgage LLC	
<b>20 NORMAN AVE</b> .....	<b>\$40,000</b>
David W Flavin+ from Washington Tr Co	
<b>NORWOOD AVE</b> .....	<b>\$205,000,000</b>
Ain 11 RI Cranston LLC from Citibank Na	
<b>93 ORCHARD VALLEY DR</b> .....	<b>\$100,000</b>
Jasmin Y Checo+ from Greenwood CU	
<b>27 OVERLAND AVE</b> .....	<b>\$107,000</b>
Steven C Harter from RI Credit Union	
<b>9 PAINE AVE</b> .....	<b>\$340,000</b>
J&S Investments LLC from Bank of Rhode Island	
<b>46 PEVERIL RD</b> .....	<b>\$200,000</b>
April L Williams from Citizens Bank	
<b>164 PHEASANT DR</b> .....	<b>\$32,000</b>
Sou Kha from Wave Federal CU	
<b>574 PHENIX AVE</b> .....	<b>\$47,000</b>
Sybil K Johnson from HarborOne Bank	
<b>258 PONTIAC AVE</b> .....	<b>\$150,000</b>
Pedro P Luna+ from Washington Tr Co	
<b>273 PRINCESS AVE</b> .....	<b>\$30,000</b>
Hatam A Kosto+ from Coastal One CU	
<b>32 ROWE DR</b> .....	<b>\$19,384</b>
Giana R Valletta from Citizens Bank	
<b>51 RUSSET WAY</b> .....	<b>\$50,000</b>
Michelle B Mosca+ from Citizens Bank	
<b>111 RUTLAND ST</b> .....	<b>\$41,025</b>
Elizabeth V Rodi from USA HUD	
<b>44 SELKIRK RD</b> .....	<b>\$500,000</b>
Equitystone Properties from Adams Inv	
<b>136 SHARON ST</b> .....	<b>\$8,853</b>
Aubrey R Collins+ from USA HUD	
<b>11 SHERWOOD DR</b> .....	<b>\$391,773</b>
Madison K Macaruso from United Wholesale Mtg	

<b>41 SHIRLEY BLVD</b> .....	<b>\$100,000</b>
Saaid A Mendoza from RI Credit Union	
<b>135 SHIRLEY BLVD</b> .....	<b>\$10,000</b>
Eleuterio Amaral 3rd+ from RI Hsg & Mtg Fin Corp	
<b>SOCKANOSSET CROSS RD L:6</b> .....	<b>\$12,400</b>
Robert E Tetreault from Community Development	
<b>35 SOCKANOSSET CROSS RD U:6</b> .....	<b>\$7,500</b>
Claire Ragosta+ from Community Development	
<b>35 SOCKANOSSET CROSS RD U:6</b> .....	<b>\$18,250</b>
Claire Ragosta+ from Community Development	
<b>81 SYCAMORE DR</b> .....	<b>\$40,000</b>
Richard H Gesualdi+ from Coastal One CU	
<b>87 VINCENT WAY</b> .....	<b>\$400,000</b>
David E Exter+ from Citizens Bank	
<b>111 WAYLAND AVE</b> .....	<b>\$96,000</b>
David M Schiavulli Jr from Navigant Credit Union	
<b>28 WHISPERING PINES DR</b> .....	<b>\$110,000</b>
Frederick J Porter+ from Wave Federal CU	
<b>15 WICKHAM CT</b> .....	<b>\$150,000</b>
Robert G Charron from Quicken Loan Inc	

## CUMBERLAND

### TOWN CLERK:SANDRA GIOVANELLI

45 Broad St, Cumberland, RI, 02864  
Phone:401-728-2400

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	178	176
Median Price	\$380,000	\$420,000

### ► REAL ESTATE SALES

<b>284 BROAD ST</b> .....	<b>\$275,000</b>
B: Aaron Guzman & Emma Guzman	
S: Kyle Seyboth	
Vol/Page: 1936/379, Date: 07/22/22	
Mtg: Baycoast Mortgage Co \$261,250	
Use: 2 Bdrm Cottage, Lot: 3659sf	
Prior Sale: \$165,000 (08/21)	
<b>466 BRYANT ST</b> .....	<b>\$460,000</b>
B: Amy Rodrigues & Zachary Rodrigues	
S: Joseph I Dion Jr & Paul J Dion	
Vol/Page: 1936/69, Date: 07/18/22	
Mtg: US Bank NA \$345,000	
Use: Residential-multiple Bldgs, Lot: 31886sf	
<b>30 CIRCUIT DR</b> .....	<b>\$710,000</b>
B: Michael R Silva	
S: Maurice Gladu & Deborah Gladu	
Vol/Page: 1936/139, Date: 07/20/22	
Mtg: Baycoast Mortgage Co \$568,000	
Type: Adj	
Use: Residential Open Land, Lot: 6403sf	
<b>10 EISENHOWER ST</b> .....	<b>\$395,000</b>
B: Mark C Flynn & Stephanie Flynn	
S: Kyle E Boyd & Danielle M Boyd	
Vol/Page: 1936/420, Date: 07/22/22	
Mtg: Charles River Bank \$296,250	
Use: 3 Bdrm Ranch, Lot: 9975sf	
Prior Sale: \$272,900 (09/18)	
<b>1 FENNER GRANT LN</b> .....	<b>\$625,000</b>
B: Matthew J Watson & Sarah Casey	
S: William J Austin Tr, Tr for William J&H K Austin RET	
Vol/Page: 1936/184, Date: 07/20/22	
Mtg: Salem Five Mtg Co \$625,000	
Use: 3 Bdrm Colonial, Lot: 25395sf	
<b>80 FISHER RD U:12</b> .....	<b>\$395,000</b>
B: William J Austin Tr, Tr for William J&H K Austin RET	
S: Karen A Benz Tr, Tr for Benz 2021 RET	
Vol/Page: 1936/261, Date: 07/20/22	
Use: 2 Bdrm Condo	

<b>9 HADDE AVE</b> .....	<b>\$363,500</b>
B: Mehulkumar K Patel & Smita M Patel	
S: Stephen E Bannister	
Vol/Page: 1936/497, Date: 07/22/22	
Mtg: Navigant Credit Union \$313,500	
Use: 2 Bdrm Raised Ranch, Lot: 6273sf	
<b>65 HIGH RIDGE DR</b> .....	<b>\$680,000</b>
B: Sherice M Riel & Derek J Riel	
S: Richard G Shaw Tr, Tr for Richard G&L M Shaw LT	
Vol/Page: 1936/400, Date: 07/22/22	
Use: 3 Bdrm Split Level, Lot: 20212sf	
<b>11 MEETING ST</b> .....	<b>\$580,000</b>
B: Nicholas Laprade	
S: Marques Investments LLC	
Vol/Page: 1936/344, Date: 07/21/22	
Mtg: Velocity Comm Cap LLC \$435,000	
Use: Apartment Bldg - 4-8 Units, Lot: 5968sf	
Prior Sale: \$170,000 (04/14)	
<b>60 OAKWOOD AVE</b> .....	<b>\$375,000</b>
B: Rodley Exama & Sharla Exama	
S: Rakesh Tripathi	
Vol/Page: 1936/24, Date: 07/18/22	
Mtg: Radius Financial Grp \$368,207	
Use: 2 Bdrm Cape Cod, Lot: 12110sf	
Prior Sale: \$245,000 (05/21)	
<b>21 VINEYARD AVE</b> .....	<b>\$425,000</b>
B: John J Folkes	
S: Jeffrey H Miskiewicz & Alyssa K Miskiewicz	
Vol/Page: 1936/431, Date: 07/22/22	
Mtg: Movement Mtg LLC \$343,502	
Use: 3 Bdrm Raised Ranch, Lot: 13329sf	
Prior Sale: \$280,000 (03/14)	
<b>► MORTGAGES</b>	
<b>1 ABBOTT RUN VALLEY RD</b> .....	<b>\$108,100</b>
Ryan Mcshane+ from Washington Tr Co	
<b>23 BALLOU ST</b> .....	<b>\$300,000</b>
Hes Properties LLC from Eam LLC	
<b>154 BEAR HILL RD U:1004</b> .....	<b>\$45,000</b>
Jason Stowell from Coastal One CU	
<b>16 COUNTRY HILL RD</b> .....	<b>\$40,000</b>
Antonio Catalano from Harvard University CU	
<b>1765 DIAMOND HILL RD</b> .....	<b>\$250,000</b>
Erik H Wilkinson+ from Service Credit Union	
<b>114 DUCHESS RD</b> .....	<b>\$122,000</b>
Cheryl Gallagher+ from Coastal One CU	
<b>24 E EARLE ST</b> .....	<b>\$100,000</b>
Steven M Gaudette+ from Navigant Credit Union	
<b>4 ETHIER WAY</b> .....	<b>\$40,000</b>
James P Keenan+ from Navigant Credit Union	
<b>3 FALSTAFF DR</b> .....	<b>\$20,000</b>
John A Grenon+ from Navigant Credit Union	
<b>160 HIGHLAND AVE</b> .....	<b>\$8,433</b>
Donald S George from USA HUD	
<b>66 N GARDEN ST</b> .....	<b>\$150,000</b>
Dennis J Turcotte from Citizens Bank	
<b>7-9 RALCO WAY</b> .....	<b>\$295,500</b>
Nuno Da Moeda from LoanDepot.Com	
<b>53 SCOTT RD</b> .....	<b>\$193,000</b>
Trisha L Borges from Citizens Bank	
<b>68 STANDRING ST</b> .....	<b>\$100,000</b>
William Busby+ from Citizens Bank	
<b>59 SULYMA ST</b> .....	<b>\$100,000</b>
Christopher J Depot+ from Navigant Credit Union	
<b>70 TINGLEY DR</b> .....	<b>\$40,000</b>
Joel J Bessette+ from Navigant Credit Union	

# EAST PROVIDENCE

## TOWN CLERK: LEAH STODDARD

145 Taunton Ave, East Providence, RI, 02914  
Phone: 401-435-7500

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	238	226
Median Price	\$310,500	\$345,000

### ► REAL ESTATE SALES

- 11 7TH ST** ..... **\$325,000**  
B: Derek A Medina  
S: Antonio D Medina Tr, Tr for Medina T  
Vol/Page: 4614/122, Date: 07/22/22  
Use: 3-Family Mlti-unt Bldg, Lot: 5031sf  
Prior Sale: \$325,000 (06/22)
- 99 BLISS ST** ..... **\$330,000**  
B: Ashley C Ferreira & Maisie L Boucher  
S: Jeffrey Mateus & Luis Mateus  
Vol/Page: 4614/97, Date: 07/22/22  
Use: 2 Bdrm Ranch, Lot: 5001sf  
Prior Sale: \$172,500 (03/22)
- 4 BREEZE WAY** ..... **\$365,000**  
B: Tracy L Nun  
S: Philippe J Rainville & Donna B Rainville  
Vol/Page: 4614/78, Date: 07/22/22  
Use: 3 Bdrm Ranch, Lot: 7000sf
- 38 BURROUGHS ST** ..... **\$560,022**  
B: Manuel D Leon & Ramona Rodriguez  
S: Creative Spaces LLC  
Vol/Page: 4612/216, Date: 07/18/22  
Mtg: First Home Mtg \$532,021  
Use: 1-Family Colonial, Lot: 12001sf
- 38-40 COTTER ST** ..... **\$460,000**  
B: Mohan Rao & Kushaal Rao  
S: Brian Dagraca  
Vol/Page: 4613/263, Date: 07/21/22  
Mtg: Primelending \$368,000  
Use: 2-Family Two Family, Lot: 6538sf  
Prior Sale: \$260,000 (05/18)
- 15 GLENDALE AVE** ..... **\$395,000**  
B: John Landergan & Shannon Mommson  
S: Michael R Silva & Pernilla Kaiser  
Vol/Page: 4613/33, Date: 07/19/22  
Mtg: Baycoast Mortgage Co \$316,000  
Type: Adj  
Use: 3 Bdrm Colonial, Lot: 5915sf  
Prior Sale: \$259,000 (02/20)
- 88 GROVE AVE** ..... **\$385,000**  
B: Erika Yallico  
S: Ricardo M Silva & Luis F Silva  
Vol/Page: 4612/268, Date: 07/19/22  
Mtg: New Fed Mtg Corp \$365,750  
Use: 3 Bdrm Conventional, Lot: 9579sf  
Prior Sale: \$210,000 (11/21)
- 80 HOWLAND AVE** ..... **\$520,000**  
B: James Harvey & Gabrielle Lewine  
S: Nathanael D Neveux & Melissa K Neveux  
Vol/Page: 4612/166, Date: 07/18/22  
Mtg: Morgan Stanley \$384,000  
Use: 3 Bdrm Colonial, Lot: 10001sf  
Prior Sale: \$361,000 (11/20)
- 58 MARY AVE** ..... **\$355,000**  
B: Joseph A Belanger  
S: Belanger Leona M Est & Joseph A Belanger  
Vol/Page: 4612/81, Date: 07/18/22  
Mtg: Bristol Cnty Svgs Bk \$265,500  
Type: Adj  
Use: 3-Family Mlti-unt Bldg, Lot: 4295sf

- 122 N COUNTY ST** ..... **\$325,000**  
B: Diana M Figueras  
S: John Terra  
Vol/Page: 4613/82, Date: 07/20/22  
Mtg: NFM Lending \$319,113  
Use: 3 Bdrm Ranch, Lot: 4400sf  
Prior Sale: \$139,000 (11/14)
- 125 NEWPORT AVE** ..... **\$4,057,471**  
B: Newport Ave LLC  
S: Newport Center Investors  
Vol/Page: 4611/272, Date: 07/18/22  
Mtg: Rollstone Bk & Tr \$2,258,000  
Use: Land-vacant & Open, Lot: 62726sf  
Prior Sale: \$3,200,000 (06/21)
- 79 NIMITZ RD** ..... **\$339,900**  
B: Marisa D Podbros  
S: Robert P Osullivan Jr  
Vol/Page: 4612/228, Date: 07/18/22  
Mtg: Guild Mortgage Co \$272,259  
Use: 2 Bdrm Ranch, Lot: 7806sf
- 77 PRESCOTT AVE** ..... **\$397,500**  
B: Stephen F Pellerin & Sheila M Pellerin  
S: Jennifer L St Vincent & Peter M Bernard  
Vol/Page: 4614/134, Date: 07/22/22  
Use: 3 Bdrm Ranch, Lot: 9191sf
- 30 SLOCUM ST** ..... **\$358,000**  
B: Linzi R Matta  
S: Kevin M Silveira  
Vol/Page: 4612/44, Date: 07/18/22  
Mtg: Movement Mtg LLC \$340,100  
Use: 3 Bdrm Raised Ranch, Lot: 5637sf  
Prior Sale: \$180,000 (12/13)
- 60 SUMACH AVE** ..... **\$310,000**  
B: Corey J Arruda & Heather Elizardo  
S: Dorothy Raiffa  
Vol/Page: 4612/67, Date: 07/18/22  
Mtg: Bristol Cnty Svgs Bk \$270,000  
Use: 2 Bdrm Ranch, Lot: 6199sf
- 198 VINCENT AVE** ..... **\$299,500**  
B: Caitlin M Kershaw & Timothy B Mendes  
S: Louis A Oliveira  
Vol/Page: 4613/286, Date: 07/21/22  
Mtg: Cross Country Mtg Inc \$284,525  
Use: 2 Bdrm Conventional, Lot: 6299sf
- 250 WAMPANOAG TRL U:201** ..... **\$65,000**  
B: Elite Commercial Realty  
S: Casey Kiernan Tr, Tr for Casey Kiernan LT  
Vol/Page: 4612/253, Date: 07/18/22  
Use: Office Condo Unit
- 87 WEEDEN AVE** ..... **\$400,000**  
B: Joel Barruos & Jessica Barruos  
S: Catherine L O'Brien Ex, Ex for John J Slater  
Vol/Page: 4612/186, Date: 07/18/22  
Mtg: Northpointe Bank \$340,000  
Use: 3 Bdrm Ranch, Lot: 6917sf

