

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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10	West Greenwich (M) .. 07/29/2022				
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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

PUBLISHED WEEKLY BY



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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
				Tarklin	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

60 BAY SPRING AVE	\$280,000
B: Evelyn Blum	
S: Bay Spring Asso LLP	
Vol/Page: 1810/142, Date: 07/29/22	
60 BAY SPRING AVE U:A6	\$247,000
B: Karina E Etheridge & Mark Etheridge	
S: Bay Spring Asso LLP	
Vol/Page: 1810/157, Date: 08/01/22	
Mtg: Flagstar Bank FSB \$231,600	
Use: Office Condo Unit	
27 WILLIAMS ST	\$500,000
B: Susan D Sowell & Annabel M Lyman	
S: Dwight M Higney & Mary M Higney	
Vol/Page: 1810/153, Date: 08/01/22	
Use: 4 Bdrm Cape Cod, Lot: 7501sf	

▶ MORTGAGES

32 ACRE AVE	\$30,000
Sharon A Corvi from BayCoast Bank	
19 COMMONWEALTH AVE	\$65,000
Braxton H Medlin+ from Citizens Bank	
22 FESSENDEN RD	\$75,000
Jedediah M Koenigsberg+ from BayCoast Bank	
14 NATHANIEL RD	\$79,658
Robert R Gates+ from US Bank NA	
360 NAYATT RD	\$50,000
Hans Schattle+ from Coastal One CU	
17 RUSTWOOD DR	\$495,000
William Holmer+ from Peoples Credit Union	
4 WHITE BIRCH LN	\$615,000
Betty R Vohr from Citizens Bank	
22 WOODLAND RD	\$1,008,000
Raoul Dexters+ from Flagstar Bank FSB	

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

663 METACOM AVE U:4	\$337,000
B: Michael J Nolette & Anna L Nolette	
S: David Cabral & Jennifer Cabral	
Vol/Page: 2182/336, Date: 07/29/22	
Mtg: Navy FCU \$330,000	
Use: 2 Bdrm Condo	
Prior Sale: \$257,000 (04/18)	

48 MULBERRY RD	\$781,139
B: Judith D Leand	
S: Brian J Cavallaro & Jennifer E Cavallaro	
Vol/Page: 2182/310, Date: 07/29/22	
Use: 3 Bdrm Conventional, Lot: 24002sf	

▶ MORTGAGES

1 ABILIO DR	\$481,124
Marie Y Charles from Washington Tr Co	
81 BAYVIEW AVE	\$268,000
Adam J Alves from Baycoast Mortgage Co	
16 BROOKWOOD RD	\$146,000
Myron Polulak+ from BayCoast Bank	
65 BUTTONWOOD ST	\$185,000
Michael W Grandgeorge from First SB	
69 DEWOLF AVE	\$400,000
Edward J Barber+ from Citizens Bank	
6 FOXHILL AVE	\$40,000
Josephine Deyo from Citizens Bank	
6 FRANCINE ST	\$302,000
Ronald R Grant+ from Rocket Mortgage LLC	
30 FRIED AVE	\$82,000
Ronald Rinaldi+ from Citizens Bank	
18 HIGHVIEW DR	\$250,000
Adeline Avila+ from Fall River Five Cents	
56 LEAHY DR	\$167,500
James R Wilson Jr+ from Southcoast Hlth FCU	
19 LINCOLN AVE	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
19 LINCOLN AVE	\$105,181
Leb Realty LP from Living East Bay Inc	
19 LINCOLN AVE	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
19 LINCOLN AVE	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
19 LINCOLN AVE	\$2,198,168
Leb Realty LP from Living East Bay Inc	
19 LINCOLN AVE	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
20 LINCOLN AVE	\$375,000
Benjamin A Bergandy from BankNewport	
28 LUGENT LN	\$500,000
Ashley Brown+ from Fall River Five Cents	
21 MAGNOLIA ST	\$20,000
Richard Brown+ from Navigant Credit Union	
382 MAIN ST	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
382 MAIN ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
382 MAIN ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
382 MAIN ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
382 MAIN ST	\$2,198,168
Leb Realty LP from Living East Bay Inc	
382 MAIN ST	\$105,181
Leb Realty LP from Living East Bay Inc	
24 MOUNT HOPE AVE	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
24 MOUNT HOPE AVE	\$105,181
Leb Realty LP from Living East Bay Inc	
24 MOUNT HOPE AVE	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	

24 MOUNT HOPE AVE	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
24 MOUNT HOPE AVE	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
24 MOUNT HOPE AVE	\$2,198,168
Leb Realty LP from Living East Bay Inc	
57 MOUNT HOPE AVE	\$1
Herman Martin+ from Lori A Gardiner	
206 POPPASQUASH RD	\$100,000
Sean C Mccormack+ from BayCoast Bank	
19 ROSEDALE DR	\$160,000
Todd D Amaral+ from Citizens Bank	
57 SAINT ELIZABETH ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
57 SAINT ELIZABETH ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
57 SAINT ELIZABETH ST	\$105,181
Leb Realty LP from Living East Bay Inc	
57 SAINT ELIZABETH ST	\$2,198,168
Leb Realty LP from Living East Bay Inc	
57 SAINT ELIZABETH ST	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
57 SAINT ELIZABETH ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:1	\$2,198,168
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:1	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:1	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:1	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:1	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:1	\$105,181
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:2	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:2	\$105,181
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:2	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:2	\$2,198,168
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:2	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:2	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:3	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:3	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:3	\$2,198,168
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:3	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:3	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:3	\$105,181
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:4	\$105,181
Leb Realty LP from Living East Bay Inc	

105 STATE ST U:4	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:4	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:4	\$2,198,168
Leb Realty LP from Living East Bay Inc	
105 STATE ST U:4	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
105 STATE ST U:4	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
173 WOOD ST	\$2,198,168
Leb Realty LP from Living East Bay Inc	
173 WOOD ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
173 WOOD ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
173 WOOD ST	\$105,181
Leb Realty LP from Living East Bay Inc	
173 WOOD ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
173 WOOD ST	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
217 WOOD ST	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
217 WOOD ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
217 WOOD ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
217 WOOD ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
217 WOOD ST	\$105,181
Leb Realty LP from Living East Bay Inc	

217 WOOD ST	\$2,198,168
Leb Realty LP from Living East Bay Inc	
266 WOOD ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
266 WOOD ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
266 WOOD ST	\$105,181
Leb Realty LP from Living East Bay Inc	
266 WOOD ST	\$4,750,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
266 WOOD ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
266 WOOD ST	\$2,198,168
Leb Realty LP from Living East Bay Inc	

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

59 BIRCH SWAMP RD	\$325,000
B: Jameson P France & Riana L Fortin	
S: Joseph L Fortin	
Vol/Page: 1086/334, Date: 07/28/22	
Mtg: Navy FCU \$330,687	
Use: 3 Bdrm Colonial, Lot: 40001sf	
Prior Sale: \$275,000 (02/18)	

1 EVIE DR	\$580,000
B: Simone Bocchi & Shannon L Gair	
S: Carole Ferias	
Vol/Page: 1086/19, Date: 07/25/22	
Mtg: Envision Bank \$522,000	
Use: 3 Bdrm Contemporary, Lot: 15063sf	
88 MARKET ST	\$417,500
B: Brian Dwyer & Joanna Dwyer	
S: Richard J Hartman	
Vol/Page: 1087/10, Date: 07/29/22	
Mtg: Movement Mtg LLC \$396,682	
Use: 2-Family Two Family, Lot: 12009sf	
Prior Sale: \$225,000 (03/18)	

► MORTGAGES

31 BROWNELL ST	\$105,000
Jodi-Ann McLane from Coastal One CU	
12 JOSEPH DR	\$25,000
Rogelio Cabellon+ from St Annes Credit Union	
328 MAIN ST	\$883,952
Leb Realty LP from East Bay Com Dev	
328 MAIN ST	\$800,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
328 MAIN ST	\$714,015
Leb Realty LP from RI Hsg & Mtg Fin Corp	
328 MAIN ST	\$785,000
Leb Realty LP from RI Hsg & Mtg Fin Corp	
328 MAIN ST	\$725,018
Leb Realty LP from RI Hsg & Mtg Fin Corp	
10 S GROVE AVE	\$317,460
Daniell M Skac+ from Rocket Mortgage LLC	



DATA SOLUTIONS
Turning Information Into Opportunities



MORTGAGE MARKETSHARE MODULE

Monitor, Analyze and Track Lending Activity.

The Warren Group now gives you the ability to dissect and analyze the mortgage lending market as you define it: by time periods, lending territories, geographic areas, mortgage types, and mortgage amount. Our interactive module allows you to build custom reports to view market trends, monitor competitors, and measure your own market penetration - across multiple time periods, geographies and more. Tell us your objectives and we'll connect you with vital market intelligence to exceed your goals.

The Information You Need, Now On Demand:

- Measure sales performance against competition and market activity
- Identify high-performing competitors
- Locate and target emerging markets
- Determine sales territories and quotas
- Benchmark the productivity of originators and offices
- Track market share trends and rankings
- Demonstrate compliance with the Community Reinvestment Act

INTERESTED IN LEARNING MORE? CALL 617.896.5365 TODAY OR EMAIL DATASOLUTIONS@THEWARRENGROUP.COM

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

10 BATTEY AVE..... \$320,000

B: Paige E Clark & Kevin K Vadehra
S: Brian W Dercole
Vol/Page: 2255/520, Date: 07/26/22
Mtg: Nations Lending Corp \$314,204
Use: 2-Family Two Family, Lot: 10019sf
Prior Sale: \$150,000 (04/21)

6 CAROLYN ST..... \$375,000

B: William Toth Jr & Sara Loranger
S: Zachary J Wilson & Marissa Wilson
Vol/Page: 2255/661, Date: 07/27/22
Mtg: Primary Residentl Mtg \$363,750
Use: 3 Bdrm Ranch, Lot: 9148sf
Prior Sale: \$249,999 (03/20)

891 CARRS TRL..... \$435,000

B: Andrew J Tougas & Robert A Carr
S: Paul R Venice
Vol/Page: 2255/559, Date: 07/26/22
Mtg: Homestar Mtg Inc \$413,250
Use: 3 Bdrm Contemporary, Lot: 43560sf
Prior Sale: \$280,000 (03/19)

31 CASEY LN..... \$520,000

B: Justin M Stanley & Sue L Rekas
S: Richard J Delauro & Erinn M Delauro
Vol/Page: 2255/325, Date: 07/22/22
Mtg: Washington Tr Co \$416,000
Use: 4 Bdrm Raised Ranch, Lot: 67082sf

7 CIRCLE DR..... \$250,000

B: Jeffrey Ursillo
S: James Sullivan
Vol/Page: 2255/599, Date: 07/27/22
Use: 3 Bdrm Ranch, Lot: 20038sf

38 COBBLESTONE TER..... \$516,000

B: Sean Fisher & Erin Mccann
S: Harry C Morris & Jayne E Morris
Vol/Page: 2255/692, Date: 07/28/22
Mtg: Navigant Credit Union \$490,200
Use: 3 Bdrm Colonial, Lot: 22216sf

32 FAIRWAY DR U:32..... \$240,000

B: Cheryl A Keller
S: Linda A Panjowicz
Vol/Page: 2255/866, Date: 07/29/22
Mtg: Citizens Bank \$180,000
Use: 2 Bdrm Condo

1007 FISH HILL RD..... \$375,000

B: Robert I Pacheco & Irvania K Darita
S: Wayne S Holbrook
Vol/Page: 2255/363, Date: 07/22/22
Mtg: Paramount Res Mtg Gp \$356,250
Use: 3 Bdrm Raised Ranch, Lot: 43560sf
Prior Sale: \$282,000 (02/18)

3175 FLAT RIVER RD..... \$470,000

B: Thomas J Tarvis
S: Robert B Howes 2nd Tr, Tr for Robert B Howes 2nd T
Vol/Page: 2255/430, Date: 07/25/22
Mtg: Homestar Mtg Inc \$352,500
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 60984sf
Prior Sale: \$215,250 (10/11)

7 HAWTHORNE RD..... \$440,000

B: Melissa A Charpentier & David A Charpentier
S: Fred P Gralinski Tr, Tr for Gralinski FT
Vol/Page: 2255/540, Date: 07/26/22
Mtg: Guaranteed Rate Inc \$264,000
Use: 2 Bdrm Raised Ranch, Lot: 20038sf

143 HILL ST..... \$687,000

B: David H Card
S: David Coutu
Vol/Page: 2255/721, Date: 07/28/22
Mtg: NFM Inc \$647,000
Use: 3 Bdrm Colonial, Lot: 179903sf

497 HILL ST..... \$255,000

B: Ryan Reuter
S: Lisa A Johansen
Vol/Page: 2255/850, Date: 07/29/22
Mtg: NFM Inc \$247,350
Use: 3 Bdrm Cape Cod, Lot: 15246sf

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

B: Stephen Rudinsky & Naomi Rudinsky
S: Kristopher Malabanan & Maria A Malabanan
Vol/Page: 2255/296, Date: 07/22/22
Mtg: Bison State Bank \$430,000
Use: 3 Bdrm Ranch, Lot: 38333sf
Prior Sale: \$311,000 (10/19)

10 HOWARD AVE..... \$210,000

B: Kytiff Invs&Consulting
S: Robert R Lague & Steven M Lague
Vol/Page: 2255/482, Date: 07/26/22
Use: 3 Bdrm Conventional, Lot: 7405sf

33 IDAHO ST..... \$265,000

B: Samnang Man
S: Carl R Bouthiette & Donna M Bouthiette
Vol/Page: 2255/794, Date: 07/29/22
Mtg: Primary Residentl Mtg \$256,155
Use: 2 Bdrm Conventional, Lot: 5227sf
Prior Sale: \$42,000 (12/13)

16 JADE RD..... \$250,000

B: Marissa L Wilson & Zachary Wilson
S: Edward R Wilson & Shirley A Wilson
Vol/Page: 2255/818, Date: 07/29/22
Mtg: Navy FCU \$200,000
Use: 3 Bdrm Ranch, Lot: 10019sf

1000 KNOTTY OAK RD..... \$400,000

B: Horizon Holdings LLC
S: Louis Paiva
Vol/Page: 2255/492, Date: 07/26/22
Mtg: BankNewport \$299,250
Use: Industrial Building, Lot: 26136sf

639 MAIN ST..... \$100,000

B: Dante Real Estate 2 LLC
S: Dennis J Colicchio & Ann M Colicchio
Vol/Page: 2255/271, Date: 07/22/22
Use: Land-vacant & Open, Lot: 26136sf
Prior Sale: \$28,000 (06/18)

54 MAUDE AVE..... \$376,500

B: Kelly A Farrell
S: David A Charpentier & Melissa A Charpentier
Vol/Page: 2255/346, Date: 07/22/22
Mtg: HarborOne Mortgage \$216,500
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$154,700 (07/12)

MUMFORD ST..... \$210,000

B: Kytiff Invs&Consulting
S: Robert R Lague & Steven M Lague
Vol/Page: 2255/482, Date: 07/26/22

579 OLD MAIN ST..... \$380,000

B: David Goretoy & Deidre L Goretoy
S: Jonathan Palmer
Vol/Page: 2255/746, Date: 07/28/22
Mtg: Guaranteed Rate Affin \$300,000
Use: 7 Bdrm Colonial, Lot: 27007sf

220 RACCOON RUN RD..... \$100,000

B: Larry Mageau
S: James R Murphy
Vol/Page: 2255/488, Date: 07/26/22
Use: 2 Bdrm Cottage, Lot: 16988sf

23 REDWOOD DR..... \$352,500

B: Jennifer L Coski & Halie E Coski
S: Michelle M Barbosa
Vol/Page: 2255/776, Date: 07/28/22
Mtg: Movement Mtg LLC \$322,801
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$213,000 (09/15)

73 S MAIN ST..... \$330,000

B: Natasha Waldeek & Scott Borges
S: TMC Keywest LLC
Vol/Page: 2255/838, Date: 07/29/22
Mtg: Mortgage Research Cir \$313,500
Use: 3 Bdrm Garrison, Lot: 12197sf
Prior Sale: \$142,399 (05/18)

20 SHARON DR..... \$510,500
 B: Karen M Davis
 S: Lisa M Distler
 Vol/Page: 2255/887, Date: 07/29/22
 Mtg: Paramount Res Mtg Gp \$501,253
 Use: 3 Bdrm Cape Cod, Lot: 52708sf
 Prior Sale: \$245,000 (11/16)

STATE ROUTE 117..... \$470,000
 B: Thomas J Tarvis
 S: Robert B Howes 2nd Tr, Tr for Robert B Howes 2nd T
 Vol/Page: 2255/430, Date: 07/25/22

► **MORTGAGES**

28 ARBOR DR..... \$483,000
 Brandon Weigert from Province Mtg Assoc

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

31 BRASSIE CT..... \$105,000
 Deborah Derderian from Coastal One CU

872 CARRS TRL..... \$50,000
 Richard A Clauson+ from Bank of Rhode Island

17 FIELDSTONE DR..... \$40,000
 Eric T Hanley+ from Citizens Bank

2298 HARKNEY HILL RD..... \$50,000
 Janice M Carr from Ocean State CU

1540 HILL FARM RD..... \$30,000
 Bruce W Herbert from Washington Tr Co

1540 HILL FARM RD..... \$306,000
 Bruce W Herbert from Washington Tr Co

20 MORIN AVE..... \$50,000
 Deborah A King+ from Centreville Bank

15 NANCY ST..... \$100,000
 Valerie L Saccone+ from Spring EQ LLC

20 SHARON DR..... \$15,000
 Karen M Davis-Natal from RI Hsg & Mtg Fin Corp

32 VALRENE ST..... \$15,000
 Kevin L Brown+ from Cranston Municipal CU

6 WHITE OAK CT..... \$395,000
 Thomas J Sullivan+ from Coastal One CU

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**

110 CHESTNUT DR..... \$765,000
 B: Jeremy K Boyd & Sabrina P Boyd
 S: Jennifer Furtado & George Furtado
 Vol/Page: 1610/78, Date: 07/28/22
 Mtg: Guaranteed Rate Affin \$475,000
 Use: 5 Bdrm Garrison, Lot: 32069sf
 Prior Sale: \$550,000 (08/19)

1905 DIVISION RD..... \$510,000
 B: Alexander D Boucher
 S: Adam P Wilks & Venu Wilks
 Vol/Page: 1609/349, Date: 07/26/22
 Use: 2 Bdrm Cape Cod, Lot: 59677sf
 Prior Sale: \$340,000 (05/15)

647 FRENCHTOWN RD..... \$450,000
 B: David T Bosco & Thomas Bosco
 S: Richard Silva & Gloria J Silva
 Vol/Page: 1610/208, Date: 07/29/22
 Use: 3 Bdrm Garrison, Lot: 13504sf

208 MARLBOROUGH ST U:4..... \$355,000
 B: Savannah Sheldon
 S: Sandra E Covington
 Vol/Page: 1610/130, Date: 07/29/22
 Mtg: Washington Tr Co \$337,250
 Use: 2 Bdrm Condo

138 PINE GLEN DR U:138..... \$675,000
 B: Richard G Whyte
 S: Paul C Carlson Tr, Tr for Paul C Carlson RET
 Vol/Page: 1610/184, Date: 07/29/22
 Mtg: Guild Mortgage Co \$500,000
 Use: 3 Bdrm Condo
 Prior Sale: \$310,000 (09/11)

32 RIVER RUN..... \$965,000
 B: Evan J Patterson & Abigail M Apterson
 S: Jeremy K Boyd & Sabirna A Pope-Boyd
 Vol/Page: 1610/98, Date: 07/28/22
 Mtg: Morgan Stanley \$770,000
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$700,000 (05/15)

20 ROCK WAY..... \$1,529,100
 B: Paul W Nardoizzi & Elizabeth A Nardoizzi
 S: R&K Building Corp
 Vol/Page: 1610/66, Date: 07/28/22
 Mtg: Camden National Bank \$1,147,050
 Use: Residential Open Land, Lot: 34081sf
 Prior Sale: \$177,500 (01/21)

549 SHIPPEETOWN RD..... \$589,000
 B: Katie A Greene & Matthew Greene
 S: Cynthia C Lyons
 Vol/Page: 1610/229, Date: 07/29/22
 Use: 3 Bdrm Garrison, Lot: 52716sf

19 TERRACE DR..... \$515,000
 B: Ian G Ahern & Ellen Underwood
 S: Wendy Therault
 Vol/Page: 1610/212, Date: 07/29/22
 Mtg: Washington Tr Co \$412,000
 Use: 3 Bdrm Ranch, Lot: 12824sf
 Prior Sale: \$235,000 (04/13)

► **MORTGAGES**

50 BOW ST..... \$172,800
 Lori I Land+ from Citizens Bank

1905 DIVISION RD..... \$360,000
 Alexander D Boucher from Homestar Mtg Inc

95 JEFFERSON DR..... \$84,000
 Christine Mandese+ from Navigant Credit Union

100 LAFAYETTE DR..... \$100,000
 Christine E Mather from Citizens Bank

1 LIBERTY ST..... \$200,000
 Gormley LT+ from Citizens Bank

325 MIDDLE RD..... \$85,000
 Joseph P Posk 3rd+ from Wave Federal CU

60 RED BARN LN..... \$650,000
 Michael J Mccarthy+ from Bank of Rhode Island

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**

51 ARMORY DR..... \$344,000
 B: Joshua Nault & Jenna Bassett
 S: Robert J Iovino Jr Ex, Ex for Robert J Iovino
 Vol/Page: 10180/343, Date: 07/28/22
 Mtg: Shamrock Home Loans \$337,769
 Use: 3 Bdrm Ranch, Lot: 10070sf

90 BAYWOOD ST..... \$650,000
 B: Alpha Holdings LLC
 S: New England Institute
 Vol/Page: 10180/232, Date: 07/27/22
 Use: 3 Bdrm Cape Cod, Lot: 6000sf

93 BAYWOOD ST..... \$650,000
 B: Alpha Holdings LLC
 S: New England Institute
 Vol/Page: 10180/232, Date: 07/27/22
 Use: 2 Bdrm Cape Cod, Lot: 6000sf

141 BELLMAN AVE..... \$342,000
 B: Eric A Hauser
 S: Lorraine M Harrop Ex, Ex for Harrop Marie Est
 Vol/Page: 10181/97, Date: 07/28/22
 Mtg: Guaranteed Rate Affin \$307,800
 Use: 4 Bdrm Old Style, Lot: 4061sf

68 BELT ST..... \$312,000
 B: James T Boulanger Jr & Crystal L Silvia
 S: Jason T Johnson & Ecilda Johnson
 Vol/Page: 10182/125, Date: 07/29/22
 Mtg: EMM Loans LLC \$306,348
 Use: 3 Bdrm Old Style, Lot: 8000sf
 Prior Sale: \$127,900 (04/13)

2 BLACK ST..... \$274,900
 B: Debra L Goulin
 S: Wayne M Conant
 Vol/Page: 10180/286, Date: 07/27/22
 Mtg: HarborOne Mortgage \$274,900
 Use: 2 Bdrm Colonial, Lot: 5640sf
 Prior Sale: \$212,500 (10/19)

BROOK DR..... \$369,000
 B: Kathleen M Thibault
 S: Usha K Nehra
 Vol/Page: 10181/157, Date: 07/28/22

CALDERWOOD DR	\$650,000	29 FAIRFIELD CT	\$135,000	61 KNOWLES DR	\$425,000
B: Alpha Holdings LLC		B: Lyon Kings LLC		B: James A Tullie & Wynonna G Tullie	
S: New England Institute		S: James A Armstrong Jr		S: Michael J Pacak & Beverly A Pacak	
Vol/Page: 10180/232, Date: 07/27/22		Vol/Page: 10178/242, Date: 07/25/22		Vol/Page: 10182/110, Date: 07/29/22	
79 CANFIELD AVE	\$288,900	Use: 2 Bdrm Ranch, Lot: 7000sf		Mtg: Northpointe Bank \$417,302	
B: Tarsha Manning		15 FORREST ST	\$410,000	Use: 3 Bdrm Cape Cod, Lot: 9888sf	
S: Dennis C Donalson & Tammy S Donalson		B: Adam Wilks & Veenu Wilks		Prior Sale: \$406,000 (06/21)	
Vol/Page: 10180/246, Date: 07/27/22		S: Paul Auclair & Angela Noury		64 LAWDALE DR	\$580,000
Mtg: Digital FCU \$278,875		Vol/Page: 10179/327, Date: 07/26/22		B: Donna Kennedy	
Use: 2 Bdrm Bngl/cottage, Lot: 8872sf		Mtg: Movement Mtg LLC \$328,000		S: Barnett Hass & Jeanne Cowan	
Prior Sale: \$178,000 (06/19)		Use: Residential-multiple Bldgs, Lot: 5000sf		Vol/Page: 10179/38, Date: 07/25/22	
10 CANONCHET AVE	\$319,000	Prior Sale: \$365,000 (08/21)		Mtg: Brunero FT \$480,000	
B: Jake G Dyer & Lora J Doerfer		157 GEORGE ARDEN AVE	\$242,900	Use: 3 Bdrm Cape Cod, Lot: 12500sf	
S: Kent Hallmeyer		B: 203 South Main LLC		Prior Sale: \$219,000 (07/11)	
Vol/Page: 10181/51, Date: 07/28/22		S: Sarah A Halpin Tr, Tr for MJKF T		18 LUCILE ST	\$325,900
Mtg: Mortgage Networks Inc \$289,750		Vol/Page: 10180/86, Date: 07/27/22		B: Mary Bulaya	
Use: 2 Bdrm Cottage, Lot: 5000sf		Use: 3 Bdrm Cape Cod, Lot: 5233sf		S: Oliver Hellested	
Prior Sale: \$280,000 (04/22)		Prior Sale: \$160,000 (08/13)		Vol/Page: 10182/284, Date: 07/29/22	
107 COBURN ST	\$340,000	65 GREENE ST	\$650,000	Mtg: Fall River Five Cents \$319,996	
B: Kendra Zyska		B: Alpha Holdings LLC		Use: 2 Bdrm Ranch, Lot: 8900sf	
S: Zarrella Development Corp		S: New England Institute		Prior Sale: \$210,000 (01/22)	
Vol/Page: 10179/297, Date: 07/26/22		Vol/Page: 10180/232, Date: 07/27/22		292 MAIN AVE	\$215,000
109 COBURN ST	\$340,000	Use: 3 Bdrm Bngl/cottage, Lot: 6400sf		B: Michael Tsang	
B: Kendra Zyska		63 GRISTMILL RD	\$405,000	S: Derek Kornegay & Bette Springer	
S: Zarrella Development Corp		B: Jeffrey Latham		Vol/Page: 10179/136, Date: 07/25/22	
Vol/Page: 10179/297, Date: 07/26/22		S: Christine M Scipione & Gregory A Tolson		Use: 2fam-5fam Residence, Lot: 43124sf	
Mtg: New American Funding \$323,000		Vol/Page: 10181/88, Date: 07/28/22		Prior Sale: \$193,000 (07/14)	
6 COVESIDE CT	\$72,000	Use: 3 Bdrm Split Level, Lot: 7500sf		68 MERLE ST	\$310,000
B: David Walker & Denise Drapeau		Prior Sale: \$200,000 (12/13)		B: Noel M Mcphee	
S: Michael K Galvin Tr, Tr for Michael K Galvin T		49 HERITAGE DR	\$885,000	S: Peter J Fournier Jr	
Vol/Page: 10180/340, Date: 07/28/22		B: Kevin Skaltsis & Jessica Skaltsis		Vol/Page: 10182/172, Date: 07/29/22	
Use: 4 Bdrm Contemporary, Lot: 55757sf		S: Mark R Greene & Wendy G Greene		Mtg: Primary Residentl Mtg \$304,385	
Prior Sale: \$660,000 (11/21)		Vol/Page: 10179/12, Date: 07/25/22		Use: 3 Bdrm Old Style, Lot: 3200sf	
445 DEES CIR	\$380,000	Mtg: Shamrock Home Loans \$647,200		186 N COUNTRY CLUB DR	\$440,000
B: Harrington Realty LLC		Use: 4 Bdrm Colonial, Lot: 40513sf		B: Sarabjit Singh & Anuphab Phraewphanarai	
S: 445 Palmer LLC		Prior Sale: \$585,000 (08/17)		S: Ivan M Antunes & Nicole M Candelmo	
Vol/Page: 10181/265, Date: 07/29/22		139 HOLLIS AVE	\$298,000	Vol/Page: 10179/133, Date: 07/25/22	
16 DUCHESS ST	\$382,000	B: Harold Clark & Cassandra Clark		Use: 3 Bdrm Raised Ranch, Lot: 42853sf	
B: Marileidy Medina-Tavarez & Rosa E Tavarez		S: Brian P Fielder		Prior Sale: \$274,900 (08/16)	
S: Eric Cordeiro		Vol/Page: 10181/72, Date: 07/28/22		152 OTTAWA AVE	\$196,000
Vol/Page: 10179/284, Date: 07/26/22		Mtg: Veterans United Hm Ln \$304,854		B: Robert Bennett	
Mtg: NFM Lending \$369,250		Use: 2 Bdrm Ranch, Lot: 11249sf		S: Robert Lescarbeau	
Use: 3 Bdrm Ranch, Lot: 9816sf		50 HOLYOKE AVE	\$310,000	Vol/Page: 10179/98, Date: 07/25/22	
Prior Sale: \$264,000 (04/19)		B: Michael L Tracy, Tr for Allison J Russo		Mtg: Geneva Financial LLC \$190,120	
222 DUXBURY CT U:222	\$330,000	S: Shannon Rothermel		Use: 2 Bdrm Cottage, Lot: 3200sf	
B: Carol A Desforges & John Desforges		Vol/Page: 10181/137, Date: 07/28/22		Prior Sale: \$40,000 (02/10)	
S: Gibbons Mary C Est & Gayle A Blasi		Mtg: Citizens Bank \$294,500		426 PEQUOT AVE	\$280,000
Vol/Page: 10181/122, Date: 07/28/22		Use: 3 Bdrm Ranch, Lot: 7000sf		B: Casey Tiraterra	
Mtg: Nations Lending Corp \$268,395		Prior Sale: \$233,000 (05/20)		S: Peter J Whicker & Lindsay Whicker	
Use: 2 Bdrm Condo		175 KILVERT ST	\$425,000	Vol/Page: 10178/209, Date: 07/25/22	
33 EUCLID AVE	\$300,000	B: Mei Z Lee & Christopher J Okeefe		Mtg: Veterans United Hm Ln \$286,440	
B: Ryan A Spirito		S: Tulu LLC		Use: 2 Bdrm Bngl/cottage, Lot: 3200sf	
S: Tara Wilkinson		Vol/Page: 10180/91, Date: 07/27/22		Prior Sale: \$145,000 (09/17)	
Vol/Page: 10182/16, Date: 07/29/22		Mtg: Shamrock Home Loans \$318,750		292 PINE ST	\$295,000
Mtg: Total Mtg Svcs \$225,000		Use: 2fam-5fam Residence, Lot: 7200sf		B: Erin A Bloyed & Kevin Bloyed	
Type: Adj				S: Denise Squire	
Use: 3 Bdrm Ranch, Lot: 7000sf				Vol/Page: 10180/62, Date: 07/26/22	
Prior Sale: \$199,500 (09/18)				Mtg: Citizens Bank \$280,250	
				Use: 2 Bdrm Ranch, Lot: 6660sf	
				Prior Sale: \$75,000 (08/19)	

4100 POST RD U:3 \$175,000 B: Kim M Butterfield S: Christopher L Cozza Vol/Page: 10179/10, Date: 07/25/22 Use: 2 Bdrm Condo	493 WARWICK NECK AVE \$700,000 B: David D Doernberg & Tara F Doernberg S: Gregory J Kieslich & Christina M Kieslich Vol/Page: 10181/262, Date: 07/29/22 Use: 3 Bdrm Colonial, Lot: 16250sf	32 HILL TOP DR \$55,000 Jonathan W Giorgetti from Citizens Bank
87 POTTERS AVE \$386,000 B: Craig D Anderson & Gina M Anderson S: Linda Munroe Vol/Page: 10181/212, Date: 07/28/22 Mtg: Province Mtg Assoc \$394,878 Use: 3 Bdrm Cape Cod, Lot: 13440sf	239 WELFARE AVE \$271,000 B: Keyshia M Rosa S: Wayne M Silva & Lisdalia Silva Vol/Page: 10179/109, Date: 07/25/22 Mtg: NFM Lending \$266,091 Use: 3 Bdrm Old Style, Lot: 9600sf	194 HOLMES RD \$167,997 Dustin L Almeida+ from Discover Bank
59 ROOSEVELT ST \$300,000 B: Kristina Byrne S: 1331 NN LLC Vol/Page: 10180/44, Date: 07/26/22 Mtg: Northpointe Bank \$285,000 Use: 2 Bdrm Ranch, Lot: 6400sf Prior Sale: \$130,000 (11/11)	32 WINSTON AVE \$92,605 B: Daniel E Shammass S: Robert Shammass Vol/Page: 10179/250, Date: 07/26/22 Mtg: Pennymac Loan Service \$145,000 Use: 3 Bdrm Ranch, Lot: 11991sf	85 INGERSOLL AVE \$85,000 Steven M Zaroogian+ from Citizens Bank
60 ROOSEVELT ST \$395,000 B: Curtis J Spikes S: Thomas J Travis & Christine M Travis Vol/Page: 10179/65, Date: 07/25/22 Mtg: Northpointe Bank \$383,150 Use: 4 Bdrm Raised Ranch, Lot: 3200sf	▶ FORECLOSURE DEEDS	
3 ROSSI ST \$205,000 B: JG Remodeling LLC S: Ruzzo Anthony Sr Est & Anthony J Ruzzo Jr Vol/Page: 10179/47, Date: 07/25/22 Mtg: Terry Cipolla \$205,000 Use: 3 Bdrm Ranch, Lot: 8560sf	12 HOLYOKE AVE \$201,880 B: RI Housing Fin Corp S: RI Housing Fin Corp & FNMA Vol/Page: 10180/236, Date: 07/27/22 Use: 2 Bdrm Bngl/cottage, Lot: 5000sf Prior Sale: \$180,000 (08/19)	206 KATELYN CT \$393,000 David J Bichun+ from Citizens Bank
997 SANDY LN \$6,000,000 B: Zi Q Zhang S: Sandy Properties LLC Vol/Page: 10179/83, Date: 07/25/22 Mtg: Greenwood CU \$1,100,000 Use: Commercial Building, Lot: 18292sf Prior Sale: \$330,000 (08/16)	▶ MORTGAGES	
48 SUNNY VIEW CT \$575,000 B: Angela C Delauro & Michael A Delauro S: Stehen Miga Vol/Page: 10182/195, Date: 07/29/22 Mtg: Flagstar Bank FSB \$275,000 Use: 3 Bdrm Colonial, Lot: 16275sf	130 AIRPORT RD \$110,000 Robert A Laporte from Rocket Mortgage LLC	60 KILLEY AVE \$19,438 Matthew Muncy from USA Veterans Admin
SUNNYSIDE DR \$369,000 B: Kathleen M Thibault S: Usha K Nehra Vol/Page: 10181/157, Date: 07/28/22	150 BETSEY WILLIAMS DR \$50,000 Jeannine Anderson from Citizens Bank	126 LLOYD AVE \$24,513 Christina M Downs from USA HUD
39 SUNNYSIDE DR \$315,000 B: Amanda Blanchette S: Barbara A Robitaille Ex, Ex for Brewer Ruth H Est Vol/Page: 10181/163, Date: 07/28/22	84 BLANCHARD AVE \$260,000 Ysidro L Santos+ from Amerisave Mtg Corp	469 LONG ST \$50,000 Susan M Garganese from Navigant Credit Union
36 VERMONT AVE U:3 \$122,500 B: BB5 Holdings LLC S: Esquire Properties LLC Vol/Page: 10181/206, Date: 07/28/22 Mtg: Thomas E Northup Sr \$140,000 Use: Office Condo Unit	356 BLUE RIDGE RD \$400,000 Gregory J Caladarone+ from Citizens Bank	83 LUFKIN CT \$296,000 Emanuel J Tavares+ from Mr Cooper
	32 BURGOWNE DR \$30,000 Mattew J Andreozzi from HarborOne Bank	74 MADISON ST \$222,322 Cody E Sellers from Beeline Loans Inc
	123 CHAMBLY AVE \$105,000 Joseph M Brennan+ from Bank of Rhode Island	31 MODENA DR \$85,000 Thomas E Marcello+ from Greenwood CU
	36 CHURCH AVE \$40,982 Gregory S Smith+ from Coastal One CU	65 N MARLBOROUGH ST \$200,000 Denise M Fournier from Ocean State CU
	61 CREAMER AVE \$125,000 Peter M Feeley from Greenwood CU	429 NAUSAUKET RD \$100,000 Richard A Pepe Sr from Citizens Bank
	88 CUSHING RD \$275,000 Mary N Cannistra from Citizens Bank	151 OVERLOOK DR \$175,000 Patricia A Lovely from Citizens Bank
	15 DEDHAM RD \$287,000 Kevin Rancourt from Coastal One CU	445 PALMER AVE \$275,000 Harrington Realty LLC from Jessica Bachetti
	189 DIAMOND HILL RD \$112,552 Scott W Brady+ from Citizens Bank	192 PETTACONSETT AVE \$34,000 David Lefort from Brian Lupien
	ECONOMY AVE \$235,000 Paiva Equipment Co LLC from Scott Shea	114 PINEGROVE AVE \$29,760 Elizabeth A Oneppo from USA HUD
	43 ESQUIRE AVE \$65,000 Paul Leblond 3rd from Navigant Credit Union	171 PINNERY AVE \$57,785 William R Macrae Jr from USA Veterans Admin
	103 FAIRWAY LN \$220,000 Ann C Ward from Mr Cooper	196 SPOONER AVE \$100,000 Gennaro L Picozzi+ from Citizens Bank
	223 GROVE AVE \$25,000 Tammy Flanagan+ from Citizens Bank	39 SUNNY COVE DR \$244,200 Amanda Blanchette from Province Mtg Assoc
	80 HAVERHILL AVE \$147,537 Tiffany S Gray from Citizens Bank	32 SUNNYSIDE DR \$53,214 Leslie Fortes from USA HUD
	49 HERITAGE DR \$149,300 Kevin Skaltsis+ from Spring EQ LLC	532 TIDEWATER DR \$39,300 Tina M Christy from Citizens Bank
		337 TIFFANY AVE \$271,000 Bernard C Spann+ from Navigant Credit Union
		126 TRENT AVE \$225,000 Thomas J Byanski Jr+ from HarborOne Bank
		23 WESTBROOK RD \$95,000 Richard Beaulieu from Cranston Municipal CU
		188 WETHERSFIELD DR \$100,000 Nadine E Hopwood+ from Citizens Bank

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

26 ERRANT WAY \$700,000

B: Katherine S Handley & Howard L Handley
S: Lance C Burdon & Abigail Q Williamson
Vol/Page: 624/282, Date: 07/29/22
Mtg: Home Ln & Invest Bk \$602,614
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$389,000 (06/15)

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

74 ANDREWS AVE..... \$272,900

B: Laurie A Lacombe & Joshua Lacombe
S: Aaron P Pearson & Sara L Pearson
Doc#: 000002487-3695, Date: 07/29/22
Mtg: Washington Tr Co \$249,900
Use: 3 Bdrm Colonial, Lot: 3162sf
Prior Sale: \$154,000 (05/14)

2 DUKE ST U:D..... \$300,000

B: Talal A AlJallad
S: Shannon Branch
Doc#: 000002487-3692, Date: 07/29/22
Mtg: Northpointe Bank \$285,000
Use: 3 Bdrm Condo

33 EPWORTH AVE \$237,500

B: 77 Main LLC
S: Christopher M Saunders & Timothy A Rue
Doc#: 000002487-3735, Date: 08/01/22
Mtg: BayCoast Bank \$178,125
Use: 3-Family Mlti-unt Bldg, Lot: 3502sf

67-69 INDUSTRIAL LN \$275,000

B: Zachary Hower & Jennifer Hower
S: Lacroix Holdings LLC
Doc#: 000002487-3718, Date: 08/01/22
Mtg: Fall River Five Cents \$206,250
Type: Adj
Use: 2-Family Duplex, Lot: 24394sf

15 LEEDER ST..... \$300,000

B: Nicholas R Kelley & Gabrielle N Kelley
S: Dennis Lavoie & Lorraine Lavoie
Doc#: 000002487-3687, Date: 07/29/22
Mtg: HarborOne Mortgage \$294,566
Use: 3 Bdrm Ranch, Lot: 5719sf

1013 MAIN ST \$315,000

B: Tended Seed Bus Dev LLC
S: Harutun Avakyan
Doc#: 000002487-3753, Date: 08/02/22
Mtg: Greenwood CU \$236,250
Use: Mixed Use-prim Res & Comm, Lot: 1690sf

58 MORNINGSIDE DR..... \$325,500

B: Anup J Patel
S: Kellie L Barnes
Doc#: 000002487-3706, Date: 07/29/22
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: \$250,000 (08/20)

47 MORRIS ST \$439,000

B: Cary Joseph & Gabrielle L Martins
S: Debbie N Rainha & Christopher Rainha
Doc#: 000002487-3748, Date: 08/02/22
Mtg: Citizens Bank \$431,048
Use: 3 Bdrm Raised Ranch, Lot: 8468sf
Prior Sale: \$328,000 (11/19)

74 POND ST \$460,000

B: Devin A Callinan & Patricia A Hogan
S: Lego Batman Prop LLC
Doc#: 000002487-3639, Date: 07/27/22
Mtg: OCMB Bank \$451,668
Use: 2-Family Two Family, Lot: 6429sf
Prior Sale: \$177,500 (09/21)

749 PROVIDENCE ST..... \$450,000

B: W C DeLosSantos-Castro & Jaime L Alicano-Otero
S: Carmelina Dipadua
Doc#: 000002487-3726, Date: 08/01/22
Mtg: Baycoast Mortgage Co \$405,000
Use: 3-Family Mlti-unt Bldg, Lot: 13922sf

565 QUAKER LN U:121..... \$250,000

B: Chris Mantsounga & Omono M Pita
S: Linda A Butler
Doc#: 000002487-3704, Date: 07/29/22
Mtg: JPMorgan Chase Bank \$237,000
Use: 2 Bdrm Condo

9 TERRANCE CT \$375,000

B: Ryan Duquette & Diana Duquette
S: Marc R Pelletier
Doc#: 000002487-3721, Date: 08/01/22
Mtg: Guild Mortgage Co \$368,207
Use: 2 Bdrm Colonial, Lot: 10733sf

20 WYMAN ST \$141,000

B: Barbara J Ferraro
S: Sharon E Simpson
Doc#: 000002487-3684, Date: 07/29/22
Mtg: Mortgage Networks Inc \$136,390
Use: 2 Bdrm Old Style, Lot: 9897sf

► MORTGAGES

74 ANDREWS AVE..... \$22,000

Joshua Lacombe+ from Washington Tr Co

52 BARNOLD ST \$150,700

Chan Vongvilay+ from Citizens Bank

39 BRAMBLE LN \$248,270

Timothy Breard+ from PHH US Mortgage Corp

50 EPWORTH AVE \$252,340

Jarelyn Quinones from Newrez LLC

33 HARRIS AVE \$450,660

Michael Erwin+ from USAA Federal SB

8-10 HEPBURN ST..... \$461,487

Alisa Montrose from Guild Mortgage Co

8-10 HEPBURN ST..... \$15,000

Alisa Montrose from RI Hsg & Mtg Fin Corp

3 KEYES WAY U:B \$500,000

Keyes Storage LLC from Coastal One CU

3 KEYES WAY U:C \$500,000

Keyes Storage LLC from Coastal One CU

15 LEEDER ST..... \$10,000

Nicholas R Kelley+ from RI Hsg & Mtg Fin Corp

23 MATTESON AVE \$33,079

Jesica B Travassos from USA HUD

102 NEWELL ST..... \$95,000

Robert A Brodeur Jr+ from Discover Bank

18 PEPIN ST U:C7 \$25,000

Albert P Vanasse Jr from Bank of Rhode Island

74 POND ST \$16,100

Devin A Callinan+ from National Homebuyers

984 PROVIDENCE ST..... \$215,000

Lee P Ferguson Jr from Nationstar Mtg

10 REVERE AVE..... \$144,000

Edward Scotti from Amerisave Mtg Corp

138 SETIAN LN \$100,000

Nicole L Roch+ from Citizens Bank

26 SUNSET AVE..... \$92,000

Raymond K Burdick 3rd+ from Coastal One CU

9 TERRANCE CT \$13,125

Ryan Duquette+ from RI Hsg & Mtg Fin Corp

51 TRELIS DR U:51..... \$256,500

Matthew J Cabral+ from NFM Inc

48 TURNER DR \$335,000

Ryan A King+ from HarborOne Mortgage

65 VILLAGE CT U:65..... \$90,000

Maria E Vasquez from Homestar Mtg Inc

178 WEST ST \$186,011

Daniel J Lynch+ from Total Mtg Svcs

13 WHISPER CT \$80,000

John Tavares+ from Discover 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