### ► MORTGAGES

- 2 BEAVER RD** ..... **\$231,500**  
Judith Ventura-Enright from Coastal One CU
- 15 BOYD AVE** ..... **\$50,000**  
Mackenzie Tozier from Citizens Bank
- 195 GROSVENOR AVE** ..... **\$80,000**  
Rudolfo S Lima+ from Bank of Rhode Island
- 4 HARLEM ST** ..... **\$200,000**  
Derick K Ariyam from Citizens Bank
- 41 HUNTINGTON DR** ..... **\$105,000**  
Robert J Quinn 4th+ from Washington Tr Co
- 20 LENA ST** ..... **\$35,000**  
Joe A Duarte+ from Bank of Rhode Island
- 22 MOORE ST** ..... **\$40,000**  
Arthur R Vincent+ from Citizens Bank

- 122 N COUNTY ST** ..... **\$10,000**  
Diana M Figueras from RI Hsg & Mtg Fin Corp
- 12-14 PARSONS ST** ..... **\$275,000**  
JL3 Enterprises LLC from Stoneham Cp Bk
- 276 PAWTUCKET AVE** ..... **\$100,000**  
Emanuel B Rodrigues Jr+ from Citizens Bank
- 49 PEACH ORCHARD DR** ..... **\$100,000**  
Thomas F Massey+ from Washington Tr Co
- 9 ROBIN HOOD DR** ..... **\$214,000**  
Thomas S Atkins from Pennymac Loan Service
- 121 ROGER WILLIAMS AVE** ..... **\$233,333**  
Angela Marshall from LoanDepot.Com
- 9 SOMERSET AVE** ..... **\$60,000**  
Rita D Alderson from BayCoast Bank
- 67 STERLING ST** ..... **\$73,000**  
Esmeria D Campos from Bank of Rhode Island
- 412-834 TAUNTON AVE** ..... **\$420,000**  
JL3 Enterprises LLC from Stoneham Cp Bk

# GLOCESTER

## TOWN CLERK: JEAN M FECTEAU

PO Box B, Chepachet, RI, 02814  
Phone: 401-568-6206

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	62	51
Median Price	\$320,500	\$350,000

### ► REAL ESTATE SALES

- 31 BELLA VISTA CIR U:31** ..... **\$415,000**  
B: Richard Shaw & Linda Shaw  
S: Milton R Buckless  
Vol/Page: 908/231, Date: 07/22/22  
Use: 2 Bdrm Condo  
Prior Sale: \$298,000 (10/19)
- 107 CHOPMIST HILL RD** ..... **\$90,000**  
B: Seminole Development LLC  
S: Robertson Real Est Inc  
Vol/Page: 908/187, Date: 07/21/22  
Use: 3 Bdrm Bngl/cottage, Lot: 47916sf  
Prior Sale: \$30,000 (06/22)
- 31-D COOPER RD** ..... **\$410,000**  
B: Taylor R Maxwell  
S: David J Pellegrino & Rebecca F Pellegrino  
Vol/Page: 908/234, Date: 07/25/22  
Mtg: United Wholesale Mtg \$333,740  
Use: 3 Bdrm Cape Cod, Lot: 34848sf  
Prior Sale: \$254,000 (08/14)
- 2206 PUTNAM PIKE** ..... **\$380,000**  
B: Samantha Matthew  
S: Lynne P Giglio  
Vol/Page: 908/192, Date: 07/22/22  
Mtg: Movement Mtg LLC \$373,117  
Use: 3 Bdrm Ranch, Lot: 28314sf
- 153 WATERMAN LAKE DR** ..... **\$327,000**  
B: Lisa Newman  
S: Kevin A Serapiglia & Lisa A Serapiglia  
Vol/Page: 908/145, Date: 07/20/22  
Mtg: Berkshire Bank \$261,600  
Use: 3 Bdrm Old Style, Lot: 12197sf

### ► MORTGAGES

- 608 DURFEE HILL RD** ..... **\$272,000**  
Roger A Hopkins+ from Citizens Bank
- 121 SANDY BROOK RD** ..... **\$25,000**  
Carmen M Howard LT+ from Navigant Credit Union
- 138 TOURTELLOTT HILL RD** ..... **\$50,000**  
Colby Ventures LLC from Providence Com Capit
- 52 WHITE PINE DR** ..... **\$50,000**  
Brendon Chelo from Navigant Credit Union

# JOHNSTON

**TOWN CLERK:VINCENT P BACCARI JR**  
 1385 Hartford Ave, Johnston, RI, 02919  
 Phone:401-351-6618

## MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	208	162
Median Price	\$302,750	\$339,950

## ► REAL ESTATE SALES

- 66 ARGONNE ST** ..... **\$424,000**  
 B: Scott Williams & Cheyenne J Rosi  
 S: Troy A Turcotte & Denise Turcotte  
 Vol/Page: 3113/253, Date: 07/20/22  
 Use: 2 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$262,000 (01/21)
- 7 DALE AVE** ..... **\$192,000**  
 B: Eric S Glittone  
 S: James E Garcia  
 Vol/Page: 3114/30, Date: 07/21/22
- 783 GREENVILLE AVE** ..... **\$360,000**  
 B: Gracie M Albemaz & Kenneth Richards  
 S: Walter J Podmaska & Celia Podmaska  
 Vol/Page: 3114/157, Date: 07/22/22  
 Mtg: Primary Residentl Mtg \$353,479  
 Use: 5 Bdrm Cape Cod, Lot: 23522sf
- 1143 HARTFORD AVE U:5B** ..... **\$157,000**  
 B: Ryan D Tainsh  
 S: Susan K Diorio  
 Vol/Page: 3114/206, Date: 07/22/22  
 Mtg: Coastal One CU \$117,750  
 Use: 2 Bdrm Condo  
 Prior Sale: \$126,000 (08/18)
- 44 ROLLINGWOOD DR** ..... **\$495,000**  
 B: Joshua M Catalano & Amanda C Catalano  
 S: Matthew H Brazier & Nicole M Brazier  
 Vol/Page: 3114/143, Date: 07/22/22  
 Mtg: Province Mtg Assoc \$365,000  
 Use: 3 Bdrm Colonial, Lot: 40075sf  
 Prior Sale: \$282,000 (01/16)
- 25 SERREL SWEET RD** ..... **\$360,000**  
 B: Victor M Rodriguez  
 S: Baffoni Maria H Est & Lorraine Nacci  
 Vol/Page: 3114/171, Date: 07/22/22  
 Mtg: Celebrity Home Loans \$353,479  
 Use: 3 Bdrm Ranch, Lot: 10890sf
- 298 SIMMONSVILLE AVE** ..... **\$414,000**  
 B: Joslyn J Roldan  
 S: Amanda Fellela  
 Vol/Page: 3114/266, Date: 07/25/22  
 Mtg: NFM Inc \$406,501  
 Use: 3 Bdrm Ranch, Lot: 24394sf  
 Prior Sale: \$215,000 (08/13)
- 11 SPRING DR** ..... **\$355,000**  
 B: Briana Siciliano & Anthony Puopolo  
 S: David R Bilodeau & Sydney R Bilodeau  
 Vol/Page: 3112/293, Date: 07/19/22  
 Mtg: OCMB Inc \$348,570  
 Use: 3 Bdrm Raised Ranch, Lot: 11761sf  
 Prior Sale: \$264,900 (07/18)
- 28 WHITE DR** ..... **\$420,000**  
 B: Carmen Melgar & Freddy F Rojas  
 S: Chad Senecal & Jennifer Senecal  
 Vol/Page: 3114/117, Date: 07/22/22  
 Mtg: Guaranteed Rate Affin \$399,000  
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf

- 143 WINSOR AVE** ..... **\$725,000**  
 B: Nicole M Brazier & Matthew H Brazier  
 S: Daniel J Gruslin  
 Vol/Page: 3113/192, Date: 07/20/22  
 Mtg: Navigant Credit Union \$425,000  
 Use: 4 Bdrm Colonial, Lot: 105415sf  
 Prior Sale: \$360,000 (07/17)
  - 4 WINSTON WAY** ..... **\$330,000**  
 B: Barbara Principe  
 S: C&B Cherryhill LLC  
 Vol/Page: 3114/53, Date: 07/21/22
  - 6 WINSTON WAY U:6** ..... **\$330,000**  
 B: Ida B Jobe  
 S: C&B Cherryhill LLC  
 Vol/Page: 3114/184, Date: 07/22/22  
 Mtg: Navigant Credit Union \$313,500  
 Use: Condo
  - 8 WINSTON WAY** ..... **\$325,000**  
 B: Peter Kelley & June Kelley  
 S: C&B Cherryhill LLC  
 Vol/Page: 3113/186, Date: 07/20/22
  - 494 WOONASQUATUCKET AVE U:213** ..... **\$175,000**  
 B: Alec Jenne  
 S: Sarah A Mannix  
 Vol/Page: 3115/10, Date: 07/26/22  
 Mtg: Shamrock Home Loans \$157,500  
 Use: Condo
  - 8 ZOAR AVE** ..... **\$240,000**  
 B: Kayjarr Properties LLC  
 S: Michael Vigliotti & Elizabeth Vigliotti  
 Vol/Page: 3114/138, Date: 07/22/22  
 Use: Commercial Building, Lot: 7405sf
- ## ► MORTGAGES
- 6 ANGLEWOOD AVE** ..... **\$416,320**  
 Scott Williams+ from Home Point Finl Corp
  - 41 BROWN AVE** ..... **\$110,000**  
 Frank J Pollino+ from Coastal One CU
  - 321 CHERRY HILL RD** ..... **\$100,000**  
 Ann M Coddia from Centerville Bank
  - 37 DALE AVE U:C** ..... **\$153,600**  
 Eric S Glittone from Guaranteed Rate Inc
  - 34 ELM ST** ..... **\$55,000**  
 Taylia Norcini+ from Citizens Bank
  - 46 HIGHLAND AVE** ..... **\$105,000**  
 Anne E Simpson from Citizens Bank
  - 75 HUNTER AVE** ..... **\$231,000**  
 Keith A Durant+ from Rocket Mortgage LLC
  - 42 N FAIRVIEW ST** ..... **\$210,000**  
 Michael J Pallotta+ from United Wholesale Mtg
  - 54 OAK HILL DR** ..... **\$92,000**  
 Joseph M Scichilone Jr+ from Cranston Municipal CU
  - 24 ONEIDA ST** ..... **\$254,375**  
 Robin A Silvestro from Federal Savings Bank
  - 215 OSTEND ST** ..... **\$50,000**  
 Patricia L Oconnor from Wave Federal CU
  - 52 SCENERY LN U:52** ..... **\$50,000**  
 Rossi FT+ from Citizens Bank
  - 92 SIMMONSVILLE AVE** ..... **\$100,000**  
 Ballassone Joint RET+ from Citizens Bank
  - 23 SPRING ST** ..... **\$67,000**  
 Marvin J Pochon from Eastern CT SB
  - 4 WINSTON WAY U:4** ..... **\$145,700**  
 Barbara Principe from Navigant Credit Union

# LINCOLN

**TOWN CLERK:LILLIAN SILVA**  
 100 Old River Rd, Lincoln, RI, 02865  
 Phone:401-333-1100

## MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	105	89
Median Price	\$415,000	\$465,000

## ► REAL ESTATE SALES

- 6 LAPORTE AVE** ..... **\$340,000**  
 B: Roberts Charlotte  
 S: John B Murphy  
 Vol/Page: 2437/220, Date: 07/21/22  
 Mtg: Lee Lee LLC \$300,000  
 Use: 3 Bdrm Ranch, Lot: 20647sf
  - 41 N UNION ST** ..... **\$247,000**  
 B: Rufino P Mendoza  
 S: Alan D Shadeck Jr  
 Vol/Page: 2437/167, Date: 07/20/22  
 Mtg: Fairway Ind Mtg \$241,147  
 Use: 2 Bdrm Conventional, Lot: 2875sf  
 Prior Sale: \$140,000 (01/12)
  - 131 NEW RIVER RD U:131** ..... **\$265,000**  
 B: Raymond J Bergeron & Stacy A Bergeron  
 S: Jeffrey R Hamel Ex, Ex for Hamel Steven C Est  
 Vol/Page: 2438/30, Date: 07/22/22  
 Mtg: Primary Residentl Mtg \$260,200  
 Use: 2 Bdrm Condo  
 Prior Sale: \$174,900 (08/19)
  - 400 NEW RIVER RD U:204** ..... **\$200,000**  
 B: Matthew R Brouillard  
 S: Maria T Buccieri  
 Vol/Page: 2438/82, Date: 07/25/22  
 Mtg: NFM Inc \$188,237  
 Use: 2 Bdrm Condo  
 Prior Sale: \$139,900 (08/18)
  - 107 OLD RIVER RD U:87** ..... **\$419,900**  
 B: Robin Ryfa  
 S: Old River Development LLC  
 Vol/Page: 2437/245, Date: 07/21/22  
 Use: Condo
  - 192 OLD RIVER RD U:22** ..... **\$590,000**  
 B: Andrea P Naumann & Frederick A Naumann  
 S: Link Albion Invs LLC  
 Vol/Page: 2438/141, Date: 07/26/22  
 Use: Possible New Construction
  - 192 OLD RIVER RD U:23** ..... **\$590,000**  
 B: Denis J Villiard & Joan M Villiard  
 S: Link Albion Invs LLC  
 Vol/Page: 2437/279, Date: 07/22/22  
 Use: Condo
- ## ► MORTGAGES
- 6 AVENUE E** ..... **\$31,195**  
 Matthew Altruda+ from Guaranteed Rate Inc
  - 628 GEORGE WASHINGTON HWY** ..... **\$3,000,000**  
 Glenn J Andreoni+ from Bank of Rhode Island
  - 65 HIGH RIDGE DR** ..... **\$650,000**  
 Sherice M Riel+ from Ryanna LLC
  - 18 KIRKBRAE DR** ..... **\$100,000**  
 Helen E Devane+ from Citizens Bank
  - 16 LANTERN RD** ..... **\$180,000**  
 Matthew Wilbour from Coastal One CU
  - 22 LINDA ST** ..... **\$75,000**  
 Hiram W Barber 4th from Amerisave Mtg Corp
  - 4 LOGAN DR** ..... **\$170,000**  
 Amy E Smith+ from Citizens Bank
  - 14 MANVILLE AVE** ..... **\$650,000**  
 Sherice M Riel+ from Ryanna LLC