3 SKYSAIL CT..... \$1,100,000

B: Timothy A Ritz
S: J Peter Mcguirl & Bette R Mcguirl
Vol/Page: 1023/328, Date: 07/29/22
Use: 4 Bdrm Colonial, Lot: 240887sf

82 UMIK AVE..... \$1,300,000

B: Bradley H Steer & Laura J Steer
S: Ross C Howe & Gail K Howe
Vol/Page: 1023/312, Date: 07/28/22
Mtg: Envision Bank \$750,000
Type: Adj
Use: 3 Bdrm Conventional, Lot: 19732sf

► MORTGAGES

59 INTREPID LN..... \$315,000

Sarah R Baines from BankNewport

74 PEMBERTON AVE..... \$550,000

William C Mclaughlin+ from Seacoast Mortgage Cor

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

160 COLEBROOK RD..... \$100,000

Matthew P Leary+ from Citizens Bank

113 QUICKSAND POND RD..... \$2,514,000

Sencer Raymond+ from Washington Tr Co

26 WILD CHERRY DR..... \$72,000

Josephine Gontarek from Citizens Bank

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

304 3RD BEACH RD..... \$1,300,000

B: Adam Roberts & Veronica Gonzalez
S: Daniel Deleiris Ex, Ex for Deleiris Mary Est
Vol/Page: 1776/239, Date: 07/29/22
Use: 3 Bdrm Colonial, Lot: 63162sf

65 CARRIAGE TRL..... \$715,000

B: Anthony R Lavopa & Christine J Lavopa
S: Angelica Mandros
Vol/Page: 1776/242, Date: 07/29/22
Mtg: Guaranteed Rate Inc \$740,740
Use: 3 Bdrm Ranch, Lot: 13068sf

2-4 CODDINGTON HWY..... \$1,320,000

B: Neptunes Daughter LLC
S: Smudgeco LLC
Vol/Page: 1776/74, Date: 07/27/22
Mtg: BankNewport \$660,000
Use: Commercial Building, Lot: 3920sf
Prior Sale: \$200,000 (06/12)

5 HART ST..... \$1,320,000

B: Neptunes Daughter LLC
S: Smudgeco LLC
Vol/Page: 1776/74, Date: 07/27/22
Mtg: BankNewport \$660,000
Use: Commercial Building, Lot: 6098sf

7 LAURA RD..... \$612,500

B: Charles J Reilly 4th & Emma Reilly
S: Derek J Bergeson & Mallory Bergeson
Vol/Page: 1776/304, Date: 07/29/22
Mtg: HarborOne Mortgage \$428,750
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$442,000 (04/20)

57 RENFREW AVE..... \$755,000

B: Kevin J White & Allyson Kinch-White
S: Jacqueline Dube & George Dube
Vol/Page: 1777/54, Date: 08/01/22
Mtg: Washington Trust Mtg \$604,000
Type: Adj
Use: 2 Bdrm Bngl/cottage, Lot: 5227sf
Prior Sale: \$495,000 (10/20)

14 SOUTH DR..... \$1,100,000

B: Alexander J Restivo & Kailey M Damico
S: MDJ Props
Vol/Page: 1777/20, Date: 08/01/22
Mtg: Bristol Cnty Svgs Bk \$990,000
Use: 4 Bdrm Cape Cod, Lot: 19602sf
Prior Sale: \$550,000 (11/21)

554 W MAIN RD..... \$1,320,000

B: Neptunes Daughter LLC
S: Smudgeco LLC
Vol/Page: 1776/74, Date: 07/27/22
Mtg: BankNewport \$660,000
Use: Commercial Building, Lot: 4792sf
Prior Sale: \$137,000 (12/14)

NO STREET GIVEN..... \$600,000

B: Eliot Raymond & Elizabeth Gibbs
S: Janet W Heller
Vol/Page: 1776/69, Date: 07/27/22

► MORTGAGES

2-4 CODDINGTON HWY..... \$410,000

Neptunes Daughter Prop from Ocean State Bus Devel

2-4 CODDINGTON HWY..... \$396,000

Neptunes Daughter Prop from BankNewport

2 CORPORATE PL..... \$3,500,000

PVD 2 Corporate LLC from HarborOne Bank

42 ESPLANADE..... \$250,000

Martha C Bourassa RET+ from Envision Bank

60 FAYAL LN..... \$40,000

Brian S Leroy+ from BankNewport

303 FOREST AVE..... \$125,000

Francis J Gutierrez+ from BankNewport

558 GREEN END AVE..... \$72,000

Newton Arias from Figure Lending LLC

5 HART ST..... \$410,000

Neptunes Daughter Prop from Ocean State Bus Devel

5 HART ST..... \$396,000

Neptunes Daughter Prop from BankNewport

15 LONGMEADOW AVE..... \$20,000

Lisa B Paquette+ from BankNewport

90 OAK FOREST DR..... \$35,000

Kathleen A Mccaffrey+ from Navy FCU

14 PELHAM ST..... \$42,250,000

Newport Landings LLC from Walker & Dunlop LLC

554 W MAIN RD..... \$396,000

Neptunes Daughter Prop from BankNewport

554 W MAIN RD..... \$410,000

Neptunes Daughter Prop from Ocean State Bus Devel

66 W VIEW RD..... \$50,000

Michael D Murray+ from Citizens Bank

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

54 ANSON RD **\$300,000**

B: 54 Anson Rd RT
S: Pamela A Lendrum
Vol/Page: 2141/172, Date: 07/27/22
Use: 3 Bdrm Ranch, Lot: 10290sf

92 COVE ST **\$325,000**

B: Jeffrey Bortz
S: Cesar Lora
Vol/Page: 2142/26, Date: 07/29/22
Mtg: USAA Federal SB \$336,700
Use: 1 Bdrm Cape Cod, Lot: 5100sf
Prior Sale: \$215,000 (06/20)

2040 E MAIN RD **\$660,000**

B: Dpergo Realty Inv LLC
S: Michael J West & Kyunhea K West
Vol/Page: 2142/23, Date: 07/29/22
Use: 3 Bdrm Contemporary, Lot: 23485sf

70 HARGRAVES DR **\$759,000**

B: Elias Meireles & Marly A Meireles
S: Shawn J Butter & Shira I Dunsiger
Vol/Page: 2142/157, Date: 07/29/22
Use: 5 Bdrm Cape Cod, Lot: 36553sf
Prior Sale: \$414,500 (08/11)

279 JEPSON LN **\$695,000**

B: Julia M Roney & Thomas J Roney
S: Adam J Workman & Rebecca Workman
Vol/Page: 2142/46, Date: 07/29/22
Mtg: Embrace Home Loans \$647,200
Use: 4 Bdrm Colonial, Lot: 23920sf

40 STUB TOE LN **\$598,000**

B: Christy C Baker & Amber L Baker
S: Marie A Pellegrino
Vol/Page: 2142/160, Date: 08/01/22
Mtg: JPMorgan Chase Bank \$568,100
Use: 2 Bdrm Ranch, Lot: 11625sf
Prior Sale: \$255,300 (03/12)

49 SWEET FARM RD **\$660,000**

B: Sarah E Carlisle & Williams J Toner
S: Michael E Brendlinger
Vol/Page: 2142/109, Date: 07/29/22
Mtg: Baycoast Mortgage Co \$528,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 20048sf
Prior Sale: \$465,500 (09/17)

1 TOWER DR U:1406 **\$650,000**

B: Kamran Zahedi Tr, Tr for Kamran Zahedi RET
S: Carnegie At One Tower Dr
Vol/Page: 2142/67, Date: 07/29/22
Mtg: Brookline Bank \$455,000
Type: Adj
Use: 2 Bdrm Condo

103 VIKING DR **\$200,000**

B: Southcoast Prop Group LLC
S: Robert M Benevides Jr
Vol/Page: 2142/196, Date: 08/01/22
Mtg: Tailor Ridge Reit LLC \$325,000
Use: 3 Bdrm Ranch, Lot: 10000sf

► MORTGAGES

1233 ANTHONY RD **\$410,000**

Jennifer J Beirola from Ocean State Bus Devel

CARNEGIE HEIGHTS DR U:1 **\$2,000,000**

Cushing Investments LLC from BCP Loan Partners LLC

20 COTTONTAIL DR **\$400,000**

Rohan T Webster+ from BayCoast Bank

DUFFY TER **\$1,444,000**

Looking Upwards Inc from Bank of Rhode Island

40 E MAIN RD **\$88,000**

Todd N Siebens+ from JPMorgan Chase Bank

1433 E MAIN RD **\$25,000**

Stephanie M Lacerda+ from Citizens Bank

2974 E MAIN RD **\$1,444,000**

Looking Upwards Inc from Bank of Rhode Island

82 GREYSTONE TER **\$30,000**

Kajsa N Kempenaar from Citizens Bank

27 PHEASANT DR **\$150,000**

Lisa M Lasky from Coastal One CU

101 SUNRISE DR **\$150,000**

Stephen R Mcjessy+ from Navy FCU

117 WINDROCK CIR **\$400,000**

SB Construction LLC from Riverhead Contra Fin

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

11 ASH AVE **\$420,000**

B: Mario A Medeiros & Maria T Meseiros
S: Mercor LLC
Vol/Page: 1924/269, Date: 08/01/22
Use: 3 Bdrm Cape Cod, Lot: 6011sf
Prior Sale: \$183,000 (10/21)

15 CARIBOU WAY **\$440,000**

B: Antonio Medeiros
S: Catherine A Ramos
Vol/Page: 1924/44, Date: 07/27/22
Mtg: Guild Mortgage Co \$432,030
Use: 3 Bdrm Ranch, Lot: 30013sf

140 WARREN AVE **\$295,000**

B: Walter O Clauson 3rd
S: James E Macomber & Donna Macomber
Vol/Page: 1925/35, Date: 08/02/22
Mtg: Faye M Clauson \$225,000
Use: 3 Bdrm Raised Ranch, Lot: 10498sf
Prior Sale: \$1,520 (08/14)

14 FIR AVE **\$425,000**

B: Rochelle M Lamothe
S: Lisa Nolan-Bedard
Vol/Page: 1924/147, Date: 07/29/22
Mtg: Alltrust CU \$185,000
Use: 2 Bdrm Ranch, Lot: 10019sf

78 KAUFMAN RD **\$380,000**

B: Paul Amarello & Sandra Amarello
S: Mello Charles M Est & Wayne Marshall
Vol/Page: 1924/66, Date: 07/27/22
Use: 3 Bdrm Ranch, Lot: 9714sf

23 PROSPECT HL **\$595,000**

B: Zachary X Lowney
S: Prospect Investments LLC
Vol/Page: 1924/171, Date: 07/29/22
Mtg: Greenwood CU \$476,000
Type: Adj

► MORTGAGES

21 ASH AVE **\$25,000**

Tracy J Beaudoin from US Bank NA

738 CORNELL RD **\$415,140**

Todd P Langlois+ from Rocket Mortgage LLC

1193 EAST RD **\$115,000**

Sharon Toppa+ from BankNewport

EVANS AVE **\$1,925,000**

DMV Hldg Co LLC from Fall River Five Cents

JUDSON ST **\$500,000**

Cheryl Demello from Carver Street Inc

1339 MAIN RD **\$1,925,000**

DMV Hldg Co LLC from Fall River Five Cents

1353 MAIN RD **\$1,925,000**

DMV Hldg Co LLC from Fall River Five Cents

1359 MAIN RD **\$1,925,000**

Dutchman Dental LLC from Fall River Five Cents

94 N CHRISTOPHER AVE **\$376,000**

Jason F Hafer from United Wholesale Mtg

48 NORTH CT **\$130,000**

James E Holland Jr from Centerville Bank

14 RIVERVIEW AVE **\$1,925,000**

John P Vanregenmorter from Fall River Five Cents

1289 STAFFORD RD **\$500,000**

Awashonks Realty Inc from Carver Street Inc

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

24 CASINO AVE \$260,000

B: Warren J Fredrickson
S: Kristeena Pouliot
Vol/Page: 1268/242, Date: 08/02/22
Mtg: Milford Fed Svgs Bk \$220,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 24350sf
Prior Sale: \$1,895 (06/22)

220 E WALLUM LAKE RD \$680,000

B: Robbi A Carbone & Kimberly Verrier
S: Mountford Const LLC
Vol/Page: 1268/98, Date: 08/01/22
Mtg: Greenwood CU \$445,000

58 GROVE ST \$330,000

B: John Agyemang
S: Corey Howe & Katie Lavergne
Vol/Page: 1268/182, Date: 08/01/22
Mtg: Primary Residentl Mtg \$324,022
Use: 4 Bdrm Conventional, Lot: 11326sf
Prior Sale: \$203,000 (05/19)

20 LEDGE WOOD LN \$587,000

B: Eugene G Matera Jr & William Moran
S: Alan A Cabral & Denise E Cabral
Vol/Page: 1268/62, Date: 07/29/22
Mtg: NFM Inc \$537,545
Use: 4 Bdrm Colonial, Lot: 20386sf

20 MOWRY ST \$377,000

B: Elena Ralls & Joshua Freedman
S: Daniel Amsden
Vol/Page: 1268/39, Date: 07/29/22
Mtg: United Wholesale Mtg \$151,999
Use: 3 Bdrm Conventional, Lot: 39901sf
Prior Sale: \$332,165 (05/11)

40 STAGHEAD DR \$400,000

B: John C Charron & Stacey M Charron
S: Gary P Tatro & Patricia A Tatro
Vol/Page: 1268/161, Date: 08/01/22
Mtg: LoanDepot.Com \$312,000
Use: 3 Bdrm Cape Cod, Lot: 17860sf

545 VICTORY HWY \$350,000

B: Lauren D Wood & Stephanie L Dooley
S: John C Charron
Vol/Page: 1268/123, Date: 08/01/22
Mtg: Movement Mtg LLC \$343,660
Use: 4 Bdrm Colonial, Lot: 56584sf
Prior Sale: \$170,000 (06/16)

1422 VICTORY HWY \$420,000

B: Gilberto Navedo Jr
S: Dasmid L Albery Jr
Vol/Page: 1268/222, Date: 08/02/22
Mtg: Guaranteed Rate Affin \$376,475
Use: 2fam-5fam Residence, Lot: 16553sf
Prior Sale: \$219,000 (04/17)

► MORTGAGES

365 CAMP DIXIE RD \$30,000

Jacqueline Zahn LT+ from Navigant Credit Union

233 CENTENNIAL ST \$349,125

Matthew Obert+ from Province Mtg Assoc

188 LAKE SHORE DR \$343,000

Roy Veader from Amerisave Mtg Corp

63 MORONEY RD \$75,000

Michael R Yablonski+ from Navigant Credit Union

26 RESERVOIR RD \$50,000

Nancy L Houle+ from RI Credit Union

545 VICTORY HWY \$15,000

Lauren D Wood+ from RI Hsg & Mtg Fin Corp

365 WEST RD \$75,863

Brian Michaels from USA HUD

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

113 COWDEN ST \$124,100

B: Central Falls City Of
S: Central Falls City Of
Vol/Page: 1036/28, Date: 07/28/22
Use: Apartment Building, Lot: 5850sf
Prior Sale: \$10,950 (08/20)

64 HADWIN ST \$392,300

B: Central Falls City Of
S: Central Falls City Of
Vol/Page: 1036/30, Date: 07/28/22
Use: Industrial Building, Lot: 35998sf
Prior Sale: \$2,156 (06/17)

10-12 NOEL CT \$315,000

B: Dulce A Peguero
S: Ronaldo Investments LLC
Vol/Page: 1036/11, Date: 07/28/22
Mtg: Homestar Mtg Inc \$267,750
Use: 2fam-5fam Residence, Lot: 3707sf

114 SYLVIAN ST \$501,000

B: Aldrine Ashong-Katai
S: Adeldi J Sores-Gomes & Erica Lopes
Vol/Page: 1035/314, Date: 07/26/22
Mtg: Amerisave Mtg Corp \$491,925
Use: 2fam-5fam Residence, Lot: 4112sf
Prior Sale: \$194,900 (05/17)

► MORTGAGES

43 CROWN ST \$70,000

Kevin Gibbons+ from Navigant Credit Union

646 LONSDALE AVE \$248,000

Josue Cornet from Wells Fargo 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

25 BAIN ST \$211,000

B: Evelin S Cedeno
S: Cynthia A King
Vol/Page: 6527/91, Date: 07/26/22
Mtg: Dinerman RET \$168,800
Use: 3 Bdrm Conventional, Lot: 3200sf

191 BAY VIEW AVE \$300,000

B: Wayne M Francis & Prudence Francis
S: Michele D Duggan
Vol/Page: 6528/272, Date: 07/28/22
Mtg: Guaranteed Rate Affin \$294,566
Use: 4 Bdrm Conventional, Lot: 5280sf

44 BIRCHWOOD DR \$425,000

B: Melissa L Deluca & Michelle Noel
S: Dylan Cahill & Thomas StLawrence 2nd
Vol/Page: 6528/310, Date: 07/28/22
Mtg: NFM Lending \$340,000
Use: 2 Bdrm Ranch, Lot: 9000sf
Prior Sale: \$239,900 (10/19)

20 BLUE JAY DR \$415,000

B: Chi H Chiu & Candice Chiu
S: Leana Mahmound
Vol/Page: 6527/177, Date: 07/26/22
Use: 3 Bdrm Raised Ranch, Lot: 9812sf
Prior Sale: \$259,900 (05/13)

3 BROOKFIELD DR \$375,900

B: Hau V Tu & Yu Y Lin
S: Scott C Withers Tr, Tr for David E Withers Fam IRT
Vol/Page: 6529/273, Date: 07/29/22
Mtg: OCMBC Inc \$183,150
Use: 3 Bdrm Ranch, Lot: 6923sf

83 BROWNE ST \$418,100

B: Hector A Villalba
S: P&M Properties LLC
Vol/Page: 6527/160, Date: 07/26/22
Mtg: Novus Home Mtg \$410,526
Use: 2-Family Two Family, Lot: 7500sf
Prior Sale: \$170,000 (07/10)

17 CAPORAL ST \$280,000

B: Dante D Pivo
S: Sheila Dibenedetto
Vol/Page: 6529/112, Date: 07/29/22
Mtg: Shamrock Home Loans \$274,725
Use: 2 Bdrm Cape Cod, Lot: 4800sf
Prior Sale: \$169,888 (08/17)

1675 CRANSTON ST.....	\$350,000	220 MAPLEWOOD AVE	\$213,000	40 SOPHIA DR	\$830,000
B: Elegant Aesthetics LLC		B: Daniel Robles & Eduardo Franco		B: David M Dilucchio & Cheryl A Dilucchio	
S: Christopher Brelsford		S: William Duquette		S: Andrea V Ohair	
Vol/Page: 6528/250, Date: 07/28/22		Vol/Page: 6527/36, Date: 07/26/22		Vol/Page: 6529/25, Date: 07/29/22	
Mtg: MJV Enterprises LLC \$300,000		Mtg: Daniel Robles \$213,000		Mtg: Washington Tr Co \$650,000	
Use: Mixed Use-prim Res & Comm, Lot: 6448sf		Use: 2 Bdrm Ranch, Lot: 4315sf		Use: 4 Bdrm Colonial, Lot: 20000sf	
78 DAVIS AVE.....	\$344,000	14 MASSACHUSETTS ST	\$362,000	35 SWEETBRIAR DR	\$425,500
B: Eugene R Conway		B: David A Brayton 3rd		B: Melissa A Colangelo & William E Conroy	
S: Hozan I Zaza & Naomi Zaza		S: Edward Ruggieri Jr & Joseph A Ruggieri		S: Robert M Smith & Virginia R Smith	
Vol/Page: 6529/307, Date: 07/29/22		Vol/Page: 6529/38, Date: 07/29/22		Vol/Page: 6528/205, Date: 07/28/22	
Mtg: Guild Mortgage Co \$261,612		Use: 3 Bdrm Cape Cod, Lot: 6400sf		Mtg: Citizens Bank \$387,600	
Use: 3 Bdrm Cape Cod, Lot: 5300sf		130 MESHANTICUT VALLEY PKWY.....	\$560,000	Use: 3 Bdrm Ranch, Lot: 8000sf	
Prior Sale: \$235,000 (03/19)		B: Edward J Brady & Taylor Brady		87 SWEETBRIAR DR	\$390,000
8 EDGEMERE DR	\$599,900	S: Donna Bacarti Tr, Tr for Bacarti FT		B: Lauren E Archambault & Kyle S Archambault	
B: John P Flaherty 3rd & Lisa J Flaherty		Vol/Page: 6527/69, Date: 07/26/22		S: Sweetbriar Realty LLC	
S: Richard P Solitro & Yolanda Solitro		Mtg: Movement Mtg LLC \$532,000		Vol/Page: 6528/197, Date: 07/28/22	
Vol/Page: 6529/96, Date: 07/29/22		Use: 3 Bdrm Cape Cod, Lot: 10768sf		Mtg: Sweetbriar Rlty \$300,000	
Mtg: Shamrock Home Loans \$479,920		Prior Sale: \$245,000 (06/11)		Use: 2 Bdrm Ranch, Lot: 9369sf	
Use: 2 Bdrm Ranch, Lot: 5783sf		117 OAKLAND AVE.....	\$350,000	Prior Sale: \$192,500 (09/18)	
108 EDGEWOOD AVE	\$365,000	B: Brandon M Mccarron		110 THUNDER TRL	\$460,000
B: William A Fralick & Belinda Fralick		S: Emily Hausman		B: Byron R Gomez	
S: Jane E Healey		Vol/Page: 6529/254, Date: 07/29/22		S: Michael J Loignon & Kaitlyn E Whipple	
Vol/Page: 6528/119, Date: 07/27/22		Mtg: Coastal One CU \$310,000		Vol/Page: 6529/294, Date: 07/29/22	
Mtg: Movement Mtg LLC \$270,000		Type: Adj		Mtg: NFM Lending \$320,000	
Use: 3 Bdrm Conventional, Lot: 4926sf		Use: 3 Bdrm Conventional, Lot: 7210sf		Use: 3 Bdrm Raised Ranch, Lot: 20094sf	
226 FARMINGTON AVE.....	\$421,052	Prior Sale: \$170,000 (04/14)		Prior Sale: \$342,500 (03/18)	
B: Luis J Cespedes		119 ORCHARD ST.....	\$348,000	4 VINCENT WAY	\$589,000
S: Sarah P Hoey		B: Nelia E Bandarra		B: Emily P Hausman & Daniel K Wishart	
Vol/Page: 6529/201, Date: 07/29/22		S: Souky Litthisack		S: David M Dilucchio & Cheryl A Dilucchio	
Mtg: Cross Country Mtg Inc \$413,425		Vol/Page: 6527/99, Date: 07/26/22		Vol/Page: 6529/231, Date: 07/29/22	
Use: 2-Family Two Family, Lot: 4400sf		Mtg: Homestar Mtg Inc \$261,000		Mtg: Guaranteed Rate Affin \$309,000	
Prior Sale: \$108,000 (10/11)		Use: 2-Family Two Family, Lot: 2498sf		Use: 3 Bdrm Colonial, Lot: 21630sf	
298 FARMINGTON AVE.....	\$369,000	Prior Sale: \$95,000 (07/13)		Prior Sale: \$249,500 (03/12)	
B: Evelin S Cedeno		408 PRINCESS AVE.....	\$565,000	36 W HILL DR	\$375,000
S: William J Moretti & Susan A Moretti		B: Juana Ventura & Eric Cornelio		B: Allison Scheer	
Vol/Page: 6526/295, Date: 07/26/22		S: Bernice Pasquazzi		S: Katie A Rines	
Mtg: Embrace Home Loans \$362,316		Vol/Page: 6526/239, Date: 07/25/22		Vol/Page: 6529/139, Date: 07/29/22	
Use: 3 Bdrm Colonial, Lot: 6072sf		Mtg: Movement Mtg LLC \$536,750		Mtg: Coastal One CU \$310,000	
83 FREEDOM DR	\$640,000	Use: 4 Bdrm Conventional, Lot: 13937sf		Type: Adj	
B: Dylan Cahill & Thomas Saint Lawrence 3rd		33 RED ROBIN RD	\$415,000	Use: 3 Bdrm Cape Cod, Lot: 6000sf	
S: Jonathan M Bolano & Lissette Bolano		B: David M Lake & Vivi Cayani		Prior Sale: \$185,000 (08/10)	
Vol/Page: 6529/59, Date: 07/29/22		S: Jamie J Vargas & Fernando Colon		56 WESTWOOD AVE.....	\$382,000
Mtg: Movement Mtg LLC \$512,000		Vol/Page: 6529/289, Date: 07/29/22		B: Amuri Theodor & Emedi Hamisi	
Use: 4 Bdrm Colonial, Lot: 9859sf		Use: 3 Bdrm Ranch, Lot: 8080sf		S: John K Visich	
Prior Sale: \$405,000 (07/20)		Prior Sale: \$222,000 (04/18)		Vol/Page: 6529/84, Date: 07/29/22	
10 GANSETT AVE	\$425,000	589 RESERVOIR AVE.....	\$1,300,000	Mtg: Northpointe Bank \$368,630	
B: Prolific Auto Repair LLC		B: Zi Q Xhang		Use: 5 Bdrm Conventional, Lot: 4000sf	
S: James A Clarke & Jeanette L Clarke		S: Cranston International		► MORTGAGES	
Vol/Page: 6526/94, Date: 07/25/22		Vol/Page: 6526/209, Date: 07/25/22		139 ALEXANDER ST	\$303,500
Mtg: James A Clarke \$395,000		Mtg: Greenwood CU \$1,100,000		Steven A Turner from Inland B&T	
Use: Commercial Building, Lot: 11400sf		Use: Commercial Building, Lot: 13500sf		90 ARMINGTON ST	\$336,600
19 KNOLLWOOD AVE	\$365,000	Prior Sale: \$440,000 (05/15)		Yajun Liu from Washington Trust Mtg	
B: Donnamarie Kavanah		194 ROBSON ST	\$392,500	191 BAY VIEW AVE	\$15,000
S: Lori Mcfadden & Gerdaldine Roberge		B: Victoria E Sciacca		Wayne M Francis+ from Guaranteed Rate Affin	
Vol/Page: 6528/79, Date: 07/27/22		S: Michael J Liberatore		10 BEAVER CREEK CT U:10.....	\$365,700
Mtg: LoanDepot.Com \$292,000		Vol/Page: 6526/127, Date: 07/25/22		John R Keogh+ from Citizens Bank	
Use: 4 Bdrm Cape Cod, Lot: 4000sf		Mtg: Envision Bank \$314,000		106 CAMDEN LN	\$250,000
31 LENOX RD.....	\$426,000	Type: Adj		Paul A Mallozzi+ from Citizens Bank	
B: Rayna M Daley Tr, Tr for Daley Scripsack RET		Use: 3 Bdrm Split Level, Lot: 6000sf		17 CAPORAL ST	\$10,000
S: Arthur Bajakian & Eliza Bajakian		75 ROWE DR.....	\$250,000	Dante D Pivo from RI Hsg & Mtg Fin Corp	
Vol/Page: 6529/179, Date: 07/29/22		B: Michael P Galvin		16 CENTURY LN.....	\$50,000
Use: 3 Bdrm Ranch, Lot: 9992sf		S: Ann M Galvin Tr, Tr for Ann M Galvin LT		Nicholas Manocchio+ from Greenwood CU	
220 MAPLEWOOD AVE	\$165,500	Vol/Page: 6529/187, Date: 07/29/22		12-14 CLIFF AVE	\$7,816
B: William Duquette		Mtg: Primary Residentl Mtg \$200,000		Dawn M Bassett+ from USA HUD	
S: USA HUD		Use: 3 Bdrm Ranch, Lot: 19310sf		11 COMMUNITY DR.....	\$8,445
Vol/Page: 6527/31, Date: 07/26/22				Tyrone Whittington+ from USA HUD	
Mtg: Daniel Robles \$213,000				2359 CRANSTON ST.....	\$245,000
Use: 2 Bdrm Ranch, Lot: 4315sf				Peter E Gobis Jr from Navigant Credit Union	

64 DERBYSHIRE DR	\$74,000
Ryan A Jarniel+ from Bank of America NA	
226 FARMINGTON AVE	\$10,000
Luis J Cespedes from RI Hsg & Mtg Fin Corp	
3 FOUNTAIN AVE	\$315,000
Dalia P Mercado from Guaranteed Rate Affin	
121-123 GLADSTONE ST	\$354,819
Conrado Sanchez Jr+ from Amerisave Mtg Corp	
133 HILLTOP DR	\$283,600
Erin A Waldron from Celebrity Home Loans	
37 LOCKWOOD ST	\$260,000
Ellamae Gurney from Citizens Bank	
98 LONGVIEW DR	\$60,909
Matthew C Brannon from US Bank NA	
15 METROPOLITAN AVE	\$59,800
Karen B Picozzi+ from Citizens Bank	
99 OAKLAND AVE	\$252,000
Rowland Hinds+ from Amerisave Mtg Corp	
90 OLD OAK AVE	\$43,274
Faithlyn A Atkinson from USA HUD	
141 ORCHARD ST	\$100,000
Michael Harris+ from Wave Federal CU	
127 PARK VIEW BLVD	\$229,450
Kamil E Camilo-De Jesus from Quontic Bank	
381 PRINCESS AVE	\$160,000
Ever Vaquerano+ from Citizens Bank	
66 QUEEN ST	\$1
Dream Home Const LLC from Atlantic Assoc	
106 RANDALL ST	\$130,000
Maya Desrosiers+ from Wave Federal CU	
65 REGINA DR	\$50,000
Michael J Doran from Spring EQ LLC	
35 SOCKANOSSET CROSS RD U:6	\$8,435
Cecelia F Mcherson from Community Development	
35 SOCKANOSSET CROSS RD U:6	\$6,925
Cecelia F Mcherson from Community Development	
124 STONY ACRE DR	\$100,000
Erica A Williams from Citizens Bank	
8 SUMNER AVE	\$50,965
Luis Burgos+ from USA HUD	
125 TOMAHAWK TRL	\$21,149
Rodolfo B Sarachick from USA HUD	
95 WALDEN WAY U:95	\$16,332
Timothy J Oliver+ from USA HUD	
31 WATERMAN AVE	\$203,000
Duo T Neil+ from Washington Tr Co	
72 WESTFIELD DR	\$20,000
John J Collins 3rd from Citizens Bank	
64 WESTWOOD AVE	\$270,000
RSR Investment&Const from Rd W SPV LLC	
132 WOODBURY RD	\$75,000
Thomas R Gonnella+ from BayCoast Bank	
110 WOODVIEW DR	\$184,000
Karen S Disano+ from Citizens Bank	

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

6 CHAMBERS ST	\$290,000
B: Diana P Velez	
S: Bermudez&Rojas Realty Inc	
Vol/Page: 1936/852, Date: 07/29/22	
Mtg: Navigant Credit Union \$175,000	
Use: Commercial Building, Lot: 16596sf	
Prior Sale: \$205,000 (05/21)	
1790 DIAMOND HILL RD	\$525,000
B: Tariq Parvez-Khan & Urooj F Khan	
S: Miller Properties LLC	
Vol/Page: 1936/710, Date: 07/28/22	
Mtg: Guidance Residential \$420,000	
Use: 3 Bdrm Colonial, Lot: 21780sf	
Prior Sale: \$90,000 (08/21)	
9 GREEN ST	\$371,000
B: Nathaniel T White	
S: Mary T Hoover Tr, Tr for Mary Theresa Hoover T	
Vol/Page: 1937/19, Date: 07/29/22	
Mtg: Fairway Ind Mtg \$364,280	
Use: 3 Bdrm Ranch, Lot: 10019sf	
90 HADDE AVE	\$460,000
B: Robert F Leeman Jr & Michelle Leeman	
S: Jeffrey R Aiken & Emily J Aiken	
Vol/Page: 1937/56, Date: 07/29/22	
Mtg: Cross Country Mtg Inc \$437,000	
Use: 3 Bdrm Cape Cod, Lot: 7492sf	
Prior Sale: \$285,000 (08/16)	
6 LYN CT	\$905,500
B: Christian E Johnson Jr Tr, Tr for C E Johnson Jr RET	
S: Hidden Meadows Builders	
Vol/Page: 1936/574, Date: 07/25/22	
Mtg: Navigant Credit Union \$498,500	
Use: 4 Bdrm Colonial, Lot: 63066sf	
2970 MENDON RD U:39	\$330,000
B: Debra Jadach	
S: Beth L Morris	
Vol/Page: 1936/922, Date: 07/29/22	
Mtg: Shamrock Home Loans \$297,000	
Use: Condo	
237 PINE SWAMP RD	\$855,000
B: Sven J Myrberg 2nd & Lisa W Myrberg	
S: Carlos O Silva & Irene B Silva	
Vol/Page: 1936/940, Date: 07/29/22	
Mtg: Northpointe Bank \$647,200	
Use: 3 Bdrm Colonial, Lot: 126324sf	
Prior Sale: \$430,000 (07/13)	
144 TERRACE AVE	\$450,000
B: Matthew Stock & Courtney Stock	
S: Christopher M Landry & Danielle N Landry	
Vol/Page: 1937/40, Date: 07/29/22	
Mtg: BankNewport \$420,000	
Use: 3 Bdrm Ranch, Lot: 18731sf	
Prior Sale: \$281,000 (06/17)	
148 TITUS ST	\$313,000
B: Sergio D Catalao	
S: Eileen Y Perry	
Vol/Page: 1936/777, Date: 07/28/22	
Mtg: Caliber Home Loans \$286,629	
Use: 5 Bdrm Old Style, Lot: 3703sf	
11 WHITE HILL LN	\$700,000
B: Jacob N Burrows & Taylor M Dupre	
S: Steven C Lacey Tr, Tr for Lacey FT	
Vol/Page: 1936/519, Date: 07/25/22	
Mtg: Guaranteed Rate Affin \$560,000	
Use: 4 Bdrm Colonial, Lot: 15333sf	
Prior Sale: \$460,000 (04/16)	

► MORTGAGES

5 BAY AVE	\$85,000
Karen M Thibeault from Navigant Credit Union	
21 BEACHWOOD DR	\$130,000
James T Beaugard+ from Citizens Bank	
54 BERM DR	\$105,000
Isaac J Burger+ from Navigant Credit Union	
46 BOARDMAN AVE	\$30,000
Kevin Ollquist from Coastal One CU	
72 BOURQUE RD	\$510,000
Julien P Ayotte+ from Navigant Credit Union	
46 BOWEN ST	\$275,000
John Collazo from Rocket Mortgage LLC	
6 CHAMBERS ST	\$140,000
Diana P Velez from Navigant Credit Union	
8 CHAMBERS ST	\$175,000
Diana P Velez from Navigant Credit Union	
8 CHAMBERS ST	\$140,000
Diana P Velez from Navigant Credit Union	
10 CHAMBERS ST	\$175,000
Diana P Velez from Navigant Credit Union	
10 CHAMBERS ST	\$140,000
Diana P Velez from Navigant Credit Union	
11 COZY LN	\$10,000
Matthew J Paine+ from Navigant Credit Union	
9 DEERFIELD RD	\$60,000
Robert Boyce+ from Bristol Cnty Svgs Bk	
140 DEXTER ST	\$120,000
Kathleen F Correia+ from Navigant Credit Union	
3911 DIAMOND HILL RD	\$429,000
Stuart W Robinson+ from Bank of America NA	
3 FARRELL ST	\$70,000
Anne M Tremblay from Citizens Bank	
387 HIGH ST	\$146,000
Jose Figueroa from Coastal One CU	
4 HILLSIDE RD	\$126,500
Michael P Fraioli Jr+ from Home Ln & Invest Bk	
5 KENNEDY CT	\$365,000
Brian Kaufman+ from Navigant Credit Union	
70 PINE SWAMP RD	\$160,000
Arlene J Laboissonniere+ from Navigant Credit Unio	
355 RONALD AVE	\$50,000
Suzanne E Fogarty from Coastal One CU	
200 SCENIC VIEW DR	\$2,728,000
RB Highland Holdings LLC from Rockland Tr Co	
6 SMITH ST	\$27,963
Caitlin A Gomes from USA HUD	
13 WOLLEN DR	\$50,000
Benjamin R Davis+ 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

98 WILLIAMS AVE	\$275,000
B: C&C Investing Group LLC	
S: Linda J Silva & Soares Silva	
Vol/Page: 4614/274, Date: 07/25/22	
Use: 3 Bdrm Dutch Colonl, Lot: 3920sf	

NO STREET GIVEN \$240,000
 B: Forbes Street LLC
 S: PKL Riverside LLC
 Vol/Page: 4615/36, Date: 07/25/22

► **MORTGAGES**

99 BLISS ST \$15,000
 Ashley C Ferreira+ from RI Hsg & Mtg Fin Corp

11 DORO PL \$377,500
 Reynolds FT+ from Citizens Bank

15 DYER AVE \$250,000
 Antonio B Soares from Bank of Rhode Island

78 GRIFFITH DR \$264,000
 Katrina L Estrella from Coastal One CU

9 MARIETTA ST \$50,000
 Kim A Freitas from Webster Bank

82 MIDDLE ST \$2,500,000
 RI Property Wire LLC from Mechanics Cp Bk

76 PINE CREST DR \$259,500
 Jacob L Mcalister+ from Navy FCU

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**

ABSALONA HILL RD \$55,000
 B: Daniel S Rubine & Lisa Rubine
 S: Kelli J Campellone & Peter M Campellone
 Vol/Page: 908/296, Date: 07/27/22

388 CHOPMIST HILL RD \$245,000
 B: Adam Desrosiers & Michaela Tridento
 S: William Desrosiers Tr, Tr for Ep Whipple FT 2019
 Vol/Page: 908/308, Date: 07/27/22
 Mtg: Network Funding Corp \$172,975
 Use: 2 Bdrm Ranch, Lot: 52708sf
 Prior Sale: \$125,000 (12/20)

191 ECHO RD \$425,000
 B: Roger R Ackley & Jenny L Ackley
 S: Tyler S Destfano & Rachael C Destfano
 Vol/Page: 909/6, Date: 07/29/22
 Mtg: Northpoint Mortgage \$297,500
 Use: 2 Bdrm Old Style, Lot: 3049sf
 Prior Sale: \$295,000 (04/16)

WILLIE WOODHEAD RD \$157,000
 B: Edward C Summers & Pamela A Murgio
 S: Joan B Pedersen
 Vol/Page: 909/82, Date: 08/02/22

► **MORTGAGES**

355 CHESTNUT HILL RD \$66,000
 Sean M Anderson+ from Citizens Bank

416 CHOPMIST HILL RD \$375,000
 Myles G Silva from Citizens Bank

21 EDGEWOOD RD \$260,000
 Eaton Developments Inc from Stephen Tetzner

36 LAKE VIEW CIR \$120,000
 Kathleen Mcsweeney from Wells Fargo Bank

220 OLD SNAKE HILL RD \$175,000
 William E Reichert Jr from Fall River Five Cents

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**

8 CAMILLE DR \$343,000
 B: Katie A Gilroy & Frank Gilroy
 S: Laura G Handwerger Tr, Tr for Quartino RET
 Vol/Page: 3117/71, Date: 08/02/22
 Mtg: Envoy Mtg LTD \$291,550
 Use: 3 Bdrm Ranch, Lot: 7405sf

CARLISLE AVE \$10,000
 B: Ryan Johnston
 S: Thomas A Ruotolo
 Vol/Page: 3117/6, Date: 08/02/22
 Mtg: Thomas A Ruotolo \$10,000

585 CENTRAL AVE \$290,000
 B: JBG Properties LLC
 S: Patrick J Kelley Ex, Ex for Fargnoll John V Jr Est
 Vol/Page: 3116/117, Date: 07/29/22
 Mtg: Ryanna LLC \$275,000
 Use: 3 Bdrm Raised Ranch, Lot: 40075sf

614 CENTRAL AVE \$505,000
 B: Alaura Forcier
 S: Robert J Carbone
 Vol/Page: 3116/54, Date: 07/29/22
 Mtg: US Bank NA \$450,000
 Use: 3 Bdrm Ranch, Lot: 40511sf
 Prior Sale: \$334,283 (12/13)

45 DOWNING DR \$500,000
 B: Nery L Rosales
 S: Mbye Jobe & Ida Jobe
 Vol/Page: 3115/55, Date: 07/27/22
 Mtg: Homespire Mortgage \$400,000
 Use: 3 Bdrm Colonial, Lot: 15246sf

5 EVERETT CT \$375,000
 B: Mark R Cofwell
 S: Joyce E Verdone Tr, Tr for Ciccone FT
 Vol/Page: 3116/100, Date: 07/29/22
 Mtg: Flagstar Bank FSB \$100,000
 Use: 3 Bdrm Ranch, Lot: 17860sf

462 GREENVILLE AVE \$380,000
 B: Sultanie P Frere & Jonas Desir
 S: Jeanne A Supino
 Vol/Page: 3116/274, Date: 08/01/22
 Mtg: United Wholesale Mtg \$373,117
 Use: 4 Bdrm Split Level, Lot: 16988sf

INDUSTRIAL LN \$26,000
 B: RGB Alliance Prop LLC
 S: W Rose LLC
 Vol/Page: 3115/145, Date: 07/27/22

5 IRONS AVE \$290,000
 B: Samantha J Sawyer & Vincent Harpin
 S: Stephen A Capron
 Vol/Page: 3115/115, Date: 07/27/22
 Mtg: Rocket Mortgage LLC \$275,500
 Use: 2 Bdrm Ranch, Lot: 7405sf

120 JULIA WAY U:19 \$429,900
 B: Bernard D Rainer & Nancy G Rainer
 S: Hopkins Pond Dev LLC
 Vol/Page: 3116/152, Date: 07/29/22
 Use: Condo

12 LAKE VIEW CT \$580,000
 B: Thomas J Frazier & Christine A Frazier
 S: Capital Resources Grp LLC
 Vol/Page: 3116/223, Date: 08/01/22
 Mtg: American Fin Network \$435,000

26 MARNE ST \$381,000
 B: Leeanna D Link & John Link
 S: Edmund R Pistocco 3rd & Michele M Pistocco
 Vol/Page: 3115/100, Date: 07/27/22
 Mtg: Northpointe Bank \$374,099
 Use: 3 Bdrm Raised Ranch, Lot: 6098sf

47 MORGAN AVE U:47 \$170,000
 B: Cesar A Galvez
 S: Ryan Mccauley
 Vol/Page: 3115/317, Date: 07/29/22
 Mtg: Fairway Ind Mtg \$170,000
 Use: 2 Bdrm Condo

2 SOUTH ST \$289,000
 B: Steven H Bryer
 S: Arkadia Realty LLC
 Vol/Page: 3115/283, Date: 07/29/22
 Mtg: Arkadia Realty LLC \$259,000
 Use: 1 Bdrm Ranch, Lot: 3049sf

24 SUSAN AVE \$340,000
 B: Manuel A Lopes & Megan E Gomes-Lopes
 S: Michael E Rivera
 Vol/Page: 3116/137, Date: 07/29/22
 Mtg: Semper Home Loans \$333,841
 Use: 3 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$219,900 (04/18)

2 WINSTON WAY U:2 \$330,000
 B: Emily Acevedo
 S: C&B Cherryhill LLC
 Vol/Page: 3116/199, Date: 08/01/22
 Mtg: Guaranteed Rate Inc \$297,000
 Use: Condo

12 WOODLAKE DR \$858,500
 B: Lindsay L Rogers & John R Rogers
 S: Jessica L Bogosian & Michael P Zannini
 Vol/Page: 3116/160, Date: 07/29/22
 Mtg: Navigant Credit Union \$480,500
 Use: 3 Bdrm Colonial, Lot: 104544sf
 Prior Sale: \$54,000 (04/14)