<b>41 N UNION ST</b> .....	<b>\$10,000</b>
Rufino P Mendoza from RI Hsg & Mtg Fin Corp	
<b>400 NEW RIVER RD U:204</b> .....	<b>\$10,000</b>
Matthew R Brouillard from RI Hsg & Mtg Fin Corp	
<b>1581 OLD LOUISQUISSET PIKE</b> .....	<b>\$400,000</b>
Pedro N Paulo+ from Coastal One CU	
<b>129 OLD MAIN ST</b> .....	<b>\$119,000</b>
Lauren F Stanley RET+ from Pentagon FCU	
<b>140 PROGRESS ST</b> .....	<b>\$282,500</b>
Patrick R Miller+ from Washington Tr Co	
<b>25 RESERVOIR AVENUE MANVILLE</b> .....	<b>\$154,000</b>
Spencer Macdonald+ from Network Funding Corp	
<b>325 RIVER RD</b> .....	<b>\$40,000</b>
Erin E Casey from HarborOne Bank	
<b>61 SOUTH ST</b> .....	<b>\$15,000</b>
Monica A Fay from Fall River Five Cents	
<b>19 WARREN AVE</b> .....	<b>\$50,000</b>
Maria L Xiarhos from Navigant Credit Union	

## NORTH PROVIDENCE

**TOWN CLERK:MARY ANN DEANGELUS**  
2000 Smith St, North Providence, RI, 02911  
Phone:401-232-0900

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	178	170
Median Price	\$290,000	\$360,000

### ► REAL ESTATE SALES

<b>1014 CHARLES ST</b> .....	<b>\$635,000</b>
B: Mixon Properties LLC	
S: Steven Panagote	
Vol/Page: 3663/54, Date: 07/18/22	
Mtg: Rockland Tr Co \$476,250	
Use: Apartment Building, Lot: 5009sf	
Prior Sale: \$215,000 (01/19)	
<b>50 HIGH SERVICE AVE</b> .....	<b>\$350,000</b>
B: Emily Fisk	
S: Dawn Faraone Tr, Tr for Freda M Scopelliti LT	
Vol/Page: 3663/9, Date: 07/18/22	
Mtg: Shamrock Home Loans \$343,660	
Use: 2 Bdrm Bngl/cottage, Lot: 13504sf	
<b>8 LEES FARM COMMONS DR U:8</b> .....	<b>\$500,000</b>
B: Peter A Goneconte & Janis A Goneconte	
S: Andrea Joseph	
Vol/Page: 3663/139, Date: 07/19/22	
Use: 2 Bdrm Condo	
Prior Sale: \$387,500 (06/18)	
<b>9 MAY ST</b> .....	<b>\$635,000</b>
B: Mixon Properties LLC	
S: Steven Panagote	
Vol/Page: 3663/54, Date: 07/18/22	
<b>10 ROSNER AVE</b> .....	<b>\$297,000</b>
B: Anthony M Tucciarone Jr & Amanda L Tucciarone	
S: Linda C Doorley Ex, Ex for Pace Rita R Est	
Vol/Page: 3663/207, Date: 07/19/22	
Mtg: Total Mtg Svcs \$282,150	
Use: 3 Bdrm Ranch, Lot: 11979sf	
<b>38 STONE TRL U:C</b> .....	<b>\$250,000</b>
B: Katherine Davoren	
S: Timothy Stebenne & Samantha Stebenne	
Vol/Page: 3663/148, Date: 07/19/22	
Mtg: Scient FCU \$200,000	
Use: 2 Bdrm Condo	
Prior Sale: \$147,500 (11/12)	
<b>53 URBAN AVE U:4B</b> .....	<b>\$175,000</b>
B: Ruben D Cadavid & Sor M Palacio	
S: Benjamin Ricci	
Vol/Page: 3663/102, Date: 07/18/22	
Use: 2 Bdrm Condo	

### ► MORTGAGES

<b>395 ANGELL RD</b> .....	<b>\$260,000</b>
Wilson G Guzman from Homestar Mtg Inc	
<b>2 BRISTOW ST</b> .....	<b>\$34,500</b>
Laura Linback from Citizens Bank	
<b>16 COVE CT</b> .....	<b>\$50,000</b>
David Benoit+ from Navigant Credit Union	
<b>40 GILLEN AVE</b> .....	<b>\$67,000</b>
Joseph K Giuliano Jr from Navigant Credit Union	
<b>28 HIGHLAND AVE</b> .....	<b>\$260,000</b>
Noemi E Nouel-Colon from Coastal One CU	
<b>5 JARED CT</b> .....	<b>\$25,000</b>
Beth E Rioles from Citizens Bank	
<b>2009 SMITH ST</b> .....	<b>\$382,500</b>
Centredale Revival LLC from Washington Tr Co	
<b>2017 SMITH ST</b> .....	<b>\$382,500</b>
Centredale Revival LLC from Washington Tr Co	
<b>53 URBAN AVE U:4</b> .....	<b>\$166,250</b>
Sor M Palacio+ from United Wholesale Mtg	
<b>93 WATERMAN AVE</b> .....	<b>\$650,000</b>
Jorica Development LLC from JIF Investment Co Inc	

## NORTH SMITHFIELD

**TOWN CLERK:JOANNE BUTTIE**  
83 Greene St, North Smithfield, RI, 02896  
Phone:401-767-2200

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	55	61
Median Price	\$370,000	\$425,000

### ► REAL ESTATE SALES

<b>9 PHEASANT RUN RD</b> .....	<b>\$690,000</b>
B: Usman Akram	
S: Jared K Grasso & Andrea M Grasso	
Vol/Page: 947/131, Date: 07/19/22	
Mtg: Northpointe Bank \$602,614	
Use: 5 Bdrm Colonial, Lot: 19998sf	
Prior Sale: \$515,000 (06/18)	
<b>57 POND HOUSE RD</b> .....	<b>\$915,000</b>
B: Jared K Grasso	
S: William P Sibilila & Cheryl A Sibilila	
Vol/Page: 947/165, Date: 07/20/22	
Mtg: Cross Country Mtg Inc \$732,000	
Use: 4 Bdrm Colonial, Lot: 129469sf	
<b>1416 PROVIDENCE PIKE</b> .....	<b>\$390,000</b>
B: Nathan Richer & Jessica Richer	
S: Jake Deslandes	
Vol/Page: 947/187, Date: 07/21/22	
Mtg: Shamrock Home Loans \$312,000	
Use: 3 Bdrm Ranch, Lot: 39204sf	
Prior Sale: \$161,000 (04/18)	
<b>2005 PROVIDENCE PIKE</b> .....	<b>\$435,000</b>
B: Shantelle Knoll & Alfred E Knoll Jr	
S: Tammy L Brown	
Vol/Page: 947/88, Date: 07/18/22	
Mtg: Home Ln & Invest Bk \$348,000	
Type: Adj	
Use: 4 Bdrm Ranch, Lot: 44867sf	
Prior Sale: \$317,500 (10/18)	
<b>► MORTGAGES</b>	
<b>927 OLD SMITHFIELD RD</b> .....	<b>\$125,000</b>
Andrew T Fatse+ from Navigant Credit Union	
<b>37 TOM LEE DR</b> .....	<b>\$250,000</b>
Poirier LT+ from HarborOne Bank	

## PAWTUCKET

**TOWN CLERK:RICHARD J. GOLDSTEIN**  
137 Roosevelt Ave, Pawtucket, RI, 02860  
Phone:401-728-0500

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	224	233
Median Price	\$277,250	\$320,000

### ► REAL ESTATE SALES

<b>3 ANNETTE AVE</b> .....	<b>\$230,000</b>
B: Alan Palumbo	
S: Lillian Simonetti	
Vol/Page: 4896/190, Date: 07/20/22	
Use: 2 Bdrm Cape Cod, Lot: 5150sf	
<b>444 ARMISTICE BLVD</b> .....	<b>\$355,000</b>
B: Sana Bibi	
S: Nicholas P Rini Jr & Michelle M Rini	
Vol/Page: 4897/192, Date: 07/22/22	
Mtg: Reena Faisal \$300,000	
Use: Residential Open Land, Lot: 4819sf	
Prior Sale: \$227,000 (07/15)	
<b>22 BLODGETT AVE</b> .....	<b>\$480,000</b>
B: Robert V Nicasro	
S: Kevin Boisseau	
Vol/Page: 4898/23, Date: 07/25/22	
Mtg: Guaranteed Rate Inc \$471,306	
Use: 2-Family Two Family, Lot: 4000sf	
Prior Sale: \$362,000 (06/22)	
<b>62 BRISTOL AVE</b> .....	<b>\$310,000</b>
B: Matthew Leblanc Jr & Sabrina Leblanc	
S: Robert Watts Jr	
Vol/Page: 4898/118, Date: 07/26/22	
Mtg: Cross Country Mtg Inc \$294,500	
Use: 2 Bdrm Ranch, Lot: 5000sf	
Prior Sale: \$225,000 (07/20)	
<b>11 BROOKDALE BLVD</b> .....	<b>\$406,500</b>
B: Jasmin Sykes-Kunk	
S: Robert J Brown 2nd	
Vol/Page: 4896/20, Date: 07/19/22	
Mtg: Guild Mortgage Co \$325,200	
Use: Residential Open Land, Lot: 2500sf	
<b>17 DAY ST</b> .....	<b>\$385,000</b>
B: Luis M Sanchez & Luis G Vargas	
S: Juan J Vallejo	
Vol/Page: 4896/76, Date: 07/19/22	
Mtg: Fairway Ind Mtg \$378,026	
Use: 2-Family Two Family, Lot: 5000sf	
Prior Sale: \$145,000 (10/16)	
<b>98 DEWEY AVE</b> .....	<b>\$300,000</b>
B: Dawnmarie Colicci	
S: John Cordeiro	
Vol/Page: 4897/24, Date: 07/21/22	
Mtg: Churchill Mortgage Co \$150,000	
Use: 3 Bdrm Cape Cod, Lot: 5000sf	
Prior Sale: \$147,000 (04/17)	
<b>10 DORAN DR</b> .....	<b>\$351,113</b>
B: Helen Hurlay	
S: Juan S Yordan & Thalia N Nazario-Santiago	
Vol/Page: 4896/72, Date: 07/19/22	
Use: 2 Bdrm Ranch, Lot: 7810sf	
Prior Sale: \$168,000 (06/16)	
<b>4 GORIZIA ST</b> .....	<b>\$400,000</b>
B: Terence J Noad	
S: Maria Salvatore	
Vol/Page: 4897/91, Date: 07/22/22	
Mtg: Guild Mortgage Co \$380,000	
Use: 3 Bdrm Ranch, Lot: 9049sf	



**36 HIGHLAND ST** ..... **\$305,000**  
 B: Madueno Barros  
 S: Stacey Poisson Tr, Tr for S&S Poisson T  
 Vol/Page: 4896/134, Date: 07/20/22  
 Mtg: Ryanna LLC \$200,000  
 Use: 3-Family Family Flat, Lot: 5250sf  
 Prior Sale: \$2,329 (06/15)

**192 MENDON AVE** ..... **\$499,000**  
 B: Nurys Figuereo  
 S: Susie Fernandes & Jorge G Fernandes  
 Vol/Page: 4897/174, Date: 07/22/22  
 Mtg: NFM Inc \$374,250  
 Use: 3-Family Family Flat, Lot: 4900sf

**7 OWEN AVE** ..... **\$365,000**  
 B: Cindy P Donado & Jovany J Gutierrez  
 S: Erica S Andrade  
 Vol/Page: 4897/326, Date: 07/25/22  
 Mtg: NFM Inc \$358,388  
 Use: 3 Bdrm Ranch, Lot: 5000sf  
 Prior Sale: \$270,000 (01/21)

**276 PAWTUCKET AVE** ..... **\$200,000**  
 B: R&H Realty LLC  
 S: R&H Realty LLC  
 Vol/Page: 4898/201, Date: 07/26/22  
 Use: Mixed Use-prim Res & Comm, Lot: 6500sf  
 Prior Sale: \$400,000 (01/11)

**294 PAWTUCKET AVE** ..... **\$200,000**  
 B: R&H Realty LLC  
 S: R&H Realty LLC  
 Vol/Page: 4898/201, Date: 07/26/22  
 Use: Mixed Use-prim Res & Comm, Lot: 6971sf

**126 SAMUEL AVE** ..... **\$361,000**  
 B: Hector L Hernandez & Arinelda Rojas  
 S: Nancy Casiano  
 Vol/Page: 4898/146, Date: 07/26/22  
 Mtg: United Wholesale Mtg \$354,461  
 Use: 4 Bdrm Conventional, Lot: 5000sf  
 Prior Sale: \$219,000 (06/20)

**288 SAYLES AVE** ..... **\$465,000**  
 B: Pioneer Investments LLC  
 S: Blackrock Investments LLC  
 Vol/Page: 4897/347, Date: 07/25/22  
 Mtg: Stage Point Fund LLC \$448,000  
 Use: Apartment Bldg - 4-8 Units, Lot: 6639sf  
 Prior Sale: \$125,000 (04/22)

**333 SCHOOL ST** ..... **\$100,000**  
 B: Net Capital RI  
 S: Al Raqquad Real Est LLC  
 Vol/Page: 4897/138, Date: 07/22/22

**3 SEBA KENT RD** ..... **\$398,000**  
 B: Oneil N Homicil & Donna V Homicil  
 S: Chance G Glover  
 Vol/Page: 4896/216, Date: 07/20/22

**109 SENATE ST** ..... **\$382,000**  
 B: Dame A Diagne  
 S: Sandra Johnson & Russell Johnson  
 Vol/Page: 4898/164, Date: 07/26/22  
 Mtg: Caliber Home Loans \$375,081  
 Use: 2-Family Two Family, Lot: 5100sf

**51 SPRING ST** ..... **\$598,000**  
 B: Jason R Edwards  
 S: New Eng Subcontractors  
 Vol/Page: 4896/201, Date: 07/20/22  
 Mtg: NFM Inc \$550,660  
 Use: 3 Bdrm Contemporary, Lot: 8985sf  
 Prior Sale: \$375,000 (08/21)

**70 STERLING ST** ..... **\$455,000**  
 B: Robert P Mccutcheon  
 S: Keikat Holdings Inc  
 Vol/Page: 4897/53, Date: 07/21/22  
 Use: 2-Family Two Family, Lot: 3500sf  
 Prior Sale: \$155,000 (03/20)