► **MORTGAGES**

3 ALMOND DR \$76,000
 Ronald Davidson Sr from Citizens Bank

4 BETSY WILLIAMS CIR \$140,000
 Phaxiai Vixaisak+ from Citizens Bank

721 CENTRAL AVE \$128,000
 Karen A Torti from Movement Mtg LLC

41 DALE AVE U:F \$50,000
 Brandon S Cone+ from Greenwood CU

8 DELMONT ST \$264,550
 Alvaro L Burgos-Pena+ from Guaranteed Rate Affin

19 ELIZABETH ANN DR \$68,700
 Edward W Pielka 3rd+ from Citizens Bank

3 GREENVIEW CT \$50,000
 Jeffrey S Rosen+ from Citizens Bank

6 HERITAGE CIR \$30,000
 Syndie P Canel+ from RI Credit Union

10 HERITAGE CIR \$100,000
 Cassino FT 2022+ from Citizens Bank

11 INDUSTRIAL LN \$1,640,000
 Arscott Investments LLC from Sandy Spring Bank

29 LINWOOD DR \$25,000
 Paula R Schiavulli from Coastal One CU

30 LYMAN AVE \$12,889
 Tiffany Torres from USA HUD

21 MILNERFIELD RD	\$72,000
Steven J Turbitt from Citizens Bank	
37 NARDOLILLO ST	\$200,000
Marcia A Dolan from Citizens Bank	
8 PEACH TREE RD	\$350,000
David J Spino+ from Navigant Credit Union	
32 PINE HILL RD	\$13,874
Alexander Reichert from USA HUD	
2431 PLAINFIELD PIKE	\$145,000
Charles A Obreiter Jr from Mortgage Networks Inc	
70 RESERVOIR AVE	\$369,570
Christopher Barracato from Equity Resources Inc	
5 SEVILLE ST	\$100,000
Julio Paz+ from Greenwood CU	
5 STAGECOACH RD	\$150,000
Distefano FT+ from Citizens Bank	
7 WOOD DR	\$36,900
Nicholas A Famulari+ from Citizens Bank	
12 WOODLAKE DR	\$480,500
John R Rogers+ 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

74 ASH ST U:4	\$290,000
B: Xenia C Fernandez	
S: Ronald L Pawson Tr, Tr for Pawson RET	
Vol/Page: 2439/131, Date: 07/29/22	
Mtg: Movement Mtg LLC \$275,500	
Use: 2 Bdrm Condo	
BLACKSTONE VALLEY PL	\$700,000
B: Tempus Lincoln LLC	
S: Cathedral Corp	
Vol/Page: 2440/11, Date: 08/01/22	
Mtg: First Security Bank \$7,000,000	
41 BREAKNECK HILL RD U:39	\$410,000
B: Barbara A Testa	
S: Andrea D Kirkpatrick Tr, Tr for Kirkpatrick IRT	
Vol/Page: 2439/246, Date: 08/01/22	
Use: 2 Bdrm Condo	
150 CHURCH ST	\$340,000
B: Catherine A Payson	
S: Michaela A Anderson	
Vol/Page: 2439/214, Date: 08/01/22	
Mtg: Navigant Credit Union \$272,000	
Type: Adj	
Use: 2 Bdrm Bngl/cottage, Lot: 5009sf	
Prior Sale: \$192,000 (06/10)	
44 HARRIS AVE	\$565,000
B: Erin C Guise & Harold R Guise	
S: Joseph Gomes & Karen L Gomes	
Vol/Page: 2440/82, Date: 08/01/22	
Mtg: Washington Tr Co \$423,750	
Type: Adj	
Use: 3 Bdrm Colonial, Lot: 116741sf	

157 JENCKES HILL RD	\$425,000
B: April S Healey & Michael S Perez	
S: Thomas J Tinkham	
Vol/Page: 2440/53, Date: 08/01/22	
Mtg: Nations Lending Corp \$340,000	
Use: 3 Bdrm Raised Ranch, Lot: 58806sf	
Prior Sale: \$1,793 (07/19)	
6 LLADNAR DR	\$615,000
B: Jacob P Smith & Tori A Smith	
S: Daniel R Desrochers & Linda D Desrochers	
Vol/Page: 2439/86, Date: 07/29/22	
Mtg: Guild Mortgage Co \$521,196	
Use: 4 Bdrm Raised Ranch, Lot: 30579sf	
LONSDALE AVE	\$160,000
B: Miller Properties LLC	
S: Clara M Lavelle Tr, Tr for Clara M Lavelle T	
Vol/Page: 2440/43, Date: 08/01/22	
1014 LOWER RIVER RD	\$426,500
B: Kate Pastor	
S: Cathy Lindbeck & John R Lindbeck	
Vol/Page: 2439/154, Date: 07/29/22	
Use: 4 Bdrm Cape Cod, Lot: 16945sf	
Prior Sale: \$250,000 (08/13)	
36 MARK DR	\$659,000
B: Marielly A Fix & Steven P Fix	
S: Lawrence A Natale & Rose M Natale	
Vol/Page: 2438/271, Date: 07/27/22	
Mtg: Bank of Rhode Island \$527,200	
Use: 3 Bdrm Contemporary, Lot: 19994sf	
400 NEW RIVER RD U:706	\$210,000
B: Maria S Briceno-Hidalgo & Marco A Olmos-Orta	
S: Angela Salvucci	
Vol/Page: 2439/181, Date: 08/01/22	
Mtg: First Home Mtg \$206,196	
Use: 2 Bdrm Condo	
Prior Sale: \$149,900 (07/19)	
107 OLD RIVER RD U:88	\$419,900
B: Julien P Ayotte & Pauline A Ayotte	
S: Old River Road Dev LLC	
Vol/Page: 2438/230, Date: 07/27/22	
Use: Possible New Construction	
1 RAYMOND ST	\$560,000
B: Douglas M Denomme & Rebecca R Denomme	
S: Lisa L Plasse & Michael S Plasse	
Vol/Page: 2439/157, Date: 07/29/22	
Mtg: First Home Mtg \$448,000	
Use: 4 Bdrm Raised Ranch, Lot: 23958sf	
1274 SMITHFIELD AVE	\$390,000
B: Daniel Murphy	
S: Erin C Guise & Harold R Guise	
Vol/Page: 2440/66, Date: 08/01/22	
Mtg: Northpointe Bank \$370,500	
Use: 3 Bdrm Conventional, Lot: 11108sf	
Prior Sale: \$250,000 (06/19)	
41 SOUTH ST	\$339,900
B: Heather N Costigan & Scott W Lamoureaux	
S: Michael Werchadlo	
Vol/Page: 2439/290, Date: 08/01/22	
Mtg: Zillow Home Loans \$333,743	
Use: 3 Bdrm Conventional, Lot: 5489sf	
Prior Sale: \$165,000 (05/15)	
52 SPRING ST	\$295,000
B: Mako LLC	
S: Valentina Patnaude Ex, Ex for Ezovski Michael Jr Est	
Vol/Page: 2438/157, Date: 07/27/22	
Mtg: Carl E Beauchert \$215,000	
Use: Mixed Use-prim Res & Comm, Lot: 3354sf	

► MORTGAGES

8 ALYSSA LN	\$115,000
Rulla Mnehme+ from Coastal One CU	
44 BREAKNECK HILL RD U:39	\$230,000
Barbara A Testa from Sierra Pacific Mtg	
19 CARRIAGE DR	\$200,000
Peter Carello+ from Coastal One CU	
398 GREAT RD	\$255,000
WWG RET+ from LendSure Mtg	
163 GROVE ST	\$244,000
Chasidy E Ballard+ from Digital FCU	
40 HARRIS AVE	\$450,000
Flint F Scott+ from Coastal One CU	
14 HEIDI RD	\$200,000
Janet G Krueger+ from Coastal One CU	
14 HEIDI RD	\$125,000
Merle C Kruegar+ from Coastal One CU	
34 KILBURN AVE	\$50,000
Paul S Mckenna+ from Navigant Credit Union	
12 LINFIELD DR	\$75,000
Laura L Gustafson from Coastal One CU	
400 NEW RIVER RD U:706	\$12,600
Maria S Hidalgo+ from RI Hsg & Mtg Fin Corp	
315 OLD RIVER RD U:1	\$245,000
Diane G Ducharme from Navigant Credit Union	
2 SCHOOL ST U:108	\$200,000
Francine Fink from Coastal One CU	
52 SPRING ST	\$130,000
Maco LLC from Thomas Dilibero	

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

41 ATLANTIC BLVD	\$360,000
B: Rebecca Normand & Jared Elliott	
S: Sarah Montalvan & Diego Montalvan	
Vol/Page: 3664/199, Date: 07/22/22	
Mtg: Semper Home Loans \$348,570	
Use: 3 Bdrm Cape Cod, Lot: 5837sf	
Prior Sale: \$250,000 (07/19)	
55 BROWN AVE	\$500,000
B: Tevin Jaman & Sherrine Charles	
S: Robert S Gallo	
Vol/Page: 3664/75, Date: 07/21/22	
Mtg: Movement Mtg LLC \$400,000	
Use: 2fam-5fam Residence, Lot: 9017sf	
Prior Sale: \$210,000 (12/17)	
20 DERBY AVE	\$390,000
B: Gail M Degan & Tracy Weick	
S: Emanuel N Andrade & Candace L Duran	
Vol/Page: 3666/101, Date: 07/29/22	
Mtg: Total Mtg Svcs \$370,500	
Use: 3 Bdrm Raised Ranch, Lot: 7667sf	
Prior Sale: \$189,000 (05/12)	
8 DIXON ST	\$350,000
B: Gabrielle Cardenas & Carlos Garcia	
S: Samantha Panice	
Vol/Page: 3666/249, Date: 07/29/22	
Mtg: RI Hsg & Mtg Fin Corp \$10,000	
Use: 3 Bdrm Ranch, Lot: 5009sf	
Prior Sale: \$158,000 (03/14)	

623 FRUIT HILL AVE.....	\$370,000	11 NEWTON ST.....	\$450,000	29 SWAN CT U:C.....	\$239,000
B: Miguelina Ramirez		B: Harold Corniel & Karen Pizarro		B: Nancy Phil RE LLC	
S: David L Gioffreda Tr, Tr for Lillian M Gioffreda IRT		S: April Pellegrino		S: Timothy M Smith	
Vol/Page: 3664/115, Date: 07/21/22		Vol/Page: 3666/280, Date: 07/29/22		Vol/Page: 3664/101, Date: 07/21/22	
Use: 3 Bdrm Bngl/cottage, Lot: 5009sf		Mtg: Shamrock Home Loans \$441,849		Use: 2 Bdrm Condo	
Prior Sale: \$350,000 (07/22)		Use: Residential-multiple Bldgs, Lot: 7623sf			
623 FRUIT HILL AVE.....	\$350,000	Prior Sale: \$180,000 (03/13)		10 UNITED ST.....	\$385,000
B: Marie M Leone & Roudy Leone		123 OLNEY AVE.....	\$372,500	B: Tuba Sipan	
S: Joao P Carvalho		B: Jack P Chan & Laia Lopez-Best		S: Lina Zapata	
Vol/Page: 3664/14, Date: 07/20/22		S: Gilberto Navedo Jr		Vol/Page: 3666/37, Date: 07/29/22	
Mtg: Primary Residentl Mtg \$343,660		Vol/Page: 3666/96, Date: 07/29/22		Mtg: NFM Lending \$332,976	
Use: 3 Bdrm Bngl/cottage, Lot: 5009sf		Use: 3 Bdrm Colonial, Lot: 5706sf		Use: 3 Bdrm Raised Ranch, Lot: 4617sf	
Prior Sale: \$230,000 (05/19)		Prior Sale: \$235,000 (01/18)		Prior Sale: \$250,000 (02/19)	
49 GARFIELD ST.....	\$230,000	15 PACKARD AVE U:103.....	\$235,000	79 VALLEY GREEN CT U:C.....	\$270,000
B: Marvin Avila		B: Balaji Mounthu		B: Narendrakumar Patel & Jayshree Patel	
S: Todd M Reid 2nd		S: Jennifer Haddon & David Hill		S: Cheryl A Botelho Tr, Tr for Cheryl A Botelho RET	
Vol/Page: 3664/130, Date: 07/21/22		Vol/Page: 3663/333, Date: 07/20/22		Vol/Page: 3665/192, Date: 07/27/22	
Mtg: NFM Lending \$225,834		Use: Condo		Use: 2 Bdrm Condo	
Use: 1 Bdrm Ranch, Lot: 2439sf		17 RICCI DR.....	\$381,000	Prior Sale: \$165,000 (01/11)	
Prior Sale: \$118,000 (10/17)		B: Kaley T Paulo		12 WENSCOTT LN.....	\$420,000
59 HIGH SERVICE AVE.....	\$430,000	S: Dayna E Ferrara & Daniel V Acciaro 3rd		B: Mohammed Jobe & Yamou Jobe	
B: Amirthalingam Vediappan & Anindita Basu		Vol/Page: 3664/243, Date: 07/22/22		S: Douglas N Lombardi Tr, Tr for Joseph Lombardi Jr LT	
S: Modern Living LLC		Mtg: Guild Mortgage Co \$368,284		Vol/Page: 3666/24, Date: 07/28/22	
Vol/Page: 3663/268, Date: 07/20/22		Use: 3 Bdrm Ranch, Lot: 3180sf		Mtg: First Home Mtg \$405,982	
Mtg: Movement Mtg LLC \$408,500		Prior Sale: \$190,900 (07/14)		Use: 2 Bdrm Raised Ranch, Lot: 8015sf	
Use: Residential Open Land, Lot: 4008sf		100 SHERMAN AVE.....	\$330,000	Prior Sale: \$225,250 (02/10)	
46 IRVING ST.....	\$359,023	B: J X Nunez-Rodriguez		18 WENTWORTH ST.....	\$165,000
B: Fritzson Beaubrun & Stephanie C Valbrun		S: Tamara S Bond		B: Mynore E Noriega	
S: Joshua M Catalano & Amanda C Catalano		Vol/Page: 3664/51, Date: 07/21/22		S: Rhonda A Sasa Tr, Tr for Rhonda A Sasa Rev LT	
Vol/Page: 3664/227, Date: 07/22/22		Mtg: NFM Lending \$324,022		Vol/Page: 3665/115, Date: 07/26/22	
Mtg: United Wholesale Mtg \$352,519		Use: 3 Bdrm Ranch, Lot: 3398sf		Mtg: Rhonda A Sasa T \$65,000	
Use: 3 Bdrm Cape Cod, Lot: 7971sf		SMITHFIELD RD.....	\$290,000	494 WOONASQUATUCKET AVE U:213.....	\$175,000
Prior Sale: \$240,000 (10/17)		B: Cumberland Homes LLC		B: Alec F Jenne	
6 KENNEDY DR.....	\$416,000	S: B&D Enterprises LLC		S: Sarah A Mannix	
B: Teresa Richardson		Vol/Page: 3664/127, Date: 07/21/22		Vol/Page: 3665/124, Date: 07/26/22	
S: Derek Bishop		300 SMITHFIELD RD U:P5-5.....	\$125,000	Mtg: Shamrock Home Loans \$157,500	
Vol/Page: 3665/250, Date: 07/28/22		B: Francis W Stack Jr		Use: 1 Bdrm Condo	
Mtg: Total Mtg Svcs \$408,465		S: Xuefu Wu		Prior Sale: \$142,500 (05/21)	
Use: 4 Bdrm Conventional, Lot: 5706sf		Vol/Page: 3666/168, Date: 07/29/22			
Prior Sale: \$221,000 (09/17)		Mtg: RI Hsg & Mtg Fin Corp \$115,000		► MORTGAGES	
156 LEO AVE.....	\$359,000	Use: Condo		15 ANGELO AVE.....	\$11,561
B: Ryan D Garr		626 SMITHFIELD RD U:401.....	\$345,000	Traci A Lynch+ from USA HUD	
S: Beatriz Simons		B: Randall R Simons & Beatriz Simons		71 ATLANTIC BLVD.....	\$80,000
Vol/Page: 3666/138, Date: 07/29/22		S: Betty Martinelle		Brianna M Machado+ from Postal Govt EFCU	
Mtg: Digital FCU \$287,000		Vol/Page: 3666/225, Date: 07/29/22		20 BORAH ST.....	\$80,000
Type: Adj		Mtg: American Pacific Mtg \$195,000		Jodie L Smith from TD Bank NA	
Use: 2 Bdrm Ranch, Lot: 7579sf		Use: 3 Bdrm Condo		43 CAROVILLI ST.....	\$140,000
Prior Sale: \$45,000 (08/14)		626 SMITHFIELD RD U:706.....	\$340,000	Jeffrey M Buzzerio from Rocket Mortgage LLC	
15 LEWIS ST.....	\$400,000	B: Kelly M Doern		15 DI GIULIO DR.....	\$250,000
B: Jessica R Pollard & Jessica Wilner-Pollard		S: Debra Squizzero		Brian J Millard+ from Citizens Bank	
S: Deborah A Palazzo		Vol/Page: 3666/203, Date: 07/29/22		8 DIXON ST.....	\$343,660
Vol/Page: 3663/296, Date: 07/20/22		Use: 3 Bdrm Condo		Gabriell Cardenas+ from RI Hsg & Mtg Fin Corp	
Mtg: Paddio \$320,000		39 STONE TRL U:D.....	\$200,000	1515 DOUGLAS AVE.....	\$132,400
Use: 3 Bdrm Ranch, Lot: 8799sf		B: Rocco Dangelo Jr		Lisa A Notarantonio LT+ from Citizens Bank	
2160 MINERAL SPRING AVE U:11.....	\$158,000	S: Alyssa R Gosman		24 ELM ST.....	\$50,000
B: John E Conca		Vol/Page: 3666/245, Date: 07/29/22		David E Notarantonio+ from Coastal One CU	
S: Rosemarie Bowden		Use: 2 Bdrm Condo		623 FRUIT HILL AVE.....	\$15,000
Vol/Page: 3665/147, Date: 07/26/22		Prior Sale: \$175,000 (05/19)		Marie M Leone+ from RI Hsg & Mtg Fin Corp	
Mtg: Bank of America NA \$126,400		66 SUNFLOWER CIR U:66.....	\$225,000	11 GARDNER AVE.....	\$100,000
Type: Adj		B: Kristen Lapati		John M Flynn+ from Citizens Bank	
Use: Condo		S: Richard D Marchetti Jr		49 GARFIELD ST.....	\$9,000
1 NELSON ST.....	\$375,000	Vol/Page: 3664/321, Date: 07/25/22		Marvin Avila from RI Hsg & Mtg Fin Corp	
B: Gregory B Kendall		Mtg: Caliber Home Loans \$180,000		35 GILLEN AVE.....	\$333,000
S: John Chece & Desiree Chece		Use: 2 Bdrm Condo		Miguelina Ramirez from NFM Lending	
Vol/Page: 3665/320, Date: 07/28/22				16 HIGHLAND AVE.....	\$30,500
Mtg: Movement Mtg LLC \$368,207				Donald J Rickett from Citizens Bank	
Use: 3 Bdrm Bngl/cottage, Lot: 5053sf				16 HILLVIEW DR.....	\$95,000
Prior Sale: \$149,900 (01/10)				Dan M Barnette 2nd+ from Coastal One CU	

6 KENNEDY DR.....	\$15,000
Teresa A Richardson from RI Hsg & Mtg Fin Corp	
4 LAUREL ST.....	\$40,000
William F Cardarelli+ from Coastal One CU	
4 MACLAINE DR.....	\$10,000
Erika Seyboth+ from Navy FCU	
14 MANILA ST.....	\$25,000
John J Delgado Sr+ from Home Ln & Invest Bk	
1315 MINERAL SPRING AVE.....	\$900,000
Cam Realty Group LLC from PR Associates	
1361 MINERAL SPRING AVE.....	\$900,000
Cam Realty Group LLC from PR Associates	
1363 MINERAL SPRING AVE.....	\$900,000
Cam Realty Group LLC from PR Associates	
2161 MINERAL SPRING AVE.....	\$19,694
Megly R Mareo from USA HUD	
11 NEWTON ST.....	\$15,000
Harold Corniel+ from RI Hsg & Mtg Fin Corp	
10 OAK GROVE BLVD.....	\$10,361
Phetsamone Sysaketh+ from USA HUD	
15 PACKARD AVE U:104.....	\$211,500
Balaji Mounthu from Coastal One CU	
17 PALM ST.....	\$234,700
Linda P Dantuono from Citizens Bank	
15 PLEASANT VIEW DR.....	\$14,197
Kyle A Chevalier from USA HUD	
22 RED CEDAR LN.....	\$56,300
Bianca M Buco+ from Washington Tr Co	
17 RICCI DR.....	\$10,000
Kaley T Paulo from RI Hsg & Mtg Fin Corp	
15 RICHARD RD.....	\$120,000
Filomena C Berardi from Citizens Bank	
100 SHERMAN AVE.....	\$12,500
J X Nunez-Rodriguez from RI Hsg & Mtg Fin Corp	
33 SIMPSON ST.....	\$25,000
Patrick R Browne+ from Washington Tr Co	
300 SMITHFIELD RD U:P5-5.....	\$10,000
Francis W Stack Jr from RI Hsg & Mtg Fin Corp	
626 SMITHFIELD RD U:505.....	\$199,700
Louis J Dolce from Citizens Bank	
16 SPICER ST.....	\$50,000
Carlene A Buitta from Citizens Bank	
76 STANDISH AVE.....	\$40,000
Michael A Calabro from Citizens Bank	
27 STELLA DR.....	\$120,500
Margaret M Pilkington from Rocket Mortgage LLC	
56-A SUNFLOWER CIR U:56A.....	\$13,583
Kimberly Cybulski from USA HUD	
29 SWAN CT U:H.....	\$60,000
Maya Lloyd from Citizens Bank	
29 SWAN ST.....	\$50,000
Jeffrey C Gervais+ from RI Credit Union	
19 TANGLEWOOD LN.....	\$408,000
Benjamin J Rowan+ from Navigant Credit Union	
195 URBAN AVE.....	\$315,000
Roney E Nakhoul from Citizens Bank	
97 VINCENT AVE.....	\$10,000
William F Windoloski 3rd from Ocean State CU	
53 VOLTURNO ST.....	\$296,000
Ashley Mcphillips from Province Mtg Assoc	

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

MAPLE AVE.....	\$125,000
B: Lam&Mike Properties LLC	
S: Aram P Jarret Jr	
Vol/Page: 947/213, Date: 07/25/22	
31 OLD POUND HILL RD.....	\$438,000
B: Ann Cabral-Woodbury & Jeffrey J Henry	
S: Nicole Rosa	
Vol/Page: 947/249, Date: 07/26/22	
Mtg: Fairway Ind Mtg \$188,000	
Use: 2 Bdrm Ranch, Lot: 26406sf	
Prior Sale: \$161,500 (02/19)	
61 RIDGE RD.....	\$250,000
B: Emilio Dispirito	
S: Denise M Dufault	
Vol/Page: 948/72, Date: 07/29/22	
Mtg: Axe Capital \$250,000	
Use: 1 Bdrm Ranch, Lot: 15560sf	
90 SCHOOL ST.....	\$861,700
B: Dog Pack LLC	
S: VH Inc	
Vol/Page: 948/37, Date: 07/29/22	
Mtg: VH Inc \$775,530	
Use: Commercial Building, Lot: 100624sf	
1070 VICTORY HWY.....	\$335,000
B: Kevin Doherty & Laurie Ohara-Doherty	
S: Elizabeth M Pawlowski	
Vol/Page: 947/285, Date: 07/27/22	
Mtg: Movement Mtg LLC \$175,000	
Use: 3 Bdrm Cape Cod, Lot: 95928sf	
10 WILLerval AVE.....	\$399,900
B: Christie L Brenner & Todd E Brenner	
S: Paul R Paris & Brenda J Paris	
Vol/Page: 948/53, Date: 07/29/22	
Mtg: Movement Mtg LLC \$319,920	
Use: 3 Bdrm Garrison, Lot: 64482sf	
► MORTGAGES	
39 BROOKSIDE DR.....	\$100,000
Michelle Taylor+ from Citizens Bank	
4 CEDAR FOREST RD.....	\$100,000
Daniel J Roden+ from Navigant Credit Union	
17 CYNTHIA DR.....	\$40,000
Gerard W Ethier+ from Milford Fed Svgs Bk	
247 GREENVILLE RD.....	\$24,263
William Amrtin+ from Figure Lending LLC	
MAPLE DR.....	\$450,000
Lam&Mike Properties LLC from Lam N Dao	
230 OLD GREAT RD.....	\$30,000
Antonio Laranjo+ from Citizens Bank	
33 PACHECO DR.....	\$150,000
Jane D Biron+ from Coastal One CU	
92 SAINT PAUL ST.....	\$50,000
Stacey L Buccia+ from Greenwood CU	
14 SHARON PKWY.....	\$41,500
Noaln FT+ from RI Credit Union	
14 STONEY DR.....	\$125,000
Daniel J Brodeur+ from Navigant Credit Union	

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

73 ARLAND DR.....	\$285,000
B: Jennifer L Robert & Kathleen J Robert	
S: Robert J Douyette	
Vol/Page: 4900/291, Date: 08/01/22	
Mtg: Movement Mtg LLC \$230,850	
Use: 3 Bdrm Cape Cod, Lot: 5610sf	
77 ARLAND DR.....	\$385,000
B: Jonathan Sokolowski	
S: Austin J Apierre	
Vol/Page: 4900/63, Date: 07/29/22	
Mtg: Leader Bank NA \$365,750	
Use: 3 Bdrm Conventional, Lot: 5500sf	
24 BELLA AVE.....	\$249,000
B: Elsa R Monteiro	
S: Pawtucket Ctrl Falls Dev	
Vol/Page: 4900/104, Date: 07/29/22	
Mtg: Shamrock Home Loans \$244,489	
Use: 3 Bdrm Cape Cod, Lot: 5830sf	
Prior Sale: \$65,000 (07/20)	
549 BEVERAGE HILL AVE.....	\$410,000
B: Dalya M Ramos & Filomena R Morais	
S: Jorge Mendes & Manuela Mendes	
Vol/Page: 4900/163, Date: 08/01/22	
Mtg: Primary Resident Mtg \$402,573	
Use: 2-Family Two Family, Lot: 5930sf	
Prior Sale: \$185,000 (09/18)	
2 CALA DR.....	\$360,000
B: Linda A Swindelles	
S: Adnakinubia D Alves	
Vol/Page: 4900/45, Date: 07/29/22	
Use: 3 Bdrm Cape Cod, Lot: 5000sf	
Prior Sale: \$290,000 (06/18)	
52 CAPWELL AVE.....	\$957,900
B: Jeffrey S Simmons	
S: Coleen N Johnston	
Vol/Page: 4900/77, Date: 07/29/22	
Use: 3 Bdrm Cape Cod, Lot: 6522sf	
Prior Sale: \$421,000 (07/17)	
69 DANIELS ST.....	\$525,000
B: Craftsmen Homes LLC	
S: Casa Case LLC	
Vol/Page: 4901/138, Date: 08/02/22	
Mtg: Finance America LLC \$393,750	
Use: Apartment Bldg - 4-8 Units, Lot: 4750sf	
Prior Sale: \$379,000 (03/22)	
13 FAIRVIEW AVE.....	\$355,000
B: Richard G Ferreras	
S: Betzaida Velez	
Vol/Page: 4900/253, Date: 08/01/22	
Mtg: Movement Mtg LLC \$335,775	
Use: 3-Family Family Flat, Lot: 3938sf	

20 FELSMERE AVE **\$256,000**
 B: Barbara Donnelly
 S: Lisa Donnelly
 Vol/Page: 4900/11, Date: 07/29/22
 Mtg: Coastal One CU \$204,800
 Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 6000sf

300 FRONT ST U:515 **\$175,000**
 B: Tyler J Henry
 S: Michelle N Broome
 Vol/Page: 4901/43, Date: 08/02/22
 Mtg: Total Mtg Svcs \$140,000
 Use: 1 Bdrm Condo

124 JAPONICA ST **\$450,000**
 B: Adalberto Depina
 S: Limas Construction LLC
 Vol/Page: 4898/238, Date: 07/27/22
 Mtg: Caliber Home Loans \$441,849
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$45,000 (09/17)

50 LITTLEFIELD ST **\$388,000**
 B: Rachel Baldera
 S: Jerome Monteiro & Marcus Rosado
 Vol/Page: 4900/199, Date: 08/01/22
 Mtg: NFM Inc \$380,972
 Use: 2-Family Two Family, Lot: 3465sf
 Prior Sale: \$293,000 (10/21)

242 MANTON ST **\$54,000**
 B: Robert G Salisbury & Jennifer Hanley
 S: Delano Merton A Est & Russell Delano
 Vol/Page: 4901/107, Date: 08/02/22

34 MELROSE AVE **\$575,500**
 B: Foster Forward Corp
 S: Nef LLC & Cesar X Cordero
 Vol/Page: 4900/142, Date: 07/29/22
 Use: Residential Open Land, Lot: 5000sf

101 NAUSHON RD **\$675,000**
 B: Jason Deluca & Stephanie Nardone
 S: Christy S Querceto & Jamie P Querceto
 Vol/Page: 4900/31, Date: 07/29/22
 Mtg: Home Ln & Invest Bk \$540,000
 Use: Residential Open Land, Lot: 10400sf
 Prior Sale: \$320,000 (10/18)

26 PIERCE ST **\$440,000**
 B: Henry Larssen
 S: Hector L Lopez & Waleska Martinez
 Vol/Page: 4898/328, Date: 07/27/22
 Mtg: NFM Inc \$432,030
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$280,000 (02/20)

150 SAYLES AVE **\$360,000**
 B: 60 E Transit LLC
 S: Sayles Ave Properties LLC
 Vol/Page: 4900/342, Date: 08/01/22
 Mtg: BayCoast Bank \$337,500
 Use: 3-Family Family Flat, Lot: 4129sf

206 SCHOOL ST U:206 **\$180,000**
 B: Luis H Florez
 S: Gateways Change Ing
 Vol/Page: 4900/118, Date: 07/29/22
 Mtg: Shamrock Home Loans \$135,000
 Use: 3 Bdrm Condo
 Prior Sale: \$122,500 (10/10)

108 TERRACE AVE **\$349,000**
 B: Maria Montalvo & Franklin Montalvo
 S: Arilza G Worrell
 Vol/Page: 4899/2, Date: 07/27/22
 Mtg: Shamrock Home Loans \$342,678
 Use: 3 Bdrm Colonial, Lot: 6900sf
 Prior Sale: \$235,000 (12/19)

520 WEST AVE **\$579,000**
 B: Dorothy Elkin & John Halpin
 S: Thomas E Duff
 Vol/Page: 4900/81, Date: 07/29/22
 Mtg: Flagstar Bank FSB \$434,250
 Use: 3-Family Family Flat, Lot: 4655sf

427 WILLISTON WAY **\$330,000**
 B: Miguel M Martinez
 S: Dante L Baker
 Vol/Page: 4900/311, Date: 08/01/22
 Mtg: NFM Inc \$324,022
 Use: 3 Bdrm Ranch, Lot: 4288sf
 Prior Sale: \$222,500 (10/17)

► **MORTGAGES**

165 1ST ST **\$338,751**
 Rita Bolton from Northpointe Bank

116 ATWOOD AVE **\$165,000**
 Martinho Montrond from Coastal One CU

549 BEVERAGE HILL AVE **\$14,350**
 Dalva M Ramos+ from RI Hsg & Mtg Fin Corp

163 BROAD ST **\$45,000**
 Marcia Beauty Salon Inc from Navigant Credit Union

124 BROOKDALE BLVD **\$265,000**
 Allen D Mcvay+ from Coastal One CU

114 CHANDLER AVE **\$329,914**
 Nia A Reid-Patterson from NFM Inc

114 CHANDLER AVE **\$10,000**
 Nia A Reid-Patterson from RI Hsg & Mtg Fin Corp

60 CLARNER ST **\$26,881**
 Beth A Gaboury from USA HUD

32 CLEVELAND ST **\$24,100**
 Ananias G Brito from Citizens Bank

420 COLUMBUS AVE **\$200,000**
 Anthony E Giorgeri T+ from Citizens Bank

94 COVE ST **\$35,000**
 Andre J Goodhart+ from Coastal One CU

46 DOVER ST **\$434,798**
 Elizabeth Guzman-Rosario+ from NFM Inc

46 DOVER ST **\$10,000**
 Elizabeth Guzman-Rosario+ from RI Hsg & Mtg Fin Co

82 EXETER AVE **\$265,000**
 Mary Palacio from Wells Fargo Bank

13 FAIRVIEW AVE **\$10,000**
 Richard G Ferreras from RI Hsg & Mtg Fin Corp

51 FULLER ST **\$240,944**
 Phillip D StPierre Jr+ from Rocket Mortgage LLC

342 GLENWOOD AVE **\$111,000**
 Mary M Kluit+ from Navigant Credit Union

30 JAPONICA ST **\$200,000**
 Victor C Soares from Coastal One CU

82 JAPONICA ST **\$89,000**
 Serpouhi Osko from Webster Bank

11 JEFFERS ST **\$216,625**
 Cristian A Deleon-Solis+ from RI Hsg & Mtg Fin Cor

11 JEFFERS ST **\$10,000**
 Cristian A Deleon-Solis+ from RI Hsg & Mtg Fin Cor

169 LIBERTY ST **\$260,000**
 Sandra I Gonzalez+ from LoanDepot.Com

78 MADISON ST **\$5,628**
 Corey D Ellis+ from USA HUD

30 MAPLEWOOD DR **\$263,000**
 Lisa M Aponte+ from Washington Tr Co

60 MCCABE AVE **\$241,147**
 Joao M Pimentel from Guild Mortgage Co

872 NEWPORT AVE **\$282,000**
 T&R Services LLC from BankNewport

26 PIERCE ST **\$10,000**
 Henry F Lurssen from RI Hsg & Mtg Fin Corp

35 POIRIER ST **\$29,811**
 James Echeverri from USA HUD

12 POLLARD AVE **\$319,900**
 Bradley Richards+ from Caliber Home Loans

141 SABIN ST **\$40,000**
 Adeline Cora+ from Citizens Bank

462 SMITHFIELD AVE **\$115,000**
 Jose C Garcia from Citizens Bank

462 SMITHFIELD AVE **\$85,000**
 Jose C Garcia from Digital FCU

108 TERRACE AVE **\$10,000**
 Maria Montalvo+ from RI Hsg & Mtg Fin Corp

110 WARWICK RD **\$10,659**
 Eugenio M Brito from USA HUD

842 WEEDEN ST **\$70,000**
 Shaina M Hill from Coastal One CU

50 WEST AVE **\$300,000**
 Francisco Fadul from LoanDepot.Com

427 WILLISTON WAY **\$10,000**
 Miguel M Martinez from RI Hsg & Mtg Fin Corp

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**

50 ABBOTT ST **\$385,000**
 B: Randelle Boots
 S: Kathleen Ambrosini
 Vol/Page: 13640/221, Date: 07/27/22
 Use: 3 Bdrm Conventional, Lot: 5800sf
 Prior Sale: \$197,000 (02/14)

200 ACADEMY AVE **\$500,000**
 B: FTC Realty LLC
 S: Walgreen Eastern Co Inc
 Vol/Page: 13640/308, Date: 07/27/22
 Use: Commercial Building, Lot: 12500sf
 Prior Sale: \$590,000 (12/19)

339 ACADEMY AVE **\$295,000**
 B: Arlin Rodezno
 S: Paul Baldala
 Vol/Page: 13643/1, Date: 07/29/22
 Mtg: Fairway Ind Mtg \$265,500
 Type: Adj
 Use: 3 Bdrm Ranch, Lot: 5550sf
 Prior Sale: \$145,000 (06/13)

26 ADDEO ST **\$405,000**
 B: JPA Properties LLC
 S: John Patrick Mcmanus & Tessa F Mcmanus
 Vol/Page: 13642/145, Date: 07/29/22
 Mtg: Ryanna LLC \$275,000
 Use: Residential Open Land, Lot: 2012sf
 Prior Sale: \$270,000 (06/19)

252 ADMIRAL ST.....	\$201,000	340 COLE AVE	\$790,000	13 JOSLIN ST	\$270,000
B: Go Cleaners LLC		B: Arthur Gaskin & Carey Harte		B: Maritza C Parada	
S: Chantel N Wyllie		S: David E Gillis & Judy T Gillis		S: Jose L Castro & Ruth M Castro	
Vol/Page: 13643/30, Date: 07/29/22		Vol/Page: 13646/118, Date: 08/02/22		Vol/Page: 13643/253, Date: 07/29/22	
Mtg: Linda Monello \$200,000		Mtg: Baycoast Mortgage Co \$632,000		Mtg: Clearedge Lending LLC \$189,000	
Use: 5 Bdrm Old Style, Lot: 1950sf		Use: 3 Bdrm Split Level, Lot: 9000sf		Use: 2-Family Two Family, Lot: 3200sf	
Prior Sale: \$33,299 (11/12)				Prior Sale: \$3,518 (06/15)	
457 ADMIRAL ST.....	\$405,000	8 CUTLER ST.....	\$437,500	49-R LANCASTHIRE ST.....	\$370,000
B: JPA Properties LLC		B: Robert Monteiro		B: Julio Echeverria	
S: John Patrick Mcmanus & Tessa F Mcmanus		S: Oluwaseyi F Omoniyi		S: Irma S Figueroa	
Vol/Page: 13642/145, Date: 07/29/22		Vol/Page: 13646/165, Date: 08/02/22		Vol/Page: 13644/282, Date: 08/01/22	
Mtg: Ryanna LLC \$275,000		Mtg: NFM Inc \$429,575		Mtg: Guaranteed Rate Affn \$363,298	
Use: 2-Family Two Family, Lot: 3200sf		Use: 8 Bdrm Old Style, Lot: 3800sf		Use: 2-Family Two Family, Lot: 3280sf	
Prior Sale: \$270,000 (06/19)		Prior Sale: \$280,000 (10/21)			
188 BENEFIT ST U:5.....	\$825,000	195 EASTWOOD AVE.....	\$115,000	62 LANCASTHIRE ST.....	\$330,000
B: Edward Pensa		B: Rafael Morel		B: Andy S Quijada	
S: Helen G Macdonald		S: Eastwood Street LLC		S: Oladipo P Solola & Sheri A Solola	
Vol/Page: 13643/84, Date: 07/29/22		Vol/Page: 13647/193, Date: 08/02/22		Vol/Page: 13645/153, Date: 08/01/22	
Mtg: Navigant Credit Union \$500,000		Use: Residential Open Land, Lot: 4000sf		Mtg: Movement Mtg LLC \$324,022	
Use: 2 Bdrm Condo				Use: 2-Family Two Family, Lot: 4000sf	
181 BOWEN ST U:181.....	\$720,000	378 ELMWOOD AVE.....	\$950,000	11 LINWOOD AVE.....	\$480,000
B: Marie Williams		B: GM Properties LLC		B: Pedro A Castro & Nicholas A Toj	
S: Brown University		S: Allied Investments Inc		S: Wanda A Gomez & Fausto E Marte	
Vol/Page: 13645/241, Date: 08/02/22		Vol/Page: 13646/235, Date: 08/02/22		Vol/Page: 13644/183, Date: 08/01/22	
Mtg: Flagstar Bank FSB \$647,200		Mtg: BayCoast Bank \$712,000		Mtg: Northpointe Bank \$471,306	
Use: Educational Property, Lot: 4881sf		Use: Mixed Use-prim Res & Comm, Lot: 5258sf		Use: 3-Family Family Flat, Lot: 5000sf	
291 CALIFORNIA AVE.....	\$335,000	829 ELMWOOD AVE.....	\$495,000	863 MANTON AVE.....	\$340,000
B: Manuel A Moquete & Yarinette Paulino		B: Rosaura N Loveras & Ramon Perez		B: William G Arrington	
S: Jose M Teixeira & Pedro A Teixeira		S: Bladimir T Garcia		S: Zack Ford	
Vol/Page: 13640/71, Date: 07/27/22		Vol/Page: 13643/132, Date: 07/29/22		Vol/Page: 13644/66, Date: 08/01/22	
Use: 4 Bdrm Old Style, Lot: 3200sf		Mtg: NFM Inc \$371,250		Mtg: Semper Home Loans \$333,841	
24 CAMP ST U:5.....	\$265,000	200 EXCHANGE ST U:1414.....	\$549,000	233 MELROSE ST.....	\$290,000
B: David C Harding & Seema A Harding		B: Helen G Macdonald Tr, Tr for H G Macdonald T		B: Pedro G Taveras	
S: Susan Valles		S: Carol A Luttrell & Henry L Rosenberg		S: Lucy Feyerabend	
Vol/Page: 13643/346, Date: 07/29/22		Vol/Page: 13643/249, Date: 07/29/22		Vol/Page: 13644/26, Date: 07/29/22	
Use: 2 Bdrm Condo		Use: 1 Bdrm Condo		Mtg: Michele T Dellena \$232,000	
244 CAMP ST U:2.....	\$363,000	37 GALILEO AVE.....	\$470,000	98 MERINO ST.....	\$247,000
B: Mary Penniman		B: Encarnacion R Mulul & Tomas R Mulul		B: Starling A Montero	
S: Alexandra B Silva & Timothy P Silva		S: Gloria J Hartmann		S: Gerry Manning	
Vol/Page: 13645/133, Date: 08/01/22		Vol/Page: 13643/153, Date: 07/29/22		Vol/Page: 13640/190, Date: 07/27/22	
Mtg: Wells Fargo Bank \$290,400		Mtg: Shamrock Home Loans \$461,487		Use: 5 Bdrm Conventional, Lot: 5000sf	
Use: 2 Bdrm Condo		Use: 2-Family Two Family, Lot: 3200sf		58 METHYL ST.....	\$740,000
Prior Sale: \$312,000 (02/22)		10 HAZARD AVE.....	\$1,295,000	B: Christine A Boie	
437 CHARLES ST.....	\$430,000	B: Blue Tea Cup LLC		S: David W Sobel & Caitlin Stanton	
B: Romona Sequea		S: Polaris Hazard Avenue LLC		Vol/Page: 13643/197, Date: 07/29/22	
S: Jose A Bogran Ex, Ex for Hudson Berta G Est		Vol/Page: 13646/228, Date: 08/02/22		Mtg: Leader Bank NA \$300,000	
Vol/Page: 13646/138, Date: 08/02/22		Use: 3-Family Family Flat, Lot: 4583sf		Use: 3 Bdrm Conventional, Lot: 4680sf	
Mtg: Bank of America NA \$430,000		Prior Sale: \$890,000 (08/19)		Prior Sale: \$441,000 (01/20)	
Use: 2-Family Two Family, Lot: 4212sf		73 HOLDEN ST U:2A.....	\$192,000	12 MILANO ST.....	\$242,000
25 CHRISTOPHER ST.....	\$405,000	B: Andrew Louw		B: EA Group LLC & Method Inv Group LLC	
B: Sara Kroog		S: Tammi Arford		S: Charles T Montella & Tammy M Montella	
S: Nef LLC		Vol/Page: 13644/3, Date: 07/29/22		Vol/Page: 13640/47, Date: 07/27/22	
Vol/Page: 13643/229, Date: 07/29/22		Mtg: Digital FCU \$134,400		Use: 3 Bdrm Old Style, Lot: 3600sf	
Mtg: Semper Home Loans \$414,315		Use: 1 Bdrm Condo		403 MORRIS AVE.....	\$620,000
Use: Residential Open Land, Lot: 3200sf		Prior Sale: \$40,000 (10/18)		B: DND LLC	
Prior Sale: \$120,000 (10/19)		15 HOOKER ST.....	\$355,000	S: Nina Wasti	
30 CHRISTOPHER ST.....	\$332,000	B: Alexander J Adams		Vol/Page: 13639/332, Date: 07/27/22	
B: Edward C James 4th		S: Lauren E Demoss & Joseph P Heffner		Use: 3-Family Family Flat, Lot: 4052sf	
S: Nancy Alves & Matthew Bauer		Vol/Page: 13643/107, Date: 07/29/22		7 MOUNT HOPE AVE U:310.....	\$385,000
Vol/Page: 13642/163, Date: 07/29/22		Mtg: Guild Mortgage Co \$284,000		B: Maureen L Harkavy	
Mtg: Total Mtg Svcs \$325,986		Use: 2 Bdrm Colonial, Lot: 3200sf		S: Abhishek Sripad	
Use: 2-Family Two Family, Lot: 4800sf		Prior Sale: \$161,000 (05/17)		Vol/Page: 13644/211, Date: 08/01/22	
Prior Sale: \$104,500 (11/15)		30 HORTON ST.....	\$230,000	Mtg: Baycoast Mortgage Co \$285,000	
		B: Elevator Properties Inc & Less Stress Homes LLC		Type: Adj	
		S: Steven Deangelis		Use: 2 Bdrm Condo	
		Vol/Page: 13640/137, Date: 07/27/22			
		Use: 2-Family Two Family, Lot: 3656sf			