**80 WALTHAM ST** ..... **\$505,000**  
 B: Chance Glover  
 S: Greg Landsburg & Natalie Landsburg  
 Vol/Page: 4896/287, Date: 07/20/22  
 Use: 2-Family Two Family, Lot: 3600sf  
 Prior Sale: \$305,000 (09/18)

**917 YORK AVE** ..... **\$310,000**  
 B: Ayodeji O Adefusi  
 S: Casimiro A Simao & Maria Simao  
 Vol/Page: 4897/296, Date: 07/25/22  
 Mtg: United Wholesale Mtg \$304,385  
 Use: 2-Family Two Family, Lot: 4596sf

**► MORTGAGES**

**12 ANGLE ST** ..... **\$40,000**  
 John W Coderre from Navigant Credit Union

**25 BALBO ST** ..... **\$57,903**  
 Abimael Fontalvo+ from USA HUD

**10 BARNES ST** ..... **\$80,000**  
 EMM Construction LLC from Mico Holdings LLC

**24 BARNEY AVE** ..... **\$22,295**  
 Melissa A Sanabria+ from USA HUD

**253 BAXTER ST** ..... **\$63,344**  
 Raphaela Correa from USA Veterans Admin

**55 BRISTOL AVE** ..... **\$30,000**  
 Michael R Hebert from Coastal One CU

**453 CENTRAL AVE** ..... **\$312,750**  
 Patalano Investments LLC from Hometown Equity Mtg

**84 DARLINGDALE AVE** ..... **\$54,000**  
 Francina Cruz from Gerard J Lupien

**27 DRAPER ST** ..... **\$840,000**  
 Brian Marzilli+ from Navigant Credit Union

**71 GREENSLITT AVE** ..... **\$100,000**  
 Glenis Delgado+ from Citizens Bank

**37 GROSVENOR AVE** ..... **\$50,000**  
 Vanessa C Carroll from Citizens Bank

**49 GROTTO AVE** ..... **\$75,000**  
 Aaron Oliveira from Red Balloon Capital

**10 LAYLAS WAY U:3** ..... **\$840,000**  
 Brian Marzilli+ from Navigant Credit Union

**57 LEAH ST** ..... **\$80,000**  
 EMM Construction LLC from Mico Holdings LLC

**61 LEE ST** ..... **\$75,000**  
 Charles T Mitchell from Citizens Bank

**75 LINCOLN AVE** ..... **\$81,000**  
 David J Kieffner from Coastal One CU

**31 MAYFIELD ST** ..... **\$37,000**  
 Scott F Cameron from Coastal One CU

**541 POWER RD** ..... **\$125,000**  
 Vision Realty Group LLC from Strickly Funding LLC

**541 POWER RD** ..... **\$150,000**  
 Vision Realty Group LLC from WM2 LLC

**175 PULLEN AVE** ..... **\$26,685**  
 Jose A Costa from USA HUD

**754 ROOSEVELT AVE** ..... **\$5,000**  
 Damon E Lalime from Moss Hm Solutions LLC

**36 ROWE AVE** ..... **\$210,000**  
 Adam D Ouellette from Guild Mortgage Co

**8 SEBA KENT RD** ..... **\$378,100**  
 Oneil N Homicil+ from Paramount Res Mtg Gp

**51 SHEFFIELD AVE** ..... **\$400,000**  
 Stephanie Hartselle from Leader Bank NA

**183 SUMMIT ST** ..... **\$293,040**  
 Ketnold Paul from LoanDepot.Com

**11 THORNTON ST** ..... **\$37,462**  
 Gilberto Arciniegas+ from USA HUD

**96 W COLE ST** ..... **\$100,000**  
 Joao S Almeida+ from Coastal One CU

**50 WALTHAM ST** ..... **\$429,250**  
 Chance Glover from Bay Equity LLC

**105 WALTHAM ST** ..... **\$360,500**  
 Julio V Martins from NFM Inc

**1 WAR ADMIRAL PL** ..... **\$263,000**  
 Kathleen E Bracken-Bellew+ from Navigant Credit Un

**59 WOODSIDE AVE** ..... **\$24,000**  
 James R Paradis from Greenwood CU

**PROVIDENCE**

**TOWN CLERK:TINA L. MASTROIANNI**  
 25 Dorrance St, Providence, RI, 02903  
 Phone:401-680-5248

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	470	401
Median Price	\$265,000	\$310,000

**► REAL ESTATE SALES**

**133 6TH ST U:3** ..... **\$335,000**  
 B: Jennifer R Glinski & Stephen M Glinski  
 S: Nishi K Kumar  
 Vol/Page: 13636/266, Date: 07/22/22  
 Use: 1 Bdrm Condo  
 Prior Sale: \$230,000 (10/18)

**542 ANGELL ST U:4** ..... **\$239,000**  
 B: Kevin M Sheary & Robin A Sheary  
 S: Amanda Kennedy & Vaaga K Mund  
 Vol/Page: 13635/331, Date: 07/22/22  
 Mtg: Fairway Ind Mtg \$191,200  
 Use: 1 Bdrm Condo  
 Prior Sale: \$174,000 (11/21)

**3 ARBOR DR U:3** ..... **\$331,000**  
 B: Shreya C Divatia & Kush Shukla  
 S: Dean C Riddle Jr & Kevin R Rivet  
 Vol/Page: 13636/69, Date: 07/22/22  
 Mtg: Cross Country Mtg Inc \$314,450  
 Use: 2 Bdrm Condo  
 Prior Sale: \$2,526 (06/11)

**9 ARBOR DR U:9** ..... **\$303,500**  
 B: Andrea Mccollum & Ronald Mccollum  
 S: Dean C Riddle Jr & Kevin R Rivet  
 Vol/Page: 13635/138, Date: 07/22/22  
 Mtg: Guild Mortgage Co \$227,625  
 Use: 2 Bdrm Condo  
 Prior Sale: \$177,000 (06/17)

**61 ASHTON ST** ..... **\$336,000**  
 B: Joseph F Arias & Kathleen M Davis  
 S: Elevator Properties Inc & VR Digital Branding Age  
 Vol/Page: 13638/59, Date: 07/25/22  
 Mtg: Princeton Mtg Corp \$319,200  
 Use: 3 Bdrm Conventional, Lot: 4800sf  
 Prior Sale: \$225,000 (05/22)

**881 ATWELLS AVE** ..... **\$450,000**  
 B: Ramon A Jimenez  
 S: Jimmy G Brooks Sr & Rosetta K Clarke-Brooks  
 Vol/Page: 13639/292, Date: 07/26/22  
 Mtg: Cross Country Mtg Inc \$406,364  
 Use: Apartment Bldg - 4-8 Units, Lot: 4715sf

**33 BENEFIT ST** ..... **\$1,220,000**  
 B: Julia A Depalma  
 S: Alan B Goer & Wendy S Marcus  
 Vol/Page: 13635/255, Date: 07/22/22  
 Mtg: Baycoast Mortgage Co \$976,000  
 Type: Adj  
 Use: 4 Bdrm Row House, Lot: 3076sf

**12 BIANCO CT** ..... **\$516,000**  
 B: Andrea T Chin & Samuel F Proctor  
 S: Jane M Mcintyre & Oliver R Taylor  
 Vol/Page: 13631/34, Date: 07/19/22  
 Use: 2 Bdrm Colonial, Lot: 1852sf  
 Prior Sale: \$385,000 (07/20)

<b>25 BURNETT ST</b> .....	<b>\$215,000</b>	<b>29 DAKOTA ST</b> .....	<b>\$275,000</b>	<b>49 HUBER AVE</b> .....	<b>\$565,000</b>
B: Maria A Rodriguez		B: Leslie A Parrillo		B: Dylan A Silveira & Jacob N Silveira	
S: Norberto Tavaras		S: Ann M Carcieri Ex, Ex for Marzella Theresa M Est		S: Vicioso Homes LLC	
Vol/Page: 13637/73, Date: 07/22/22		Vol/Page: 13634/307, Date: 07/21/22		Vol/Page: 13639/2, Date: 07/26/22	
Mtg: Primary Residentl Mtg \$211,105		Mtg: Steven A Ross \$297,000		Mtg: Ocean State CU \$442,000	
Use: 4 Bdrm Old Style, Lot: 3603sf		Use: 2 Bdrm Ranch, Lot: 7500sf		Use: Residential Open Land, Lot: 4000sf	
Prior Sale: \$50,000 (10/14)				Prior Sale: \$52,500 (05/20)	
<b>186 CAMP ST U:2</b> .....	<b>\$255,000</b>	<b>870 DOUGLAS AVE</b> .....	<b>\$400,000</b>	<b>76 HURON ST</b> .....	<b>\$320,000</b>
B: Amy Manso & Scott Molzhon		B: Douglas Ave 8701 LLC & Douglas Ave 8702 LLC		B: Natalie Martinez	
S: Dorian L Brady Tr, Tr for Dawn M Barrie RET		S: Properties 1 K LLC		S: Edward J Keenan & Susan Keenan	
Vol/Page: 13634/175, Date: 07/21/22		Vol/Page: 13635/285, Date: 07/22/22		Vol/Page: 13632/94, Date: 07/19/22	
Use: 2 Bdrm Condo		Mtg: RFLF 7 LLC \$300,000		Use: 5 Bdrm Colonial, Lot: 5785sf	
Prior Sale: \$41,000 (09/12)		Use: Mixed Use-prim Res & Comm, Lot: 3013sf			
<b>100 CARPENTER ST</b> .....	<b>\$670,000</b>	<b>126 EASTWOOD AVE</b> .....	<b>\$400,000</b>	<b>41 JASTRAM ST</b> .....	<b>\$275,000</b>
B: Lee Sean Huang & David C Reed		B: Cloraidy Fernandez-Tineo		B: Jeffrey P Sullivan	
S: Lia Bellini & Umberto A Bellini		S: Leyda Perez		S: Janice Faria	
Vol/Page: 13638/106, Date: 07/25/22		Vol/Page: 13634/34, Date: 07/21/22		Vol/Page: 13638/127, Date: 07/26/22	
Mtg: Baycoast Mortgage Co \$594,000		Mtg: Movement Mtg LLC \$392,755		Use: 2 Bdrm Ranch, Lot: 5000sf	
Use: Residential Open Land, Lot: 2457sf		Use: 2-Family Two Family, Lot: 3333sf			
<b>104 CARPENTER ST</b> .....	<b>\$670,000</b>	<b>32 EDWARD ST</b> .....	<b>\$293,000</b>	<b>123 JULIAN ST</b> .....	<b>\$480,000</b>
B: Lee Sean Huang & David C Reed		B: On Tops LLC		B: Juan C Martinez-Bonilla & L M Bonilla-Dehernandez	
S: Lia Bellini & Umberto A Bellini		S: Kyle Bell & Adrian Dalomba		S: Wieslawa Dicenso	
Vol/Page: 13638/106, Date: 07/25/22		Vol/Page: 13637/45, Date: 07/22/22		Vol/Page: 13639/159, Date: 07/26/22	
Mtg: Baycoast Mortgage Co \$594,000		Use: 2-Family Two Family, Lot: 4000sf		Mtg: NFM Inc \$471,306	
Use: 2-Family Two Family, Lot: 2801sf		Prior Sale: \$3,642 (04/13)		Use: 3-Family Family Flat, Lot: 3800sf	
<b>180 CARPENTER ST</b> .....	<b>\$535,000</b>	<b>ELMCREST AVE</b> .....	<b>\$600,000</b>	<b>315 KILLINGLY ST</b> .....	<b>\$415,000</b>
B: Matthew Biewener		B: Elizabeth Kelleher & Asdis Thorsteinsson		B: Xavier J Dasilva	
S: Kelly Hoag		S: Jeffrey M Chasse Ex, Ex for Damian Rinaldo Est		S: Joseph A Dasilva Tr, Tr for JFD T	
Vol/Page: 13638/99, Date: 07/25/22		Vol/Page: 13637/233, Date: 07/25/22		Vol/Page: 13632/278, Date: 07/20/22	
Use: 4 Bdrm Conventional, Lot: 6603sf		<b>24 ELMCREST AVE</b> .....	<b>\$600,000</b>	Use: 3 Bdrm Ranch, Lot: 8070sf	
Prior Sale: \$535,000 (09/20)		B: Elizabeth Kelleher & Asdis Thorsteinsson		Prior Sale: \$138,000 (01/17)	
<b>133 CARR ST</b> .....	<b>\$275,000</b>	S: Jeffrey M Chasse Ex, Ex for Damian Rinaldo Est		<b>323 KILLINGLY ST</b> .....	<b>\$156,000</b>
B: Dexley Dorcely		Vol/Page: 13637/233, Date: 07/25/22		B: Mary Nhar-Dasilva	
S: Susan M Bastian		Mtg: Northpointe Bank \$480,000		S: Route 195 LLC	
Vol/Page: 13636/32, Date: 07/22/22		Use: 4 Bdrm Colonial, Lot: 4500sf		Vol/Page: 13632/267, Date: 07/20/22	
Mtg: NFM Inc \$265,000		Prior Sale: \$415,000 (10/18)		Use: 2-Family Two Family, Lot: 10425sf	
Use: 3 Bdrm Conventional, Lot: 3216sf		<b>108 ENDEAN DR</b> .....	<b>\$600,000</b>	Prior Sale: \$156,000 (04/16)	
Prior Sale: \$184,000 (04/19)		B: Providence Holdings LLC		<b>70 KINFIELD ST</b> .....	<b>\$298,000</b>
<b>1151 CHALKSTONE AVE</b> .....	<b>\$454,900</b>	S: Julia W Londergan Ex, Ex for Londergan James P Jr Est		B: Helena D Marshall	
B: Gelin M Vielman		Vol/Page: 13635/219, Date: 07/22/22		S: Sergio Molina Jr	
S: Leticia K Velasquez Tr, Tr for L K Velasquez LT		<b>200 EXCHANGE ST U:1413</b> .....	<b>\$649,000</b>	Vol/Page: 13634/260, Date: 07/21/22	
Vol/Page: 13638/149, Date: 07/26/22		B: Reza Taleghani		Mtg: NFM Inc \$292,602	
Mtg: Vandyk Mortgage Corp \$454,900		S: Angela Patterson & Francisco Trilla		Use: 3 Bdrm Raised Ranch, Lot: 5000sf	
Use: 3-Family Family Flat, Lot: 2947sf		Vol/Page: 13632/151, Date: 07/19/22			
Prior Sale: \$127,750 (11/14)		Use: Condo		<b>38 KLONDIKE ST</b> .....	<b>\$330,000</b>
<b>1700 CHALKSTONE AVE</b> .....	<b>\$238,000</b>	<b>164 FRUIT HILL AVE</b> .....	<b>\$240,000</b>	B: Talon Tuszynski	
B: Ana K Contreras-Guillen & Pamela N Frias-Guillen		B: John D Manni		S: W&A Investments LLC	
S: Jose M Mendonca & Lucia T Mendonca		S: Cheryl A Manni & Michael J Manni		Vol/Page: 13637/30, Date: 07/22/22	
Vol/Page: 13639/257, Date: 07/26/22		Vol/Page: 13634/248, Date: 07/21/22		Mtg: Mortgage Research Ctr \$337,590	
Mtg: Movement Mtg LLC \$233,689		Use: 2-Family Two Family, Lot: 5000sf		Use: 3 Bdrm Conventional, Lot: 3462sf	
Use: 3 Bdrm Conventional, Lot: 3600sf		<b>43 HAMMOND ST U:43</b> .....	<b>\$334,500</b>	Prior Sale: \$215,000 (12/21)	
Prior Sale: \$4,874 (07/19)		B: Jacquelyn M Grandon		<b>57 LEAH ST</b> .....	<b>\$70,000</b>
<b>57 CHESTER AVE</b> .....	<b>\$51,250</b>	S: Caroline Kory & Paul Rolfe		B: EMM Construction LLC	
B: Kytiff Invs&Consulting		Vol/Page: 13632/110, Date: 07/19/22		S: Oakmont Properties LLC	
S: Tavares LLC		Use: 2 Bdrm Condo		Vol/Page: 13636/191, Date: 07/22/22	
Vol/Page: 13632/229, Date: 07/20/22		Prior Sale: \$158,000 (08/13)		Mtg: Mico Holdings LLC \$80,000	
Mtg: Keith D Strickland \$50,000		<b>184 HOLDEN ST</b> .....	<b>\$201,000</b>	Use: Accessory Land Improved, Lot: 3200sf	
Use: Residential Open Land, Lot: 3665sf		B: Johnny Saghbini		Prior Sale: \$290,000 (06/22)	
Prior Sale: \$153,750 (07/22)		S: JHD LLC		<b>59 LEDGE ST</b> .....	<b>\$360,000</b>
<b>50 CROMWELL ST</b> .....	<b>\$73,000</b>	Vol/Page: 13635/236, Date: 07/22/22		B: Edaeef Efosa	
B: Empire Group LLC		Mtg: Briry LLC \$205,000		S: Yaneli Almonte & Julio A Polanco	
S: Ramon Batista & Ramon Batista		Use: 4 Bdrm Old Style, Lot: 5371sf		Vol/Page: 13636/302, Date: 07/22/22	
Vol/Page: 13632/64, Date: 07/19/22		Prior Sale: \$3,752 (01/20)		Mtg: Movement Mtg LLC \$345,950	
Use: Accessory Land Improved, Lot: 3520sf		<b>7 HOME AVE</b> .....	<b>\$380,000</b>	Use: 2-Family Two Family, Lot: 4390sf	
Prior Sale: \$6,500 (04/21)		B: Juana S Morente		<b>161 MANTON AVE</b> .....	<b>\$1,025,000</b>
<b>102 DABOLL ST</b> .....	<b>\$505,000</b>	S: Kelleher Realty LLC		B: Red Nosed Group LLC	
B: Eric E Rosario		Vol/Page: 13631/333, Date: 07/19/22		S: Jar Realty Inc & Antonio Ritacco	
S: Khim Chen & Meng Ung		Use: 3-Family Family Flat, Lot: 2838sf		Vol/Page: 13639/230, Date: 07/26/22	
Vol/Page: 13637/99, Date: 07/25/22		Prior Sale: \$88,000 (06/10)		Mtg: Steven A Ross \$820,000	
Mtg: Novus Home Mtg \$488,145				Use: Mixed Use-prim Res & Comm, Lot: 11397sf	
Use: 3-Family Family Flat, Lot: 3200sf				Prior Sale: \$21,509 (06/22)	