31 MOUNT HOPE AVE	\$490,000	101 REGENT AVE U:44A	\$310,000	26 WILLOW ST	\$665,999
B: Eric V Brown & Sarah L Watts		B: Devin J Brock		B: Anther N Kiley & Hannah L Oatman	
S: Elizabeth C Lebel & Kathleen Thompson		S: Vincent Cherico & James Reynolds		S: Aaron D Forrest & Yasmin D Vobis	
Vol/Page: 13645/76, Date: 08/01/22		Vol/Page: 13640/343, Date: 07/27/22		Vol/Page: 13640/265, Date: 07/27/22	
Mtg: Homestar Mtg Inc \$290,000		Use: Condo		Use: 3-Family Family Flat, Lot: 2455sf	
Use: 2 Bdrm Bngl/cottage, Lot: 3604sf		151 REGENT AVE	\$420,000	Prior Sale: \$465,000 (06/19)	
Prior Sale: \$282,500 (10/17)		B: Shawn S Elijah		30 WILNA ST	\$242,000
11 NEWTON ST	\$450,000	S: Paola Pena		B: EA Group LLC & Method Inv Group LLC	
B: Harold Corniel & Karen Pizarro		Vol/Page: 13645/338, Date: 08/02/22		S: Charles T Montella & Tammy M Montella	
S: April Pellegrino		Mtg: Movement Mtg LLC \$412,392		Vol/Page: 13640/47, Date: 07/27/22	
Vol/Page: 13644/152, Date: 08/01/22		Use: 3-Family Family Flat, Lot: 2250sf		Use: Residential Open Land, Lot: 3200sf	
Mtg: Shamrock Home Loans \$441,849		Prior Sale: \$270,000 (04/20)		39 WOOD ST	\$656,400
184 OCONNELL ST	\$110,000	39 SHARON ST	\$85,000	B: Katherine Baysinger	
B: Sky Properties LLC		B: Andrew Knox		S: Johnathan E Derry & Rchard M Derry	
S: LRV Properties LLC		S: Andrew Knox & Gabrielle Purchon		Vol/Page: 13644/260, Date: 08/01/22	
Vol/Page: 13642/202, Date: 07/29/22		Vol/Page: 13645/108, Date: 08/01/22		Mtg: Flagstar Bank FSB \$525,120	
Mtg: Spindrift Inv \$320,000		Mtg: Pennymac Loan Service \$227,000		Use: 2-Family Two Family, Lot: 4500sf	
Use: Residential Open Land, Lot: 3380sf		Use: 3 Bdrm Bngl/cottage, Lot: 5000sf		Prior Sale: \$275,000 (09/15)	
Prior Sale: \$110,000 (07/22)		Prior Sale: \$230,000 (10/18)		46 WOODBURY ST	\$685,000
190 OCONNELL ST	\$110,000	38 TOURO ST	\$300,000	B: Todd M Sabelli & Catherine W Saunders	
B: Sky Properties LLC		B: Courtney E Smith		S: Marsha A Garcia & Henry B Heinemann	
S: LRV Properties LLC		S: Christopher M Dupont		Vol/Page: 13647/16, Date: 08/02/22	
Vol/Page: 13642/241, Date: 07/29/22		Vol/Page: 13644/332, Date: 08/01/22		Mtg: Homestar Mtg Inc \$165,000	
Mtg: Spindrift Inv \$320,000		Mtg: Movement Mtg LLC \$285,000		Use: 4 Bdrm Cape Cod, Lot: 4600sf	
Use: Residential Open Land, Lot: 3380sf		Use: 3 Bdrm Old Style, Lot: 2520sf		71 WYNDHAM AVE U:44A	\$300,000
Prior Sale: \$110,000 (07/22)		Prior Sale: \$147,500 (12/19)		B: Joseph A Elliott & George J Lewis	
465 PLEASANT VALLEY PKWY	\$510,000	56 VETO ST	\$320,000	S: Ann Lynch	
B: Jared B Currier & Rebecca L Distefano		B: Geronimo R Marzan & Cristina J DeReyes		Vol/Page: 13640/301, Date: 07/27/22	
S: George J Lewis		S: HP Realty Capital LLC		Use: 2 Bdrm Condo	
Vol/Page: 13640/167, Date: 07/27/22		Vol/Page: 13642/325, Date: 07/29/22		Prior Sale: \$177,000 (12/14)	
Use: 3 Bdrm Ranch, Lot: 12429sf		Mtg: Guaranteed Rate Affin \$304,000		► MORTGAGES	
10 POTTER DR	\$359,000	Use: 4 Bdrm Old Style, Lot: 3200sf		206 6TH ST	\$96,600
B: Jeremiah P Aponte & Jessica E Aponte		Prior Sale: \$186,000 (08/21)		Andrew Levinson from Washington Tr Co	
S: Kimberly Allen Tr, Tr for Barbara Griffing IRT		199 WALDO ST	\$86,897	52 AMERICA ST U:1	\$286,150
Vol/Page: 13643/185, Date: 07/29/22		B: Ocean State Rity&Rehab		Ian S Campbell+ from Guaranteed Rate Inc	
Mtg: Semper Home Loans \$341,050		S: Kang K Chhun & Sameoun Chhun		93 ARGOL ST	\$45,000
Use: 3 Bdrm Ranch, Lot: 14005sf		Vol/Page: 13639/320, Date: 07/27/22		Audrey I Waldman from RI Credit Union	
505 POTTERS AVE	\$950,000	Use: 3-Family Family Flat, Lot: 5375sf		80 ASHMONT ST	\$305,000
B: GM Properties LLC		211 WASHINGTON ST	\$425,000	Comfort Kafo+ from LoanDepot.Com	
S: Allied Investments Inc		B: Michael Gomes		170 BABCOCK ST	\$82,000
Vol/Page: 13646/235, Date: 08/02/22		S: Leo M Spano & Krista A Stumpf		Orlando Santos+ from HarborOne Bank	
Mtg: BayCoast Bank \$712,000		Vol/Page: 13643/209, Date: 07/29/22		40 BARDEN ST	\$289,656
Use: 4 Bdrm Old Style, Lot: 3200sf		130 WESTMINSTER ST U:304	\$160,000	Tonya A Demps+ from Primary Residentl Mtg	
509 POTTERS AVE	\$950,000	B: Dustin Moran & Victoria Sanborn		277 BENEFIT ST U:2	\$536,000
B: GM Properties LLC		S: 130 Westminster St Assoc		Ellen M Sawyer+ from Bank of Rhode Island	
S: Allied Investments Inc		Vol/Page: 13645/191, Date: 08/01/22		55 BOUNDARY AVE	\$90,000
Vol/Page: 13646/235, Date: 08/02/22		Use: Condo		Ashley M Gilbert from HarborOne Bank	
Use: Residential Open Land, Lot: 3200sf		130 WESTMINSTER ST U:317	\$156,000	416 BROADWAY	\$590,150
513 POTTERS AVE	\$950,000	B: Brian K Bragg & Victoria Witteman		Emilio Dorcelly from Amerisave Mtg Corp	
B: GM Properties LLC		S: 130 Westminster St Assoc		3 CARGILL ST	\$37,000
S: Allied Investments Inc		Vol/Page: 13643/279, Date: 07/29/22		Yahaira Deleon+ from Mico Holdings LLC	
Vol/Page: 13646/235, Date: 08/02/22		Use: Condo		1267 CHALKSTONE AVE	\$22,000
Use: Mixed Use-prim Res & Comm, Lot: 3200sf		92 WHAT CHEER AVE	\$325,000	Edwin Divas from BayCoast Bank	
1000 PROVIDENCE PL U:104	\$339,000	B: Pamela A Moquete & Virgilio A Rodriguez		1551 CHALKSTONE AVE	\$139,082
B: Justin M Perry		S: Lodys Mustafa		Robertino Delacruz from Citizens Bank	
S: Providence Homes LLC		Vol/Page: 13645/267, Date: 08/02/22		9 CHAPIN AVE	\$160,000
Vol/Page: 13643/63, Date: 07/29/22		Mtg: Total Mtg Svcs \$319,113		William A Douglass from Citizens Bank	
Use: 2 Bdrm Condo		Use: 2-Family Two Family, Lot: 2753sf		532 CHARLES ST	\$50,000
115 PUTNAM ST	\$235,000	Prior Sale: \$94,900 (03/15)		Dream Home Const LLC from Atlantic Assoc	
B: Luis A Aguilera		131 WHITFORD AVE	\$370,000	101 CONGDON ST	\$1,880,000
S: Demba Diallo & Rokhaya Dione		B: Mireille E Sturmann & Ellen Wagner		David N Vegari+ from Wells Fargo Bank	
Vol/Page: 13645/35, Date: 08/01/22		S: Harrington Const Inc		115 DANTE ST	\$213,000
Mtg: Guaranteed Rate Affin \$160,000		Vol/Page: 13647/205, Date: 08/02/22		German Fuentes from Bank of America NA	
Use: 3 Bdrm Conventional, Lot: 2400sf		Use: 3 Bdrm Cape Cod, Lot: 4600sf		55-57 DEPASQUALE AVE	\$500,000
		Prior Sale: \$225,000 (08/21)		GFM Realty LLC from Navigant Credit Union	
				59-61 DEPASQUALE AVE	\$500,000
				GFM Realty LLC from Navigant Credit Union	

214 DORA ST	\$47,900	30 LUNA ST	\$81,460	44 WARREN ST U:141	\$15,130,000
Carlos A Jimenez+ from Citizens Bank		Yecenia V Nunez-Jimenez from Shamir A Patel		49 Westfield LLC from Centreville Bank	
115 DORCHESTER AVE	\$265,262	354 MANTON AVE	\$50,000	44 WARREN ST U:142	\$15,130,000
Franklin Guzman from LoanDepot.Com		Marla Y Sabater from Westerly Community CU		49 Westfield LLC from Centreville Bank	
378 ELMWOOD AVE	\$712,000	28-R MAYNARD ST	\$60,000	44 WARREN ST U:143	\$15,130,000
GM Properties LLC from BayCoast Bank		Ocy Agwuegbo from Citizens Bank		49 Westfield LLC from Centreville Bank	
480 ELMWOOD AVE	\$50,000	69 MESSER ST	\$50,000	44 WARREN ST U:144	\$15,130,000
Dream Home Const LLC from Atlantic Assoc		Jessica D Petraitis+ from Providence Revol Fund		49 Westfield LLC from Centreville Bank	
17 FULLER ST U:91	\$15,130,000	152 METCALF ST	\$351,920	44 WARREN ST U:145	\$15,130,000
49 Westfield LLC from Centreville Bank		Rami J Saleh from Fall River Five Cents		49 Westfield LLC from Centreville Bank	
9 GAGE ST	\$27,200	25 MINER ST	\$175,000	44 WARREN ST U:146	\$15,130,000
Michael S Tardy+ from Webster Bank		Julie Ferrarini from Pentagon FCU		49 Westfield LLC from Centreville Bank	
12 GROVER ST	\$195,000	107 MINK RD	\$175,000	44 WARREN ST U:147	\$15,130,000
Enrique M Machicote+ from Rocket Mortgage LLC		Linda G Jabren from Rocket Mortgage LLC		49 Westfield LLC from Centreville Bank	
22 HALSEY ST U:2	\$256,125	173 MORRIS AVE	\$110,000	44 WARREN ST U:148	\$15,130,000
Nathan Mcshane from Fall River Five Cents		Ryan Craig+ from Coastal One CU		49 Westfield LLC from Centreville Bank	
6 HAMLIN ST	\$363,247	56 PEMBERTON ST	\$100,000	45 WARREN ST U:92	\$15,130,000
Elsa M Santana+ from Home Point Finl Corp		Yany Torres from Citizens Bank		49 Westfield LLC from Centreville Bank	
136 HAROLD ST	\$320,000	505 POTTERS AVE	\$712,000	49 WARREN ST U:103	\$15,130,000
Rani Shinta-Davalos from Rocket Mortgage LLC		GM Properties LLC from BayCoast Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:103	\$15,130,000	234 PRESIDENT AVE U:5	\$216,700	49 WARREN ST U:104	\$15,130,000
49 Westfield LLC from Centreville Bank		Nicolaos Kapouleas from Citizens Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:104	\$15,130,000	903 PROVIDENCE PL U:104	\$322,050	49 WARREN ST U:106	\$15,130,000
49 Westfield LLC from Centreville Bank		Justin M Perry from Citizens Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:106	\$15,130,000	50 RING ST	\$548,000	49 WARREN ST U:107	\$15,130,000
49 Westfield LLC from Centreville Bank		Kate T Kernochan+ from Northpoint Mortgage		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:107	\$15,130,000	62 SAMOSET AVE	\$100,000	49 WARREN ST U:108	\$15,130,000
49 Westfield LLC from Centreville Bank		Hans Jimenez+ from Citizens Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:108	\$15,130,000	251 SAYLES ST	\$193,200	49 WARREN ST U:109	\$15,130,000
49 Westfield LLC from Centreville Bank		Linda Robinson from LoanDepot.Com		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:109	\$15,130,000	97 SPRINGFIELD ST	\$3,096	49 WARREN ST U:110	\$15,130,000
49 Westfield LLC from Centreville Bank		Carlos Lopez-Pixcar from USA HUD		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:110	\$15,130,000	157 SUMTER ST	\$210,000	49 WARREN ST U:111	\$15,130,000
49 Westfield LLC from Centreville Bank		Olivio Goncalves from Bluedog Capital Partn		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:111	\$15,130,000	43 SUPERIOR ST	\$275,000	49 WARREN ST U:112	\$15,130,000
49 Westfield LLC from Centreville Bank		Prospero J Castro from Spindrift Inv		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:112	\$15,130,000	475 W FOUNTAIN ST	\$30,000	49 WARREN ST U:113	\$15,130,000
49 Westfield LLC from Centreville Bank		Mark J Lenz from HarborOne Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:113	\$15,130,000	42 WARREN ST	\$15,130,000	49 WARREN ST U:139	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:139	\$15,130,000	42 WARREN ST U:114	\$15,130,000	49 WARREN ST U:140	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:140	\$15,130,000	44 WARREN ST	\$15,130,000	49 WARREN ST U:141	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:141	\$15,130,000	44 WARREN ST U:103	\$15,130,000	49 WARREN ST U:142	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:142	\$15,130,000	44 WARREN ST U:104	\$15,130,000	49 WARREN ST U:143	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:143	\$15,130,000	44 WARREN ST U:106	\$15,130,000	49 WARREN ST U:144	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:144	\$15,130,000	44 WARREN ST U:107	\$15,130,000	49 WARREN ST U:145	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:145	\$15,130,000	44 WARREN ST U:108	\$15,130,000	49 WARREN ST U:146	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:146	\$15,130,000	44 WARREN ST U:109	\$15,130,000	49 WARREN ST U:147	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:147	\$15,130,000	44 WARREN ST U:110	\$15,130,000	49 WARREN ST U:148	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
212 HARRISON ST U:148	\$15,130,000	44 WARREN ST U:111	\$15,130,000	50 WARREN ST U:103	\$15,130,000
49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
98 HAWKINS ST	\$481,124	44 WARREN ST U:112	\$15,130,000	50 WARREN ST U:104	\$15,130,000
Ismael S Hernandez from Guaranteed Rate Affin		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
50 KING ST	\$397,384	44 WARREN ST U:113	\$15,130,000	50 WARREN ST U:106	\$15,130,000
Olneyville Housing Corp from Local Initiatives Co		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
28 LEDGE ST	\$28,132	44 WARREN ST U:139	\$15,130,000	50 WARREN ST U:107	\$15,130,000
Marissa M Fernandez+ from USA HUD		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	
234 LENOX AVE	\$27,000	44 WARREN ST U:140	\$15,130,000	50 WARREN ST U:108	\$15,130,000
Gold Star Barbershop LLC from Noella P Ramirez		49 Westfield LLC from Centreville Bank		49 Westfield LLC from Centreville Bank	

50 WARREN ST U:109	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:110	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:111	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:112	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:113	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:139	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:140	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:141	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:142	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:143	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:144	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:145	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:146	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:147	\$15,130,000
49 Westfield LLC from Centreville Bank	
50 WARREN ST U:148	\$15,130,000
49 Westfield LLC from Centreville Bank	
211 WASHINGTON AVE	\$417,302
Michael Gomes from Northpointe Bank	
202 WASHINGTON ST	\$1,000,000
Harrison Properties LLC from Gretchen Dulgarian	
202 WASHINGTON ST	\$610,395
Harrison Properties LLC from Gretchen Dulgarian	
363 WAYLAND AVE	\$880,000
Neal Bromley from Bank of Rhode Island	
65 WEYBOSSET ST U:304	\$128,000
Dustin Moran+ from Baycoast Mortgage Co	
65 WEYBOSSET ST U:311	\$135,000
Kevin J Bostrom+ from Baycoast Mortgage Co	
65 WEYBOSSET ST U:317	\$117,600
Brian K Bragg+ from Baycoast Mortgage Co	
159 WEYBOSSET ST	\$1,065,000
BCP 159 LLC from Bristol Cnty Svgs Bk	
17 WHITNEY ST	\$64,000
Carmelo A Feliz from Bank of Rhode Island	
39 WILDWOOD AVE	\$172,000
Esther M Proffit from Navy FCU	
72 WILSON ST U:60	\$15,130,000
49 Westfield LLC from Centreville Bank	
72 WILSON ST U:61	\$15,130,000
49 Westfield LLC from Centreville Bank	
78 WILSON ST U:60	\$15,130,000
49 Westfield LLC from Centreville Bank	
34 YORKSHIRE ST	\$44,080
Kathleen M Guillen from Dept of Planning&Dev	

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

22 BRAMBLE BUSH DR	\$248,000
B: Loretta A Thompson	
S: Deidre L Medeiros	
Vol/Page: 846/246, Date: 07/28/22	
Mtg: Greenwood CU \$233,500	
Use: 2 Bdrm Ranch, Lot: 9892sf	
Prior Sale: \$90,000 (12/12)	
196 IDE RD	\$525,000
B: William Mcconnell & Sarah Mcconnell	
S: Vincent J Petronelli & Denise Petronelli	
Vol/Page: 846/267, Date: 07/29/22	
Mtg: Coast Line CU \$360,000	
Use: 3 Bdrm Cape Cod, Lot: 116741sf	
374 ROCKLAND RD	\$355,000
B: Ashley Nieves & Benjamin Nieves	
S: Wesley C Smith	
Vol/Page: 846/148, Date: 07/26/22	
Mtg: Navigant Credit Union \$155,000	
Use: 3 Bdrm Cape Cod, Lot: 87120sf	
Prior Sale: \$60,000 (02/21)	
▶ MORTGAGES	
15 ANGELL LN	\$187,000
Amanda J Scott+ from Navigant Credit Union	
103 CENTRAL PIKE	\$135,000
Christopher Vangel+ from Navigant Credit Union	
816 DANIELSON PIKE	\$30,000
Richard D Barrows+ from Navigant Credit Union	
673 HOPE FURNACE RD	\$345,000
Craig J Robinson+ from Wells Fargo Bank	
554 SANDY BROOK RD	\$342,000
Tracy J Amaral-Tracey+ from Lakeview Loan Serv	
22 WATERMAN DR	\$60,000
W Casey Erven+ from Navigant Credit Union	

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

18 2ND ST	\$292,500
B: Matthew Sennott	
S: Joseph R Morrissey	
Vol/Page: 1431/301, Date: 07/27/22	
Use: 2 Bdrm Ranch, Lot: 4443sf	
Prior Sale: \$292,500 (07/22)	
25 CONNORS FARM DR	\$850,000
B: John Ross & Nicole L Ross	
S: Michael J Pressler & Susan M Pressler	
Vol/Page: 1432/74, Date: 07/29/22	
Mtg: Washington Tr Co \$680,000	
Use: 4 Bdrm Colonial, Lot: 76721sf	
10 FENWOOD AVE	\$305,000
B: Mary A Weldon & Katherine Dubois	
S: Paul Vincent G Est & Dennis J Paul	
Vol/Page: 1431/118, Date: 07/22/22	
Mtg: Mutual Of Omaha Mtg \$180,000	
Use: 3 Bdrm Raised Ranch, Lot: 8015sf	

25 GARDEN AVE	\$350,000
B: Barrett P Bernier & Hayley A Bernier	
S: Eva R Truppi	
Vol/Page: 1431/341, Date: 07/29/22	
Mtg: Primary Resident Mtg \$332,500	
Use: 3 Bdrm Ranch, Lot: 7710sf	
971 GREENVILLE AVE	\$360,000
B: Nancy J Riccardi	
S: Sara E Cordeiro & Joshua Cordeiro	
Vol/Page: 1431/153, Date: 07/25/22	
Mtg: Guaranteed Rate Affin \$353,479	
Use: 3 Bdrm Cape Cod, Lot: 15333sf	
Prior Sale: \$234,000 (05/18)	
23 LAKESIDE DR	\$523,000
B: Joseph S Clegg & Claire H Pelham	
S: Stephen G Lefoley	
Vol/Page: 1431/139, Date: 07/25/22	
Mtg: Flagstar Bank FSB \$418,400	
Use: 3 Bdrm Ranch, Lot: 20871sf	
LIMEROCK RD	\$400,000
B: David E Flora & Melissa Flora	
S: Otoro LLC	
Vol/Page: 1431/170, Date: 07/25/22	
44 MOUNTAINDALE RD	\$280,000
B: Catherine A Seminick	
S: TMC Keywest LLC	
Vol/Page: 1432/114, Date: 07/29/22	
Mtg: Movement Mtg LLC \$276,892	
Use: 4 Bdrm Cape Cod, Lot: 51326sf	
Prior Sale: \$130,000 (02/22)	
263 OLD COUNTRY RD	\$510,000
B: John K Turner	
S: Joao M Rego & Maria R Rego	
Vol/Page: 1431/85, Date: 07/22/22	
Mtg: Seacoast Mortgage Cor \$408,000	
Use: 3 Bdrm Ranch, Lot: 39166sf	
7 ORCHARD ST	\$420,000
B: Jacob Lebrun & Bayleigh Rawlinson	
S: Barbara A Mcneilly Tr, Tr for Barbara A Mcneilly LT	
Vol/Page: 1432/94, Date: 07/29/22	
Mtg: Envision Bank \$399,000	
Use: 4 Bdrm Cape Cod, Lot: 12502sf	
25 PLEASANT VIEW AVE	\$400,000
B: Patrick Simons & Amber Polak	
S: Patricia Massey & Robert Labrie	
Vol/Page: 1432/45, Date: 07/29/22	
Mtg: Coastal One CU \$350,000	
Use: 3 Bdrm Colonial, Lot: 19994sf	
53 PLEASANT VIEW AVE	\$362,000
B: David Parrillo & Isabella Merolla	
S: Eaton Developments Inc	
Vol/Page: 1432/12, Date: 07/29/22	
Mtg: NFM Lending \$289,600	
Use: 3 Bdrm Cape Cod, Lot: 12894sf	
Prior Sale: \$200,000 (12/21)	
705 PUTNAM PIKE	\$225,000
B: Lancelotta Holdings LLC	
S: Michael J Veloso & Thomas Veloso Ex	
Vol/Page: 1431/99, Date: 07/22/22	
Mtg: Briry LLC \$158,000	
Use: 2 Bdrm Cape Cod, Lot: 26098sf	
Prior Sale: \$110,000 (01/17)	
89 SMITH AVE	\$440,000
B: Marc H Belleveau & Donna M Belleveau	
S: William E Ortoleva & Robin A Ortoleva	
Vol/Page: 1431/284, Date: 07/27/22	
Use: 4 Bdrm Colonial, Lot: 29322sf	