<b>301 MANTON AVE</b> .....	<b>\$93,000</b>	<b>884 PLAINFIELD ST</b> .....	<b>\$300,000</b>	<b>15 STANDISH AVE</b> .....	<b>\$252,000</b>
B: Edward Electric LLC		B: Pedro E Borda & Teresa Campos		B: Gabriel A Sotelo	
S: Juan Jimenez & Juan Jimenez		S: Lynda D Vessella & Richard L Vessella		S: Alva V Dubon & Guillermo Dubon	
Vol/Page: 13633/340, Date: 07/21/22		Vol/Page: 13636/322, Date: 07/22/22		Vol/Page: 13636/127, Date: 07/22/22	
Mtg: Spindrift Inv \$250,000		Mtg: Fairway Ind Mtg \$285,000		Use: 2 Bdrm Ranch, Lot: 3197sf	
Use: Residential Open Land, Lot: 3200sf		Use: 3 Bdrm Old Style, Lot: 4554sf		Prior Sale: \$60,000 (03/18)	
<b>940 MANTON AVE</b> .....	<b>\$250,000</b>	<b>775 POTTERS AVE U:7</b> .....	<b>\$185,000</b>	<b>15 TOURO ST</b> .....	<b>\$373,000</b>
B: Edgar Almeida		B: Jove Farley		B: Elvin Carrascoza	
S: Gerard Fahey & Stephen M Greene		S: Daniel Shearer		S: Northeast Revest LLC	
Vol/Page: 13634/140, Date: 07/21/22		Vol/Page: 13636/124, Date: 07/22/22		Vol/Page: 13638/320, Date: 07/26/22	
Mtg: Gerard Fahey \$220,000		Use: 2 Bdrm Condo		Use: 2-Family Two Family, Lot: 2610sf	
Use: 2-Family Two Family, Lot: 4464sf		Prior Sale: \$115,000 (08/17)		Prior Sale: \$250,000 (10/20)	
Prior Sale: \$18,500 (03/16)		<b>388 PRAIRIE AVE</b> .....	<b>\$575,000</b>	<b>500 UNION AVE</b> .....	<b>\$298,000</b>
<b>940 MANTON AVE</b> .....	<b>\$250,000</b>	B: Candido F Reyes		B: Nilda A Jalal & Julian U Morales	
B: Edgar Almeida		S: Elizabeth M Herrera Tr, Tr for Elizabeth M Herrera T		S: Adrian Dalomba	
S: Gerard Fahey & Stephen M Greene		Vol/Page: 13632/299, Date: 07/20/22		Vol/Page: 13633/328, Date: 07/21/22	
Vol/Page: 13637/143, Date: 07/25/22		Mtg: Movement Mtg LLC \$564,585		Mtg: NFM Inc \$283,100	
Use: 2-Family Two Family, Lot: 4464sf		Use: 3-Family, Lot: 6400sf		Use: 3 Bdrm Old Style, Lot: 3200sf	
Prior Sale: \$250,000 (07/22)		Prior Sale: \$26,000 (05/15)		Prior Sale: \$262,000 (04/22)	
<b>38 MARION AVE N</b> .....	<b>\$310,000</b>	<b>266 PRESIDENT AVE U:266</b> .....	<b>\$480,000</b>	<b>750 VALLEY ST</b> .....	<b>\$386,000</b>
B: Kimlong Hang		B: Lisa Hiwasaki		B: Kimberly M Anderson	
S: Alex Prospects LLC		S: Naomi I Mandel & Erik M Sklar		S: Louis Paiva	
Vol/Page: 13637/5, Date: 07/22/22		Vol/Page: 13638/26, Date: 07/25/22		Vol/Page: 13631/73, Date: 07/19/22	
Mtg: NFM Inc \$299,653		Use: 3 Bdrm Condo		Use: 2-Family Two Family, Lot: 4973sf	
Use: 3 Bdrm Conventional, Lot: 3216sf		Prior Sale: \$485,000 (12/21)		<b>281 VERMONT ST</b> .....	<b>\$300,000</b>
Prior Sale: \$189,000 (11/21)		<b>46 PRISCILLA AVE</b> .....	<b>\$381,000</b>	B: Your Choice Realty LLC	
<b>23 MARLBOROUGH AVE</b> .....	<b>\$550,000</b>	B: Andrea C Ixcuna & Candelaria C Ixcuna		S: Walter King Ent LLC	
B: Pedro D Arias		S: Manuel D Matta-Chavarria		Vol/Page: 13636/276, Date: 07/22/22	
S: Elidor Sainterlien		Vol/Page: 13634/225, Date: 07/21/22		<b>285 VERMONT ST</b> .....	<b>\$300,000</b>
Vol/Page: 13632/33, Date: 07/19/22		Mtg: Freedom Mortgage Corp \$407,804		B: Your Choice Realty LLC	
Use: 3-Family Family Flat, Lot: 5802sf		Use: 2-Family Two Family, Lot: 3600sf		S: Walter King Ent LLC	
Prior Sale: \$60,000 (01/12)		<b>52 PRISCILLA AVE</b> .....	<b>\$481,000</b>	Vol/Page: 13636/276, Date: 07/22/22	
<b>21 MAWNEY ST</b> .....	<b>\$505,000</b>	B: Aneury Hilario & Junior H Perez		<b>130 WESTMINSTER ST U:124</b> .....	<b>\$325,000</b>
B: Eric E Rosario		S: Empire Group LLC		B: Fu Tang Chang	
S: Khim Chen & Meng Ung		Vol/Page: 13633/312, Date: 07/21/22		S: 130 Westminster St Assoc	
Vol/Page: 13637/99, Date: 07/25/22		Mtg: Total Mtg Svcs \$472,287		Vol/Page: 13635/192, Date: 07/22/22	
Use: Residential Open Land, Lot: 3200sf		Use: 3-Family Family Flat, Lot: 3600sf		Use: Other Exempt	
<b>20 MESSER ST U:2</b> .....	<b>\$196,500</b>	Prior Sale: \$249,500 (02/22)		<b>142 WALDO ST</b> .....	<b>\$145,000</b>
B: Elizabeth R Flitter		<b>56 ROBIN ST</b> .....	<b>\$515,000</b>	B: Albert Gonzalez	
S: Maura Coughlin		B: Miguel A Gonzalez & Claudia Ibanez		S: Roberto Garcia	
Vol/Page: 13636/225, Date: 07/22/22		S: Carlos R Mezquita		Vol/Page: 13633/18, Date: 07/20/22	
Mtg: Guaranteed Rate Inc \$96,500		Vol/Page: 13631/277, Date: 07/19/22		Use: 4 Bdrm, Lot: 3940sf	
Use: 1 Bdrm Condo		Use: 3-Family Family Flat, Lot: 3040sf		<b>211 WALDO ST</b> .....	<b>\$364,000</b>
Prior Sale: \$133,000 (10/18)		Prior Sale: \$1,604 (01/20)		B: Francis D Velasquez	
<b>145 NELSON ST</b> .....	<b>\$403,000</b>	<b>185 ROOSEVELT ST</b> .....	<b>\$290,000</b>	S: Jose E Noriega	
B: Preston L Jones		B: Roberto Gonzalez & Karla P Alfaro-Villagran		Vol/Page: 13633/235, Date: 07/20/22	
S: David Tietjen & Elizabeth Tietjen		S: Emily M Thrash & Jenna C Thrash		Mtg: First Home Mtg \$357,407	
Vol/Page: 13639/39, Date: 07/26/22		Vol/Page: 13637/119, Date: 07/25/22		Use: 3-Family Family Flat, Lot: 5250sf	
Mtg: Ocean State CU \$382,850		Mtg: Shamrock Home Loans \$284,747		Prior Sale: \$137,000 (08/13)	
Use: 3 Bdrm Colonial, Lot: 4000sf		Use: 3 Bdrm Old Style, Lot: 5000sf		<b>132 WALLACE ST</b> .....	<b>\$460,000</b>
Prior Sale: \$280,000 (05/17)		Prior Sale: \$220,500 (09/20)		B: Carlos A Rodriguez	
<b>114 OCEAN ST</b> .....	<b>\$285,000</b>	<b>3 SHIP ST U:202</b> .....	<b>\$625,000</b>	S: Martin E Ramirez	
B: Jonathan A Rosales		B: Eric A Schmidhauser & Lucie L Schmidhauser		Vol/Page: 13632/118, Date: 07/19/22	
S: Bevin Pryce		S: Daniel Lewis & Robert E Swann 3rd		Use: 3-Family Family Flat, Lot: 6000sf	
Vol/Page: 13634/183, Date: 07/21/22		Vol/Page: 13637/1, Date: 07/22/22		Prior Sale: \$169,900 (05/10)	
Mtg: Movement Mtg LLC \$279,812		Use: Condo		<b>21 WEEDEN ST</b> .....	<b>\$1,450,000</b>
Use: 3 Bdrm Colonial, Lot: 3720sf		<b>135 SORRENTO ST</b> .....	<b>\$375,000</b>	B: Weeden Exchange LLC	
Prior Sale: \$4,375 (04/20)		B: Wuifredo M Pocasangre		S: Dipetrillo Properties LLC	
<b>77 OPHELIA ST</b> .....	<b>\$445,000</b>	S: Cathrine Soth-Nath		Vol/Page: 13632/114, Date: 07/19/22	
B: Eric Cocozza & Williams V Cocozza		Vol/Page: 13633/266, Date: 07/20/22		Use: Residential Open Land, Lot: 1216sf	
S: Janice J Decesare & Michael L Decesare		Mtg: Fairway Ind Mtg \$368,207		Prior Sale: \$490,000 (03/15)	
Vol/Page: 13638/176, Date: 07/26/22		Use: 3 Bdrm Old Style, Lot: 4500sf		<b>34 WEEDEN ST</b> .....	<b>\$1,450,000</b>
Mtg: United Wholesale Mtg \$432,030		Prior Sale: \$210,000 (10/20)		B: Weeden Exchange LLC	
Use: 3-Family Family Flat, Lot: 6400sf		<b>129 SPRINGFIELD ST</b> .....	<b>\$280,000</b>	S: Dipetrillo Properties LLC	
<b>35 PAYTON ST</b> .....	<b>\$420,000</b>	B: Jean Griffin		Vol/Page: 13632/114, Date: 07/19/22	
B: Francisco Beato & Laurita S Beato		S: Telma H Sosa		Use: Apartment Building, Lot: 3806sf	
S: LRV Properties LLC		Vol/Page: 13637/273, Date: 07/25/22		Prior Sale: \$490,000 (03/15)	
Vol/Page: 13633/176, Date: 07/20/22		Use: 3 Bdrm Ranch, Lot: 3200sf		<b>130 WESTMINSTER ST U:117</b> .....	<b>\$100,000</b>
Mtg: NFM Inc \$412,087		Prior Sale: \$170,000 (03/20)		B: Livis Properties 3 LLC	
Use: 2-Family Two Family, Lot: 3216sf				S: 130 Westminster St Assoc	
Prior Sale: \$16,006 (10/21)				Vol/Page: 13637/250, Date: 07/25/22	
				Use: Other Exempt	

<b>130 WESTMINSTER ST U:125</b> ..... <b>\$325,000</b> B: Fu Tang Chang S: 130 Westminster St Assoc Vol/Page: 13635/192, Date: 07/22/22 Use: Other Exempt	<b>52 WINTHROP AVE</b> ..... <b>\$395,000</b> B: Ilsa E Garcia-Martinez & I E Garcia-Martinez S: Ingrid A Soto Vol/Page: 13639/181, Date: 07/26/22 Mtg: NFM Inc \$387,845 Use: 2-Family Two Family, Lot: 3197sf Prior Sale: \$180,000 (09/15)	<b>22 GOVERNOR ST</b> ..... <b>\$400,000</b> Killiney Properties LLC from Basil Bourque
<b>130 WESTMINSTER ST U:126</b> ..... <b>\$325,000</b> B: Fu Tang Chang S: 130 Westminster St Assoc Vol/Page: 13635/192, Date: 07/22/22 Use: Other Exempt	<b>114 WYNDHAM AVE</b> ..... <b>\$515,000</b> B: Owen L West S: Robert P Bowen Tr, Tr for Robert P Bowen RET Vol/Page: 13631/15, Date: 07/19/22 Use: 3-Family Family Flat, Lot: 6621sf	<b>201 HANOVER ST</b> ..... <b>\$300,000</b> Federico A Rico from Homestar Mtg Inc
<b>130 WESTMINSTER ST U:19</b> ..... <b>\$100,000</b> B: Livis Properties 3 LLC S: 130 Westminster St Assoc Vol/Page: 13637/250, Date: 07/25/22 Use: Other Exempt	<b>▶ FORECLOSURE DEEDS</b>	<b>44 HARRIET ST</b> ..... <b>\$250,000</b> Dream Home Const LLC from Bluedog Capital Partn
<b>130 WESTMINSTER ST U:222</b> ..... <b>\$172,222</b> B: Kathleen M Sprague S: 130 Westminster St Assoc Vol/Page: 13636/153, Date: 07/22/22 Use: Condo	<b>32 EDWARD ST</b> ..... <b>\$230,000</b> B: Kyle Bell & Adrian Dalomba S: Vilma A Arriola & US Bank NA Vol/Page: 13636/289, Date: 07/22/22 Mtg: Peter J Dipaola \$262,600 Use: 2-Family Two Family, Lot: 4000sf Prior Sale: \$3,642 (04/13)	<b>170 HOLDEN ST</b> ..... <b>\$205,000</b> Johnny Saghbini from Briyr LLC
<b>130 WESTMINSTER ST U:24</b> ..... <b>\$325,000</b> B: Fu Tang Chang S: 130 Westminster St Assoc Vol/Page: 13635/192, Date: 07/22/22 Use: Other Exempt	<b>▶ MORTGAGES</b>	<b>43 HUBER AVE</b> ..... <b>\$291,900</b> Rosa M Balcazar from Supreme Lending
<b>130 WESTMINSTER ST U:25</b> ..... <b>\$325,000</b> B: Fu Tang Chang S: 130 Westminster St Assoc Vol/Page: 13635/192, Date: 07/22/22 Use: Other Exempt	<b>78 3RD ST</b> ..... <b>\$70,000</b> David Soulard+ from RI Credit Union	<b>323 KILLINGLY ST</b> ..... <b>\$311,250</b> Xavier J Dasilva from Guaranteed Rate Affin
<b>130 WESTMINSTER ST U:9</b> ..... <b>\$325,000</b> B: Fu Tang Chang S: 130 Westminster St Assoc Vol/Page: 13635/192, Date: 07/22/22 Use: Other Exempt	<b>20 ALABAMA AVE</b> ..... <b>\$31,704</b> Jesus E Brito+ from Dept of Planning&Dev	<b>33 LECIA DR</b> ..... <b>\$100,000</b> Freddy Mercedes from Coastal One CU
<b>237 WESTMINSTER ST</b> ..... <b>\$630,000</b> B: Jaewoo Choi S: Qiue Wang Vol/Page: 13637/333, Date: 07/25/22	<b>20 ALABAMA AVE</b> ..... <b>\$24,917</b> Jesus E Brito+ from Dept of Planning&Dev	<b>36 LENOX AVE</b> ..... <b>\$57,000</b> Huascar E Mejia from Webster Bank
<b>12 WESTMORE ST</b> ..... <b>\$317,000</b> B: Rosemarie A Martinez & Luis Vazquez S: John S Martin Vol/Page: 13638/74, Date: 07/25/22 Use: 2 Bdrm Cape Cod, Lot: 9920sf Prior Sale: \$225,000 (01/21)	<b>214 ALTHEA ST</b> ..... <b>\$80,000</b> Juan Romero+ from Citizens Bank	<b>85 MOORLAND AVE</b> ..... <b>\$100,000</b> David A Caprio from Centreville Bank
<b>3 WHAT CHEER AVE</b> ..... <b>\$240,000</b> B: Cesario Dejesu S: Rigp Ajp Vol/Page: 13636/93, Date: 07/22/22 Mtg: Fairway Ind Mtg \$232,800 Use: 3 Bdrm Old Style, Lot: 2683sf Prior Sale: \$37,000 (09/18)	<b>249 ATWELLS AVE</b> ..... <b>\$1,040,000</b> Due Cinque Sette LLC from Centreville Bank	<b>337 MORRIS AVE U:1</b> ..... <b>\$50,000</b> Kevin Carlson+ from Harvard University CU
<b>165 WHITTIER AVE</b> ..... <b>\$385,000</b> B: Dastenio Canario & Theanys S Olaverria S: Clara Martinez & Guillermo Martinez Vol/Page: 13631/305, Date: 07/19/22 Use: 2-Family Two Family, Lot: 5000sf Prior Sale: \$415,000 (07/22)	<b>260 ATWELLS AVE</b> ..... <b>\$630,000</b> PNB LLC from Centreville Bank	<b>25 POPE ST</b> ..... <b>\$495,000</b> Roso Investment RT+ from Sharon & Crescent Uni
<b>32 WINFIELD RD</b> ..... <b>\$1,455,000</b> B: Christopher Bayliss S: Kyleen Wier & Michael Wier Vol/Page: 13632/243, Date: 07/20/22 Mtg: Baycoast Mortgage Co \$1,091,250 Type: Adj Use: 3 Bdrm Contemporary, Lot: 8416sf Prior Sale: \$857,500 (07/21)	<b>257 ATWELLS AVE</b> ..... <b>\$1,040,000</b> Due Cinque Sette LLC from Centreville Bank	<b>33 POPE ST</b> ..... <b>\$495,000</b> Roso Investment RT+ from Sharon & Crescent Uni
	<b>10 BARNES ST</b> ..... <b>\$80,000</b> EMM Construction LLC from Mico Holdings LLC	<b>38 POPE ST</b> ..... <b>\$495,000</b> Roso Investment RT+ from Sharon & Crescent Uni
	<b>93 BENEFIT ST</b> ..... <b>\$750,000</b> Brooke A Greenthal+ from Goldman Sachs Bank US	<b>268 PRESIDENT AVE U:268</b> ..... <b>\$384,000</b> Lisa Hiwasaki from United Nations FCU
	<b>349 BLACKSTONE ST</b> ..... <b>\$50,000</b> Alba M Baez from Centreville Bank	<b>41 PROSPER ST</b> ..... <b>\$250,000</b> Jacqueline C Tanguay from Charter Oak Fed Cr Un
	<b>35 BRATTLE ST</b> ..... <b>\$150,000</b> Amaury M Tavares from Citizens Bank	<b>264 RESERVOIR AVE</b> ..... <b>\$100,000</b> Cindy M Brown+ from Citizens Bank
	<b>206 BROAD ST</b> ..... <b>\$718,147</b> Copley Chambers 1 LLC from Providence Redev Auth	<b>147 SANDRINGHAM AVE</b> ..... <b>\$11,819</b> Timothy J Redden Jr from USA HUD
	<b>477 BROADWAY</b> ..... <b>\$50,000</b> Italo American Club Of RI from Navigant Credit Uni	<b>98 SASSAFRAS ST</b> ..... <b>\$12,250</b> Carmen J Rodriguez from Dept of Planning&Dev
	<b>21 BURNETT ST</b> ..... <b>\$259,000</b> AMD Properties LLC from BankNewport	<b>21 SHERWOOD ST</b> ..... <b>\$200,000</b> Catherine S Nath from Ryanna LLC
	<b>21 BURROWS ST</b> ..... <b>\$219,000</b> Hobbs Niels-Viggo from Rocket Mortgage LLC	<b>95 SOMERSET ST</b> ..... <b>\$80,000</b> Albert Hamlin+ from Washington Tr Co
	<b>4 CATALPA RD</b> ..... <b>\$185,000</b> Christian J Ladds RET+ from Citizens Bank	<b>10-12 STANDISH AVE</b> ..... <b>\$60,000</b> Carlos Rojas from Citizens Bank
	<b>66 CHAFFEE ST</b> ..... <b>\$400,000</b> New Polish Natl Home LLC from HarborOne Bank	<b>16 STANDISH AVE</b> ..... <b>\$246,235</b> Gabriel A Sotelo from Primary Residentl Mtg
	<b>50 CROMWELL ST</b> ..... <b>\$310,000</b> Empire Group LLC from Abex 1 Inc	<b>202 SUMTER ST</b> ..... <b>\$274,500</b> AMD Properties LLC from BankNewport
	<b>102 DABOLL ST</b> ..... <b>\$488,145</b> Eric E Rosario from Novus Home Mtg	<b>281 VERMONT AVE</b> ..... <b>\$225,000</b> Your Choice Realty LLC from Gerard J Lupien
	<b>141 DELAINE ST</b> ..... <b>\$65,000</b> Yeufri P Hiraldo from RI Credit Union	<b>285 VERMONT AVE</b> ..... <b>\$225,000</b> Your Choice Realty LLC from Gerard J Lupien
	<b>84 ELMCROFT AVE</b> ..... <b>\$210,000</b> Thomas P Patton Sr from Citizens Bank	<b>228 WARRINGTON ST</b> ..... <b>\$244,200</b> Juan A Medina from LoanDepot.Com
	<b>32 FRUIT HILL AVE</b> ..... <b>\$308,750</b> Cleilinn Perez+ from NFM Inc	<b>21 WEEDEN ST</b> ..... <b>\$1,473,810</b> Weeden Exchange LLC from TW2M Properties Inc
	<b>152 FRUIT HILL AVE</b> ..... <b>\$145,000</b> Moira E Collins from Coastal One CU	<b>22 WEEDEN ST</b> ..... <b>\$1,473,810</b> Weeden Exchange LLC from TW2M Properties Inc
	<b>164 FRUIT HILL AVE</b> ..... <b>\$220,000</b> John D Manni from Cheryl A Manni	<b>34 WEEDEN ST</b> ..... <b>\$1,473,810</b> Weeden Exchange LLC from TW2M Properties Inc
		<b>102 WESLEYAN AVE</b> ..... <b>\$105,000</b> Ojani Investments LLC from Directed T CO
		<b>102 WESLEYAN AVE</b> ..... <b>\$70,000</b> Ojani Investments LLC from Briyr LLC
		<b>327 WESTMINSTER ST</b> ..... <b>\$580,000</b> Jaewoo Choi from Qiue Wang
		<b>65 WEYBOSSET ST U:222</b> ..... <b>\$129,000</b> Kathleen M Sprague from Baycoast Mortgage Co

## SCITUATE

### TOWN CLERK:MARGARET M LONG

195 Danielson Pike, North Scituate, RI, 02857  
Phone:401-647-2822

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	58	66
Median Price	\$394,500	\$400,000

### ► REAL ESTATE SALES

- 1355 CHOPMIST HILL RD** ..... **\$555,000**  
B: David R Bilodeau & Sydney R Bilodeau  
S: Brett T Benson & Allison G Benson  
Vol/Page: 845/274, Date: 07/19/22  
Mtg: First Home Mtg \$485,000  
Use: 4 Bdrm Gambrel, Lot: 165737sf  
Prior Sale: \$399,900 (05/18)
- 1520 CHOPMIST HILL RD** ..... **\$399,900**  
B: Ileana Soto-Reyes  
S: Mcintosh Hill Estates LLC  
Vol/Page: 846/70, Date: 07/22/22  
Mtg: Guild Mortgage Co \$319,920
- 4 COLONIAL RD** ..... **\$425,000**  
B: Lisa L Ethier & Scott R Ethier  
S: Rose Abbruzzese Tr, Tr for Abbruzzese FT  
Vol/Page: 845/234, Date: 07/18/22  
Use: 2 Bdrm Ranch, Lot: 23919sf
- 15 HARRIS WAY** ..... **\$200,000**  
B: Russell Hill  
S: Richard A Lemos  
Vol/Page: 845/305, Date: 07/20/22  
Use: 2 Bdrm Cottage, Lot: 15987sf
- 15 LAWRENCE LN** ..... **\$1,350,000**  
B: Kenneth J Dalo & Dominique N Cipriano  
S: Ernest G Pullano Tr, Tr for Ernest G Pullano T  
Vol/Page: 845/308, Date: 07/20/22  
Mtg: Greenwood CU \$1,012,500  
Use: 4 Bdrm Customdesign, Lot: 432324sf  
Prior Sale: \$600,000 (01/20)
- 11 SHERWOOD DR** ..... **\$399,000**  
B: Madison K Macaruso  
S: William J Sweeney & Lori J Sweeney  
Vol/Page: 846/52, Date: 07/22/22  
Use: 3 Bdrm Raised Ranch, Lot: 43050sf
- TROUT BROOK LN** ..... **\$620,000**  
B: Denie Poulin & Ewa M Kozaczka-Poulin  
S: Joseph P Murphy 3rd  
Vol/Page: 846/94, Date: 07/22/22

### ► MORTGAGES

- 34 CASTLE DR** ..... **\$84,500**  
Jeffrey M Soscia+ from Bank of Rhode Island
- 4 COLONIAL RD** ..... **\$305,000**  
Lisa L Ethier+ from Northpoint Mortgage
- 162 TROUT BROOK LN** ..... **\$496,000**  
Denie Poulin+ from Sierra Pacific Mtg

## SMITHFIELD

### TOWN CLERK:LYN ANTONUCCIO

64 Farnum Pike, Smithfield, RI, 02917  
Phone:401-233-1000

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	80	78
Median Price	\$384,500	\$415,000

### ► REAL ESTATE SALES

- 99 CEDAR FOREST RD** ..... **\$881,000**  
B: Thomas S Iaconetti  
S: Burlingame Dev LLC  
Vol/Page: 1430/95, Date: 07/18/22  
Mtg: Mr Cooper \$360,000  
Use: 3 Bdrm Colonial, Lot: 30056sf

- 163 FARNUM PIKE** ..... **\$430,000**  
B: Troy A Turcotte & Denise Turcotte  
S: RI Property Wire LLC  
Vol/Page: 1431/27, Date: 07/20/22  
Use: 3 Bdrm Raised Ranch, Lot: 21344sf  
Prior Sale: \$276,000 (11/21)
- 37 LARK INDUSTRIAL PKWY U:B** ..... **\$280,000**  
B: Intellinvestments LLC  
S: Carol Ethier Tr, Tr for Carol Ethier RET  
Vol/Page: 1430/210, Date: 07/19/22  
Mtg: Salem FiveCts Svgs Bk \$140,000  
Use: Industrial Condominium
- 258 LOG RD** ..... **\$12,500**  
B: Edward P Duffy & Edward A Duffy  
S: Frances I Winsor  
Vol/Page: 1431/50, Date: 07/21/22  
Use: Residential Open Land, Lot: 87120sf
- 310 MOUNTAINDALE RD** ..... **\$12,500**  
B: Edward P Duffy & Edward A Duffy  
S: Frances I Winsor  
Vol/Page: 1431/50, Date: 07/21/22  
Use: Residential Open Land, Lot: 60984sf
- PLEASANT VIEW AVE** ..... **\$12,500**  
B: Edward P Duffy & Edward A Duffy  
S: Frances I Winsor  
Vol/Page: 1431/50, Date: 07/21/22
- 237 RIDGE RD** ..... **\$590,000**  
B: John M Cordeiro  
S: John K Turner  
Vol/Page: 1431/62, Date: 07/21/22  
Use: 3 Bdrm Raised Ranch, Lot: 59242sf
- 2 SNOWBERRY CT** ..... **\$435,000**  
B: Kayla A Coyle & Ryan J Coyle  
S: John Parrillo & Lisa M Parrillo  
Vol/Page: 1430/129, Date: 07/18/22  
Mtg: Guild Mortgage Co \$304,500  
Use: 3 Bdrm Raised Ranch, Lot: 13068sf

### ► MORTGAGES

- 29 CIDER LN** ..... **\$50,000**  
Sheila Grzvch from Coastal One CU
- 48 CONNORS FARM DR** ..... **\$250,000**  
Joseph E Bailey Jr from Citizens Bank
- 38 FARNUM PIKE** ..... **\$147,537**  
Demetria L Reyes+ from Carrington Mtg Svcs
- 221 FARNUM PIKE** ..... **\$271,672**  
Joseph J Gibson+ from Newrez LLC
- 10 JAMBRAV DR** ..... **\$112,500**  
Binyamen G Demirgioglu+ from Bank of Rhode Island
- 37 LARK INDUSTRIAL PKWY U:B** ..... **\$117,000**  
Intellinvestments LLC from Bay Colony Dev Corp
- 37 LARK INDUSTRIAL PKWY U:B** ..... **\$112,000**  
Intellinvestments LLC from Salem FiveCts Svgs Bk
- 28 MOUNTAINDALE RD** ..... **\$40,000**  
Christopher Cardin+ from Coastal One CU
- 38 ORCHARD MEADOWS DR U:38** ..... **\$243,500**  
Susan Gallinelli from Citizens Bank
- PLEASANT VIEW CIR** ..... **\$49,461**  
John P Boitano+ from Figure Lending LLC
- 21 ROSEMARY LN** ..... **\$113,000**  
Brendan Carroll+ from Citizens Bank
- 7 SCENIC VIEW DR** ..... **\$100,000**  
Meimei Tsang+ from Citizens Bank
- 291 STILLWATER RD** ..... **\$553,520**  
Danielle M Castruchini+ from United Wholesale Mtg
- 13 TOTEM POLE TRL** ..... **\$130,000**  
Raymond T Reniere from Washington Tr Co
- 1 WINSOR ST** ..... **\$100,000**  
Mehmet S Akbas from Citizens Bank

## WOONSOCKET

### TOWN CLERK:CHRISTINA HARMON

169 Main St, PO Box B, Woonsocket, RI, 02895  
Phone:401-767-9248

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	122	123
Median Price	\$267,000	\$310,000

### ► REAL ESTATE SALES

- 127 3RD AVE** ..... **\$295,000**  
B: Elida Benedette  
S: Mamadou Ndoeye & Awa Dioum  
Vol/Page: 2750/161, Date: 07/20/22  
Mtg: United Wholesale Mtg \$265,500  
Use: 4 Bdrm Conventional, Lot: 5502sf  
Prior Sale: \$209,000 (11/19)
- 120 BEECH ST** ..... **\$310,000**  
B: Mary Luke  
S: Michael Laliberte & Gail Bourcier  
Vol/Page: 2750/263, Date: 07/21/22  
Mtg: Citizens Bank \$294,500  
Use: 3 Bdrm Cape Cod, Lot: 9614sf
- 120 GRAND ST** ..... **\$311,000**  
B: Russell P Denigris & Amy N Denigris  
S: Jonathan Rivera  
Vol/Page: 2750/41, Date: 07/19/22  
Mtg: Princeton Mtg Corp \$305,367  
Use: 3 Bdrm Conventional, Lot: 5001sf  
Prior Sale: \$175,000 (02/20)
- 84 MILL ST U:202** ..... **\$240,000**  
B: Meredith A Hubbard  
S: Rachel K Cardaci  
Vol/Page: 2750/188, Date: 07/21/22  
Mtg: Mortgage Networks Inc \$180,000  
Use: 2 Bdrm Condo, Lot: 436sf  
Prior Sale: \$160,000 (04/20)
- 13 REDWOOD ST** ..... **\$230,000**  
B: Gail Bourcier  
S: Jessica R Mullaly & Jessica Richer  
Vol/Page: 2750/282, Date: 07/21/22  
Use: 1 Bdrm Conventional, Lot: 6399sf  
Prior Sale: \$98,000 (03/19)
- SAINT LOUIS AVE** ..... **\$70,000**  
B: Elevator Properties Inc  
S: Jose L Gaspar  
Vol/Page: 2750/286, Date: 07/22/22
- 213 SAINT LOUIS AVE** ..... **\$160,000**  
B: Elevator Properties Inc  
S: Elizabeth P Kerrigan  
Vol/Page: 2750/290, Date: 07/22/22  
Mtg: Kickemuit River Cap \$207,000  
Use: 2 Bdrm Ranch, Lot: 5001sf
- 92 STAR AVE** ..... **\$11,843**  
B: Ronald Aubin & Patricia Aubin  
S: East Coast Props  
Vol/Page: 2750/241, Date: 07/21/22  
Use: 3 Bdrm Raised Ranch, Lot: 8255sf  
Prior Sale: \$10,137 (09/21)
- 203 SUNNYSIDE AVE** ..... **\$250,000**  
B: Sophia Kimaiyo  
S: Samuel A Ruiz & Marian Ruiz  
Vol/Page: 2750/246, Date: 07/21/22  
Mtg: Flagstar Bank FSB \$245,471  
Use: 3 Bdrm Conventional, Lot: 7741sf

### ► MORTGAGES

- 146 ARNOLD ST** ..... **\$100,000**  
Renyi F Santos-Henriquez from RI Credit Union
- 40 BAXTER ST** ..... **\$313,500**  
Jorge A Ramos-Rodriguez+ from Movement Mtg LLC
- 146 BEACON AVE** ..... **\$163,500**  
Kevin J Antunes from Bank of America NA
- 102 COUNTRY RD** ..... **\$370,370**  
Steven Vieira+ from Reliance First Cap
- 13 ETHEL ST** ..... **\$200,000**  
Matthew Provoyeur+ from Washington Trust Mtg
- 52 FOSTER ST** ..... **\$40,000**  
Jean M Salvas from Blackstone River FCU
- 80 MILL ST U:203** ..... **\$156,000**  
Ghufran Ahmad+ from Navigant Credit Union
- 71 NEW ST** ..... **\$185,200**  
Tyler S Eason Sr+ from Caliber Home Loans
- 195 S MAIN ST** ..... **\$100,000**  
David C Sherman from Citizens Bank
- 469 WOODLAND RD** ..... **\$318,274**  
Joseph Mcalpine+ from LoanDepot.Com

# WASHINGTON COUNTY

## CHARLESTOWN

### TOWN CLERK: AMY ROSE WEINREICH

4540 South County Trail, Charlestown, RI, 02813  
Phone: 401-364-1200

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	73	57
Median Price	\$500,000	\$501,000

### ► REAL ESTATE SALES

#### BISCUIT CITY RD ..... \$150,000

B: Jeffrey J Nedeau  
S: John C Demetrick  
Vol/Page: 488/650, Date: 07/07/22

#### 55 CHARLES AVE ..... \$400,000

B: Malinda L Kraft & Richard W Kraft  
S: Deborah A Jerard  
Vol/Page: 488/899, Date: 07/15/22  
Mtg: Guaranteed Rate Affin \$409,200  
Use: 3 Bdrm Ranch, Lot: 20038sf

#### 8 FLORENCE RD ..... \$1,500,000

B: Keri Condos & Matthew Condos  
S: Linda S Besette Tr, Tr for Linda S Besette T  
Vol/Page: 488/521, Date: 06/30/22  
Mtg: First World Mortgage \$700,000  
Use: 2 Bdrm, Lot: 10454sf

#### OLD POST RD ..... \$100,000

B: Shoreline Properties Inc  
S: Equity 1 LLC  
Vol/Page: 488/710, Date: 07/08/22

#### 124 RIDGEWOOD RD ..... \$625,000

B: Michael A Cocuzza & Katherine E Cocuzza  
S: Melinda J Blue  
Vol/Page: 488/925, Date: 07/15/22  
Mtg: Eastern Bank \$500,000  
Use: 3 Bdrm Conventional, Lot: 10019sf  
Prior Sale: \$427,500 (12/19)

#### 77 SUNSET DR ..... \$850,000

B: Paul Deniger  
S: David L Marinelli Tr, Tr for Albertine Marinelli LT  
Vol/Page: 488/963, Date: 07/18/22  
Use: 3 Bdrm Conventional, Lot: 9583sf

### ► FORECLOSURE DEEDS

#### 15 HUNTERS HARBOR RD ..... \$730,000

B: RI Property Wire LLC  
S: Greg S Whitehead & FHMT  
Vol/Page: 488/843, Date: 07/13/22  
Use: 2 Bdrm Ranch, Lot: 86684sf  
Prior Sale: \$611,000 (04/10)

## EXETER

### TOWN CLERK: LYNN HAWKINS

675 Ten Rod Rd, Exeter, RI, 02822  
Phone: 401-294-3891

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	26	24
Median Price	\$415,000	\$495,000

### ► REAL ESTATE SALES

#### 364 ESCOHEAG HILL RD ..... \$375,000

B: Tyler J Joslin & Cortney Dumas  
S: Henry A Holland Jr  
Vol/Page: 598/23, Date: 07/21/22  
Mtg: Caliber Home Loans \$356,250  
Use: 3 Bdrm Colonial, Lot: 226512sf  
Prior Sale: \$263,000 (02/17)

#### 95 SILSA HILL WAY ..... \$549,900

B: Christopher D Roy Tr, Tr for Roy FT  
S: J&M Properties LLC  
Vol/Page: 598/43, Date: 07/22/22

#### 11 WILLIAM REYNOLDS RD ..... \$679,000

B: Nathaniel Johnston & Robert G Johnston  
S: Anne F Kiernan-Nieves  
Vol/Page: 598/4, Date: 07/20/22  
Mtg: Northpointe Bank \$577,150  
Use: 3 Bdrm Cape Cod, Lot: 47916sf  
Prior Sale: \$575,000 (11/21)

### ► MORTGAGES

#### 59 LOCUST VALLEY RD ..... \$60,000

Craig Swanson from TD Bank NA

#### 16 NEW LONDON TPKE ..... \$75,000

Jason D Lavoie+ from Centerville Bank

#### 269 SOUTH RD ..... \$100,000

David W Kenyon+ from Bank of Rhode Island

## NARRAGANSETT

### TOWN CLERK: JANET TARRO

25 Fifth Ave, Narragansett, RI, 02882  
Phone: 401-782-0624

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	105	104
Median Price	\$640,000	\$725,000

### ► REAL ESTATE SALES

#### 38 BURNSIDE AVE ..... \$1,050,000

B: David C Harrison & Jennifer L Lord  
S: Robert A Cioe Tr, Tr for Sandra A Cioe FT  
Vol/Page: 1005/948, Date: 07/18/22  
Mtg: Primary Residentl Mtg \$787,500  
Use: 3 Bdrm Ranch, Lot: 10001sf

#### 19 CASTLE RD ..... \$1,075,000

B: Steel Door Fund 1 LLC  
S: Margaret E Rysk  
Vol/Page: 1005/897, Date: 07/18/22  
Mtg: Crowd Lending Cap LLC \$1,428,750  
Use: 2 Bdrm Ranch, Lot: 41922sf

#### 128 CONANICUS RD ..... \$486,300

B: 128 Gansett Realty LLC  
S: David M Balsamo Tr, Tr for David M Balsamo RET  
Vol/Page: 1006/158, Date: 07/21/22  
Use: 2 Bdrm Cape Cod, Lot: 15002sf

### ► MORTGAGES

#### 100 ALGONQUIN RD U:22 ..... \$150,000

Connor FT+ from Webster Bank

#### 120 ALLAGASH TRL ..... \$106,000

Michael A Syslo from Greenwood CU

#### 40 BURBANK AVE ..... \$400,000

Cara E Odonnell+ from Centreville Bank

#### 67 KINNEY AVE ..... \$350,000

Tsagaroullis Fam Rev LT+ from BankNewport

#### 172 S PIER RD ..... \$450,000

James T Marasco+ from BankNewport

#### 174 S PIER RD ..... \$450,000

James T Marasco+ from BankNewport

#### 355 S PIER RD ..... \$175,000

Patricia M Reale from Citizens Bank

#### 15 SHAGBARK RD ..... \$249,999

John A Phommachanh+ from Centreville Bank

#### 11 TERRA DR ..... \$50,000

Jodi Lebrun Family RET+ from Citizens Bank

## NORTH KINGSTOWN

### TOWN CLERK: JEANNETTE ALYWARD

100 Fairway Dr, North Kingstown, RI, 02852  
Phone: 401-268-1552

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	141	129
Median Price	\$425,000	\$559,000

### ► REAL ESTATE SALES

#### 2 CADDY ROCK RD U:A ..... \$280,000

B: Cameron A Duquette & Samantha J Santos  
S: Henry P Pasquazzi Tr, Tr for Vincent R Toti LT  
Vol/Page: 3522/165, Date: 07/22/22  
Mtg: Mortgage Networks Inc \$224,000  
Type: Adj  
Use: 2 Bdrm Condo

**43 CONGDON AVE** ..... **\$350,000**  
 B: Paul Munson & Francine Munson  
 S: William F Kraut  
 Vol/Page: 3522/253, Date: 07/22/22  
 Use: 2 Bdrm Ranch, Lot: 6250sf

**70 GLENWOOD DR** ..... **\$428,000**  
 B: Lori A Barrington  
 S: Jeffrey R Hill  
 Vol/Page: 3522/295, Date: 07/25/22  
 Use: 3 Bdrm Split Level, Lot: 7895sf

**156 GLENWOOD DR** ..... **\$415,000**  
 B: Nathan D Robenhymer & Jamie P Robenhymer  
 S: Andrew J MCGowan  
 Vol/Page: 3522/139, Date: 07/21/22  
 Mtg: Washington Tr Co \$332,000  
 Type: Adj  
 Use: 3 Bdrm Split Level, Lot: 9760sf  
 Prior Sale: \$275,000 (12/19)

**23 JACALYN RD** ..... **\$786,000**  
 B: Kyle J Wilcox & Shannon E Wilcox  
 S: Alistair R Baird & Janette Baird  
 Vol/Page: 3522/239, Date: 07/22/22  
 Use: 4 Bdrm Colonial, Lot: 30937sf

**JOHNSON AVE** ..... **\$140,000**  
 B: Jonathan C Colby Tr, Tr for Jonathan C Colby T  
 S: Mary B Burnham & Stephen P Ostiguy  
 Vol/Page: 3523/44, Date: 07/26/22

**109 JOSEPH CT U:109** ..... **\$749,900**  
 B: Kenneth Mckenna & Maureen Mckenna  
 S: Salsam Properties LLC  
 Vol/Page: 3522/261, Date: 07/22/22  
 Use: 2 Bdrm Condo

**126 MAIN ST** ..... **\$670,000**  
 B: James F Maloney  
 S: Catherine J Szatela & Daniel K Szetela  
 Vol/Page: 3522/301, Date: 07/25/22  
 Use: Apartment Bldg - 4-8 Units, Lot: 10190sf  
 Prior Sale: \$375,000 (10/18)

**260 SACHEM RD** ..... **\$450,700**  
 B: Rhode Is Custom Bldrs LLC  
 S: Sachem Homes LLC  
 Vol/Page: 3523/51, Date: 07/26/22  
 Mtg: William J Canning LLC \$430,000

**883 SACHEM RD** ..... **\$450,700**  
 B: Jonathan C Colby Tr, Tr for Jonathan C Colby T  
 S: Sachem Homes LLC  
 Vol/Page: 3523/51, Date: 07/26/22  
 Mtg: William J Canning LLC \$430,000

**885 SACHEM RD** ..... **\$450,700**  
 B: Jonathan C Colby Tr, Tr for Jonathan C Colby T  
 S: Sachem Homes LLC  
 Vol/Page: 3523/51, Date: 07/26/22  
 Mtg: William J Canning LLC \$430,000

**40 SAW MILL DR U:203** ..... **\$306,000**  
 B: Amy Benzo & Trevor Bucci  
 S: Kelly A Farrell  
 Vol/Page: 3522/112, Date: 07/21/22  
 Mtg: Movement Mtg LLC \$275,400  
 Use: 2 Bdrm Condo  
 Prior Sale: \$194,900 (11/17)

**60 SAW MILL DR U:305** ..... **\$311,500**  
 B: Brenden L Wilkinson  
 S: Robert Deangelis Tr, Tr for Deangelis FT  
 Vol/Page: 3522/85, Date: 07/21/22  
 Mtg: Washington Tr Co \$280,350  
 Use: 2 Bdrm Condo  
 Prior Sale: \$200,000 (09/18)

**27 SYCAMORE LN** ..... **\$835,000**  
 B: Michael Raiche & Rachel Raiche  
 S: Oaul R Lambert & Carol A Lambert  
 Vol/Page: 3522/223, Date: 07/22/22  
 Mtg: Flagstar Bank FSB \$535,000  
 Type: Adj  
 Use: 4 Bdrm Colonial, Lot: 27757sf

**► MORTGAGES**

**59 AZALEA CT** ..... **\$75,000**  
 Marcel Bedard+ from Centreville Bank

**131 BRIGADE DR** ..... **\$55,000**  
 Megan Neuman+ from Bank of Rhode Island

**61 CANDLEWOOD DR** ..... **\$27,113**  
 Lillian A Winthrop from USA HUD

**69 EILEEN DR** ..... **\$103,700**  
 Marie V Ardenite from Citizens Bank

**13 ELM DR U:13** ..... **\$30,000**  
 F Richmond Murray from Washington Tr Co

**60 LAKE DR** ..... **\$25,000**  
 Alethea Saccoccia+ from Centreville Bank

**90 LONG LN** ..... **\$345,300**  
 Beth A Hughes+ from Amerisave Mtg Corp

**128 MAIN ST** ..... **\$536,000**  
 James F Maloney from Main Street Bank

**77 MALCOLM RD** ..... **\$230,000**  
 Francine E Knowles from Citizens Bank

**347 PNDAR RD** ..... **\$300,000**  
 Christopher C Cavanaugh from BankNewport

**111 PHEASANT RUN** ..... **\$700,000**  
 Linda S Pelosi+ from Washington Tr Co

**220 PLUM POINT RD** ..... **\$105,000**  
 Murat Alkim from Citizens Bank

**80 ROGER WILLIAMS DR** ..... **\$100,000**  
 Michael Gravier+ from Pentagon FCU

**174 SAGE TRL** ..... **\$100,000**  
 David Bigelli+ from Citizens Bank

**309 SHORE ACRES AVE** ..... **\$100,000**  
 Jeffrey Gosselin from Coastal One CU

## RICHMOND

### TOWN CLERK:ERIN LIESE

5 Richmond Townhouse Rd, Wyoming, RI, 02898  
 Phone:401-539-9000

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	40	31
Median Price	\$350,000	\$450,000

### ► MORTGAGES

**33 KING ARTHUR DR** ..... **\$50,000**  
 Amy L Lake+ from Washington Tr Co

**15 KNOWLES LN** ..... **\$319,500**  
 Shannon Michelmore from Movement Mtg LLC

## SOUTH KINGSTOWN

### TOWN CLERK:SUSAN FLYNN, ACTING

180 High St, Wakefield, RI, 02879  
 Phone:401-789-9331

### MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	152	122
Median Price	\$463,250	\$567,500

### ► REAL ESTATE SALES

**18 ANTIQUE RD** ..... **\$810,000**  
 B: Sarah B Stratman & Benjamin A Stratman  
 S: RRBG Holdings LLC  
 Vol/Page: 1836/510, Date: 07/21/22  
 Mtg: Northpointe Bank \$648,000  
 Use: 2 Bdrm Cape Cod, Lot: 13504sf

**88 BASS RD** ..... **\$940,000**  
 B: Robert R Klein & Deborah S Klein  
 S: John J Disa & Paula M Disa  
 Vol/Page: 1836/562, Date: 07/22/22  
 Use: 3 Bdrm Ranch, Lot: 22216sf

**27 BIRCHWOOD DR** ..... **\$660,000**  
 B: Chris A Daigle & Lauren Maines  
 S: Brian P Stanick Tr, Tr for Paul J&J A Stanick IRT  
 Vol/Page: 1836/344, Date: 07/19/22  
 Mtg: BankNewport \$425,000  
 Type: Adj  
 Use: 3 Bdrm Colonial, Lot: 18731sf

**44 MAGNOLIA LN** ..... **\$750,000**  
 B: Ashley Iaconetti & Jared Haibon  
 S: Jthomas Investments LLC  
 Vol/Page: 1836/196, Date: 07/18/22  
 Mtg: Guaranteed Rate Inc \$650,000  
 Type: Adj

**46 MAGNOLIA LN** ..... **\$756,500**  
 B: Karen Simoneau  
 S: Jthomas Investments LLC  
 Vol/Page: 1836/361, Date: 07/19/22  
 Mtg: Navigant Credit Union \$466,500  
 Use: Residential Open Land, Lot: 87128sf

**302 POND ST..... \$950,000**  
 B: William Cioffi & Theresa Graves  
 S: John P Mcgrath 3rd & Constance M Mcgrath  
 Vol/Page: 1836/90, Date: 07/18/22  
 Mtg: BankNewport \$760,000

Type: Adj  
 Use: 3 Bdrm Colonial, Lot: 32146sf  
 Prior Sale: \$450,000 (10/13)

**163 SAND TURN RD..... \$129,000**  
 B: Pawtucket Central Falls  
 S: John A Dorsey  
 Vol/Page: 1836/441, Date: 07/20/22  
 Mtg: Coastal One CU \$500,000

Use: Residential-multiple Bldgs, Lot: 126760sf

**317 WINDMILL DR ..... \$760,000**  
 B: Vito Giacalone & Sabrina N Zecher  
 S: Vincent Grosso & Kathleen J Reilly  
 Vol/Page: 1836/262, Date: 07/19/22  
 Mtg: Movement Mtg LLC \$608,000  
 Use: 4 Bdrm Colonial, Lot: 15682sf  
 Prior Sale: \$455,000 (01/13)

► **MORTGAGES**

**52 ASPEN RD..... \$50,000**  
 Robert E Rego from Washington Tr Co

**175 ATLANTIC AVE ..... \$300,000**  
 Kenneth R Gregory from Greenwood CU

**92 BELMONT AVE ..... \$75,000**  
 Raymond J Garlick+ from Washington Tr Co

**1320 CURTIS CORNER RD ..... \$99,300**  
 Samuel G Eckel from Washington Tr Co

**65 DRY CREEK WAY ..... \$205,000**  
 Chelsea Petrenko+ from Navigant Credit Union

**10 EVERGREEN CT ..... \$78,000**  
 Angela Graney+ from Washington Tr Co

**293 MAUTUCKET RD..... \$99,000**  
 Kristin A Mattson from GFA Federal Credit Un

**17 MISTY CT..... \$205,000**  
 Meagan M Fitzgerald+ from Washington Tr Co

**22 NOEL CT U:22..... \$40,000**  
 Donna L Gallagher from Washington Tr Co

**32 OLD NORTH RD ..... \$100,000**  
 Alfred J Speredelozzi Jr+ from Washington Tr Co

**52 PIKE ST ..... \$156,000**  
 David H Eubank from Washington Tr Co

**30 SHEPHERD DR..... \$60,000**  
 Gregory H Ames+ from Washington Tr Co

**81-A WINCHESTER DR ..... \$150,000**  
 Lisa A Wahl+ from Washington Tr Co

**WESTERLY**

**TOWN CLERK:DONNA L GIORDANO**

45 Broad St, Westerly, RI, 02891  
 Phone:401-348-2507

**MARKET STATISTICS THROUGH JUNE**

	YTD 2021	YTD 2022
Number of 1-Fam Sales	142	111
Median Price	\$399,500	\$429,000

► **REAL ESTATE SALES**

**21 CLARK ST ..... \$900,000**

B: Clark St Crossing LLC  
 S: Robert E Liguori  
 Vol/Page: 2022/13144, Date: 07/19/22  
 Mtg: Bank of Rhode Island \$3,740,000  
 Use: Residential Open Land, Lot: 58708sf

**8 CRANDALL AVE..... \$3,900**

B: Vincenza Previti & Howard N Hays  
 S: Atlantic Inn Owners Assn  
 Vol/Page: 2022/13409, Date: 07/21/22

**8 CRANDALL AVE..... \$3,900**

B: Richard P Mancini & Elena Clorlano  
 S: Atlantic Inn Owners Assn  
 Vol/Page: 2022/13411, Date: 07/21/22

**32 EAST AVE U:A..... \$350,000**

B: Angela R Weinreich  
 S: L&D Associates LLC  
 Vol/Page: 2022/13328, Date: 07/20/22  
 Mtg: Washington Tr Co \$280,000  
 Type: Adj  
 Use: 2 Bdrm Condo

**11 HOLMES ST ..... \$400,000**

B: Dylan A Kosten & Hanah E Marshburn  
 S: Fall Riv Wrecker&Speedo  
 Vol/Page: 2022/13104, Date: 07/19/22  
 Mtg: Mortgage Research Ctr \$367,269  
 Use: 3 Bdrm Ranch, Lot: 14715sf  
 Prior Sale: \$230,000 (06/21)

**3 JOVERE DR..... \$339,900**

B: Alexander Eyermann  
 S: Joel T Hurley & Meredith S Hurley  
 Vol/Page: 2022/13297, Date: 07/20/22  
 Mtg: Guaranteed Rate Affin \$339,900  
 Use: 3 Bdrm Raised Ranch, Lot: 10200sf

**61 KIMBALL AVE..... \$625,000**

B: Marisha Felton & David Felton  
 S: Russell E Ryan  
 Vol/Page: 2022/13216, Date: 07/20/22  
 Mtg: First Internet Bk In \$545,000  
 Use: 3 Bdrm Ranch, Lot: 11307sf

**60 NARRAGANSETT AVE ..... \$399,000**

B: Edward Verrier & Jean M Verrier  
 S: Jeffrey Avanzino & Ashleigh M Avanzino  
 Vol/Page: 2022/13543, Date: 07/25/22  
 Mtg: Washington Tr Co \$290,500  
 Use: 4 Bdrm Cape Cod, Lot: 16890sf  
 Prior Sale: \$250,000 (12/16)

**15 RANDEAU PSGE ..... \$650,000**

B: Joel T Hurley & Meredith S Hurley  
 S: Alexander Eyermann & Cassandra L Bailey  
 Vol/Page: 2022/13273, Date: 07/20/22  
 Mtg: Eastern CT SB \$585,000  
 Use: 4 Bdrm Colonial, Lot: 25772sf  
 Prior Sale: \$590,000 (07/21)

**12 WAMPANOAG AVE..... \$625,000**

B: Michael J Vashen & Marie G Vashen  
 S: Grace M Turano Tr, Tr for A&Grace Turano LT  
 Vol/Page: 2022/13493, Date: 07/22/22  
 Mtg: Bank of England Mtg \$500,000  
 Use: 4 Bdrm Colonial, Lot: 24583sf

**12 WOODLUND AVE ..... \$382,000**

B: Julie M Warzecka  
 S: Douglas W Pearce & Anne M Pearce  
 Vol/Page: 2022/13440, Date: 07/22/22  
 Mtg: Westfield Bank \$343,800  
 Use: 3 Bdrm Cape Cod, Lot: 10150sf

► **MORTGAGES**

**49 ASHAWAY RD..... \$150,000**

Donald L Sargent 3rd+ from Westerly Community CU

**123 BAY ST U:123..... \$107,300**

Ralph Kittle+ from Key Bank NA

**57 BEATRICE ST..... \$220,000**

Steven D Wreford+ from Newrez LLC

**7 BOYLSTON ST ..... \$20,000**

Timothy C Odom+ from Citizens Bank

**37 COSMO ST ..... \$100,000**

Lea A Johnstone+ from Citizens Bank

**32 EAST AVE U:A..... \$17,500**

Angela R Weinreich from Washington Tr Co

**10 GREENMAN AVE..... \$150,000**

James J Paradise+ from Washington Tr Co

**12 MASTUXET AVE ..... \$252,500**

Thomas P Frater from Citizens Bank

**8 NORTH DR ..... \$50,000**

Kevin P Laing from Westerly Community CU

**116 POTTER HILL RD ..... \$297,000**

Chad M Trombino from Washington Tr Co

**20 SUNNYSIDE DR ..... \$150,000**

David A Cummings+ from Westerly Community CU

**5 VERDI RD ..... \$400,000**

Michael A Divenuto+ from Rocket Mortgage LLC

**165 WINNAPAUG RD..... \$85,000**

Enrico Sposato+ from Westerly Community CU