3 VERA DR..... \$939,400
 B: Richard E Bergeron
 S: Jorica Development LLC
 Vol/Page: 1431/130, Date: 07/22/22
 Use: 4 Bdrm Colonial, Lot: 86403sf
 Prior Sale: \$550,000 (12/16)

17 WATERVIEW DR U:C..... \$405,000
 B: Barbara C Capuano
 S: Nancy A Terry & Brian J Terry
 Vol/Page: 1431/256, Date: 07/26/22
 Use: 2 Bdrm Condo
 Prior Sale: \$331,500 (11/20)

► **MORTGAGES**

111 AUSTIN AVE..... \$20,000
 Richard M Servoss Jr+ from Coastal One CU

26 DEERFIELD DR..... \$39,454
 Haralabos P Nikolopoulos from USA HUD

66 FENWOOD AVE..... \$240,000
 Aloisio Group LLC from Paul Vicario RET

20 LAKEVIEW DR..... \$80,000
 Corey K Martineau from Navigant Credit Union

91 LIMEROCK RD..... \$340,000
 David E Flora+ from Home Point Finl Corp

44 MOUNTAINDALE RD..... \$15,000
 Catherine A Seminick from RI Hsg & Mtg Fin Corp

6 PINE CT..... \$318,306
 Valmore S Leclerc+ from Navy FCU

10 PINE GROVE CIR..... \$100,000
 Jeffrey C Ahern+ from Citizens Bank

720 PUTNAM PIKE U:301..... \$236,000
 Arvind Patel+ from Bank of Rhode Island

16 RANDALL ST..... \$100,000
 Albert&E A Mangarelli LT+ from Bank of Rhode Island

41 ROGER WILLIAMS DR..... \$233,000
 Lynn Gaulin+ from Navigant Credit Union

111 SMITH AVE U:6..... \$183,264
 Charlene Mitchell from Flagstar Bank FSB

20 STURBRIDGE AVE..... \$20,000
 Jennifer M Thibodeau from Bank of Rhode Island

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**

242 4TH AVE..... \$450,000
 B: 77 Main LLC
 S: M&G Real Estate LLC
 Vol/Page: 2752/120, Date: 07/28/22
 Mtg: BayCoast Bank \$337,500
 Use: Apartment Bldg - 4-8 Units, Lot: 5500sf
 Prior Sale: \$320,000 (06/20)

341 BALLOU ST..... \$312,000
 B: Regina F Silvia & William J Watts
 S: Viengsayphone Menorath
 Vol/Page: 2753/197, Date: 08/01/22
 Mtg: Movement Mtg LLC \$306,348
 Use: 3 Bdrm Ranch, Lot: 5000sf
 Prior Sale: \$146,000 (09/15)

86 CASS AVE..... \$315,000
 B: Mery Garcia
 S: Mari Kattman
 Vol/Page: 2753/23, Date: 07/29/22
 Mtg: United Wholesale Mtg \$309,294
 Use: 2-Family Family Flat, Lot: 4960sf
 Prior Sale: \$116,000 (07/16)

732 CUMBERLAND HILL RD..... \$303,000
 B: Frantz M Guerrier
 S: Kristine M Lambert Tr, Tr for Kristine M Lambert T
 Vol/Page: 2752/106, Date: 07/28/22
 Mtg: Northpointe Bank \$297,511
 Use: 3 Bdrm Bngl/cottage, Lot: 8307sf

707 PARK EAST DR..... \$1,100,000
 B: Brookside Hldg LLC
 S: Sheridan Hldg LLC
 Vol/Page: 2752/246, Date: 07/29/22
 Mtg: Merrimack Cnty SB NH \$880,000
 Use: Industrial Building, Lot: 135907sf

204 HALSEY RD..... \$399,000
 B: Spencer Simmons & Stephanie M Simmons
 S: Kristen Barry
 Vol/Page: 2753/259, Date: 08/01/22
 Mtg: Bank of America NA \$378,000
 Use: 3 Bdrm Ranch, Lot: 8084sf
 Prior Sale: \$225,000 (11/17)

225 KNIGHT ST..... \$320,000
 B: Timberline Prop Group Inc
 S: SWT Carolina LLC
 Vol/Page: 2753/277, Date: 08/01/22
 Mtg: RCN Capital LLC \$315,000
 Use: 3-Family Family Flat, Lot: 5000sf
 Prior Sale: \$265,000 (08/20)

919 PARK AVE..... \$335,000
 B: Robert Melton & Shophia L Melton
 S: Jessica Feliciano
 Vol/Page: 2752/144, Date: 07/28/22
 Mtg: Guild Mortgage Co \$317,002
 Use: 4 Bdrm Conventional, Lot: 7436sf
 Prior Sale: \$191,000 (09/18)

RANDALL ST..... \$303,000
 B: Frantz M Guerrier
 S: Kristine M Lambert Tr, Tr for Kristine M Lambert T
 Vol/Page: 2752/106, Date: 07/28/22

26 REBEKAH ST..... \$350,000
 B: Peter Haubrich
 S: Timothy Haringa & Clifton Moniz
 Vol/Page: 2752/45, Date: 07/28/22
 Mtg: NFM Inc \$343,660
 Use: 2-Family Family Flat, Lot: 4141sf
 Prior Sale: \$120,000 (04/19)

110 ROLAND ST..... \$255,000
 B: Chelsea Velasquez
 S: Moss Home Solutions LLC
 Vol/Page: 2753/104, Date: 08/01/22
 Mtg: Mllestone Mtg Solutio \$247,350
 Use: 2 Bdrm Ranch, Lot: 12098sf
 Prior Sale: \$133,500 (04/22)

450 S MAIN ST..... \$485,000
 B: Darian Walker-Callahan
 S: Jordan Lord
 Vol/Page: 2753/72, Date: 07/29/22
 Mtg: Movement Mtg LLC \$388,000
 Use: 3-Family Family Flat, Lot: 10485sf
 Prior Sale: \$271,250 (07/19)

767 SOCIAL ST..... \$350,000
 B: 767 Social St LLC
 S: RLB Reality LLC
 Vol/Page: 2752/209, Date: 07/29/22
 Mtg: RLB Realty LLC \$300,000
 Use: Mixed Use-prim Comm & Other, Lot: 89721sf

► **MORTGAGES**

163 4TH AVE..... \$291,620
 Humberto C Depina from First Home Mtg

341 BALLOU ST..... \$15,000
 Regina F Silvia+ from RI Hsg & Mtg Fin Corp

604 BLACKSTONE ST..... \$275,000
 Third Holy RI LLC from Liberty Bay CU

63 BLAKELEY ST U:207..... \$60,000
 Brendan J Mclean-Benson+ from Navigant Credit Union

400 COE ST..... \$75,000
 Robert Chamberland Jr from Bank of Rhode Island

922 DIAMOND HILL RD..... \$10,000
 Joshua G Dumond+ from Navigant Credit Union

2496 DIAMOND HILL RD..... \$50,000
 Catherine A Guyette+ from Dean Cp Bk

34 DULUDE AVE..... \$1,890,000
 Greenwich Bay Hldg 3 LLC from Berkshire Bank

511 FRONT ST..... \$345,000
 Glava Properties LLC from ECF Fund 1 LLC

388 GASKILL ST..... \$40,000
 Michael D Bobola+ from Dean Cp Bk

39 HILLSIDE AVE..... \$30,000
 Rachel Bibeault from Milford Fed Svgs Bk

92 IRENE BLVD..... \$159,000
 Michelle N Testa from Rocket Mortgage LLC

49 KERMIT ST..... \$30,000
 Michael J Moylan IRT+ from Dean Cp Bk

169 LINCOLN ST..... \$1,890,000
 Greenwich Bay Hldg 3 LLC from Berkshire Bank

250 LOGEE ST..... \$1,890,000
 Greenwich Bay Hldg 3 LLC from Berkshire Bank

LUCILLE ST..... \$75,000
 57B Rodman LLC from Capital Funding

LUCILLE ST..... \$25,000
 57B Rodman LLC from John Shekarchi

74 MAPLE ST..... \$244,000
 Wayne D Martley+ from Rocket Mortgage LLC

92 MILL ST U:202..... \$120,700
 Jacqueline A McCarthy FT+ from First Republic Bk

OAK GRV..... \$225,000
 Brandon Heroux from Briy LLC

780 PARK AVE..... \$190,000
 Sandra J Miller from Navy FCU

707 PARK EAST DR..... \$19,000,000
 Cosco LLC from Merrimack Cnty SB NH

456 PRIVILEGE ST..... \$1,890,000
 Greenwich Bay Hldg 3 LLC from Berkshire Bank

26 REBEKAH ST..... \$15,000
 Peter Haubrich from RI Hsg & Mtg Fin Corp

201 SAINT LEON AVE..... \$40,000
 Clement Maduro from Navy FCU

126 W SCHOOL ST..... \$168,000
 Tina K Clarke LT+ from Blackstone River FCU

69 WARWICK ST..... \$14,400
 Susan B Farina from BayCoast Bank

60 WELLES ST..... \$33,400
 John W Lockwood+ from Dean Cp Bk

58 WOODHAVEN RD..... \$150,000
 Michael Kamer+ from Rocket Mortgage LLC

WASHINGTON COUNTY

BLOCK ISLAND

TOWN CLERK:MILLIE MCGINNES

PO Box 220, Block Island, RI, 02807
Phone:401-466-3200

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	8	5
Median Price	\$1,496,750	\$2,200,000

► MORTGAGES

1214 W SIDE RD..... \$25,000
Warfel RET+ from Washington Tr Co

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

160 KINGSTON RD \$1,400,000
B: Margaret J Freilich
S: Jerald L Waterman & Jerrilyn Waterman
Vol/Page: 598/286, Date: 08/01/22
Use: Farm Use, Lot: 609404sf
Prior Sale: \$690,000 (08/17)

176 RIDGE DR..... \$850,000
B: Paul M Proulx & Anne L Proulx
S: Joseph J Miceli & Debra L Brendel
Vol/Page: 598/236, Date: 07/29/22
Mtg: Mortgage Networks Inc \$367,000
Use: 3 Bdrm Contemporary, Lot: 130680sf

50 SHANNON RD \$740,000
B: Jacob J Loman & Kimberly H Loman
S: Jean R Bate
Vol/Page: 598/290, Date: 08/01/22
Mtg: North American SB \$620,000
Use: 4 Bdrm Colonial, Lot: 61420sf

► MORTGAGES

1 HEMLOCK DR \$38,688
Jacob Ludwig from Spring EQ LLC

HOG HOUSE HILL RD \$150,000
Nicole RT+ from Michael Flood

251 MAIN ST \$6,750,000
Arkagas LLC from BCL CRE LLC

61 MOCKINGBIRD DR \$40,500
Jessica A Duckett+ from Navigant Credit Union

50 SHEFFIELD HILL RD \$85,000
Ann M Senerchia+ from Spring EQ LLC

119 SHEFFIELD HILL RD \$100,000
Patricia Boehm from Citizens Bank

HOPKINTON

TOWN CLERK:ELIZABETH COOK-MARTIN

One Town House Rd, Hopkinton, RI, 02833
Phone:401-377-7777

MARKET STATISTICS THROUGH JUNE

	YTD 2021	YTD 2022
Number of 1-Fam Sales	53	40
Median Price	\$350,000	\$336,850

► REAL ESTATE SALES

CHASE HILL RD \$50,000
B: David T Benn Jr
S: Jeffrey R Benn
Vol/Page: 607/24, Date: 07/12/22

18 CHASE HILL RD \$410,012
B: Kenneth L Taylor
S: Roger D Perry & Wendy E Perry
Vol/Page: 607/127, Date: 07/15/22
Mtg: Shamrock Home Loans \$348,510
Use: 4 Bdrm Old Style, Lot: 226512sf

141 DIAMOND HILL RD..... \$350,000
B: Peter Whicker & Lindsay Whicker
S: Jonathan Muir
Vol/Page: 607/221, Date: 07/25/22
Mtg: Navy FCU \$280,000
Use: 3 Bdrm Raised Ranch, Lot: 23087sf
Prior Sale: \$227,000 (10/19)

186 DIAMOND HILL RD..... \$700,000
B: Keith M Thomas & Violeta Thomas
S: Rhode Island Custom Bldrs
Vol/Page: 607/53, Date: 07/14/22

EGYPT ST..... \$82,400
B: Rhode Island Custom Bldrs
S: Romeo Grillo & Rosa Grillo
Vol/Page: 606/710, Date: 07/05/22
Mtg: Robert Gasbarro \$70,000

20 JUNIPER DR \$477,500
B: Julie A Rossi & Anne M Nadeau
S: Deborah A Levesque Tr, Tr for Deborah A Levesque RET
Vol/Page: 607/113, Date: 07/15/22
Mtg: Cross Country Mtg Inc \$405,875
Use: 3 Bdrm Cape Cod, Lot: 25700sf
Prior Sale: \$331,900 (01/19)

72 LAUREL ST \$195,000
B: Kieran Mcandrews & Kathleen Esposito
S: Raymond J Morgan Jr
Vol/Page: 607/27, Date: 07/12/22
Use: 2-Family Two Family, Lot: 52272sf

MAIN ST..... \$4,000
B: Ashley Demarco
S: Dana S Manfredi
Vol/Page: 607/195, Date: 07/22/22

46 MAIN ST \$345,000

B: Christopher D Ventura
S: Carol D Comeau
Vol/Page: 607/289, Date: 07/28/22
Mtg: Semper Home Loans \$352,935
Use: 2 Bdrm Raised Ranch, Lot: 30492sf

346 MAIN ST \$305,900
B: Christian T Thibedeau & Nicole A Thibedeau
S: Zachary Boober
Vol/Page: 606/755, Date: 07/07/22
Mtg: Homestar Mtg Inc \$296,723

472 MAIN ST \$360,000
B: Oscar N Lopez & Nieves Lopez
S: A Couple Painters LLC
Vol/Page: 607/96, Date: 07/15/22
Mtg: Homespire Mortgage \$270,000
Use: 3 Bdrm Cape Cod, Lot: 65340sf
Prior Sale: \$225,000 (06/19)

1089 MAIN ST \$290,000
B: Morgan D Ovidio
S: Sold By Michaela LLC
Vol/Page: 606/768, Date: 07/07/22
Mtg: Greenwood CU \$150,000
Use: Commercial Building, Lot: 11761sf

PEQUOT LN \$906,500
B: Jason Almeida & Gretchen Almeida
S: Wayne E Palmer Jr
Vol/Page: 607/315, Date: 07/29/22

34-D SMITH LN \$735,000
B: Stanton Terranove
S: Zachary L Zwirko & Madelyn I Light
Vol/Page: 607/206, Date: 07/25/22
Use: 3 Bdrm Cape Cod, Lot: 246550sf
Prior Sale: \$600,000 (10/20)

390 SPRING ST \$500,000
B: Timothy J Nelli & Stephanie L Williams
S: Cyrille J Romans & Dawn M Romans
Vol/Page: 606/792, Date: 07/11/22
Use: 3 Bdrm Old Style, Lot: 81457sf

349 TOMAQUAG RD \$445,000
B: Nidhi M Bodurtha & Kevin Bodurtha
S: Metro A Narcisi 3rd & Kathryn Narcisi
Vol/Page: 607/31, Date: 07/12/22
Mtg: TD Bank NA \$422,750
Use: 3 Bdrm Colonial, Lot: 84071sf

45 TOMAQUAG VALLEY RD \$795,000
B: James S Dufficy & Laureen E Tracy-Dufficy
S: Keith J Maxwell & Kathryn E Alley
Vol/Page: 606/705, Date: 07/05/22
Use: 3 Bdrm Contemporary, Lot: 98881sf

9 WHEELER LN U:D \$550,000
B: Catherine Sheehan
S: William B Archer & Jetty R Archer
Vol/Page: 606/748, Date: 07/07/22
Use: 2 Bdrm Condo
Prior Sale: \$368,912 (07/16)

11 WILLOW DR..... \$375,000
 B: Jarrad M Byron & Sarah Levesque
 S: Sandra J Robbins & Donna J Tefft
 Vol/Page: 607/259, Date: 07/26/22

► **MORTGAGES**

233 ALTON BRADFORD RD \$203,437
 Daniel J Doyle from Lakeview Loan Servc

13 BEVERLY ANN DR..... \$350,000
 William B Buckley+ from Westerly Community CU

68-A CHASE HILL RD..... \$70,000
 Leslie M Rocha+ from Citizens Bank

186 DIAMOND HILL RD..... \$495,000
 Keith M Thomas+ from Baycoast Mortgage Co

195 FENNER HILL RD..... \$298,500
 Kenneth G Hollar+ from Rocket Mortgage LLC

49 HOPKINTON HILL RD \$358,485
 Kyle W Gammell+ from Seacoast Mortgage Cor

31 JACOBSON TRL..... \$50,000
 Jerrilyn A Ricci from Citizens Bank

233 MAIN ST \$246,000
 Jonathan D Law from Guaranteed Rate Affin

9 PEQUOT LN..... \$20,000
 Timothy J Babcock+ from Washington Tr Co

11 PEQUOT LN..... \$650,000
 Jason Almeida+ from Northpointe Bank

360 SPRING ST..... \$483,312
 Stephanie L Williams+ from Province Mtg Assoc

11 WILLOW DR..... \$356,250
 Jarrad M Byron+ from United Wholesale Mtg

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**

30 BETONY RD \$450,000
 B: Brian Delacruz & Brittany Delano
 S: Maryanne P Cunningham
 Vol/Page: 1006/435, Date: 07/28/22
 Mtg: Movement Mtg LLC \$360,000
 Use: 2 Bdrm Cape Cod, Lot: 6360sf

60 HORIZON DR..... \$3,097,050
 B: John J Jacoppi & Necole O Jacoppi
 S: Horizon Partners LLC
 Vol/Page: 1006/502, Date: 07/29/22
 Mtg: Berkshire Bank \$1,697,050
 Use: 4 Bdrm Colonial, Lot: 35915sf
 Prior Sale: \$796,300 (09/20)

44 MIDDLE RD..... \$1,000,000
 B: Kayla L Fogarty & Elizabeth A Letourneau
 S: Jeffrey M Burdick & Sharon Burdick
 Vol/Page: 1006/384, Date: 07/28/22
 Mtg: Webster Bank \$900,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 12001sf
 Prior Sale: \$585,000 (01/17)

22 TUPELO TRL \$415,000
 B: Daniel P Curran
 S: M Susan Schwartze
 Vol/Page: 1006/281, Date: 07/25/22
 Use: 2 Bdrm Ranch, Lot: 6978sf

32 WOODRIDGE RD..... \$750,000
 B: Carol N Dasilva & Maria L Goncalves
 S: Wayne B Elpus
 Vol/Page: 1006/382, Date: 07/28/22
 Use: 3 Bdrm Raised Ranch, Lot: 12001sf
 Prior Sale: \$274,000 (08/14)

NO STREET GIVEN..... \$400,000
 B: Donna K Evans Tr, Tr for Donna K Evans T
 S: Erin Salbaoui
 Vol/Page: 1006/330, Date: 07/26/22

► **MORTGAGES**

36 BURBANK AVE \$250,000
 Kevin P Oconnor+ from Webster Bank

81 EDGEWATER RD..... \$260,000
 Ryan F MCGovern+ from Westerly Community CU

53 FLINTSTONE RD \$225,000
 Colleen A Mooney from Westerly Community CU

39 HOPE LN \$583,000
 Timothy H Bouchard+ from Washington Tr Co

165 OCEAN RD U:4..... \$760,000
 William B Murphy from UniBank for Savings

41 OVERLOOK RD..... \$371,000
 Raymond H Odonnell 3rd from LoanDepot.Com

28 PIER MARKET PL U:28..... \$600,000
 Whispering Whale LLC from Washington Tr Co

22 TUPELO TRL \$332,000
 Daniel P Curran from Homestar Mtg Inc

67 TWIN LEAF TRL..... \$184,000
 Kenneth D Scotti from Navigant Credit Union

26 WALNUT ST \$300,000
 Sylvan Vaicaitis+ from Navigant Credit Union

38 WOLFE RD \$200,000
 John E Bucci Jr T+ from Greenwood CU

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**

146 BOSTON NECK RD..... \$1,005,000
 B: Laura M Valois & Sean M Valois
 S: Robert J Spezzano & Otilio Torres Jr
 Vol/Page: 3524/39, Date: 07/29/22
 Mtg: NFM Inc \$804,000
 Use: 5 Bdrm Antique, Lot: 33200sf
 Prior Sale: \$705,000 (06/16)

35 COLONIAL RD \$745,000
 B: Emily Thompson & Scott Thompson
 S: Clark L Hunter Tr, Tr for Clark L Hunter T
 Vol/Page: 3525/98, Date: 08/02/22
 Mtg: Navigant Credit Union \$560,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 29729sf

165 DELANO DR..... \$879,000
 B: Tammi M Reiss
 S: Christine A Cambio & Christopher J Cambio
 Vol/Page: 3524/260, Date: 08/01/22
 Mtg: Home Ln & Invest Bk \$700,000
 Use: 4 Bdrm Colonial, Lot: 26401sf
 Prior Sale: \$510,000 (11/11)

130 HIMES ST..... \$285,500
 B: Scott Peterson
 S: John F Osgood
 Vol/Page: 3523/190, Date: 07/28/22
 Use: 3 Bdrm Raised Ranch, Lot: 30000sf

141 LAUREL RIDGE LN..... \$655,000
 B: Chelsey D Hulse & David T Hulse
 S: Gary J Pault
 Vol/Page: 3524/81, Date: 07/29/22
 Mtg: Navy FCU \$584,165
 Use: 4 Bdrm Contemporary, Lot: 28133sf

125 PAULA DR..... \$371,000
 B: Julianne H Panza
 S: Catherine A Provost & Normand R Provost Jr
 Vol/Page: 3524/113, Date: 07/29/22
 Mtg: BankNewport \$231,000
 Use: 3 Bdrm Ranch, Lot: 11562sf

168 PENDAR RD..... \$270,000
 B: Caroline Cournoyer & Peter Cournoyer
 S: David P Kelley & Fred T Kelley
 Vol/Page: 3523/316, Date: 07/29/22
 Use: 2 Bdrm Ranch, Lot: 26272sf

15 SAW MILL DR U:108..... \$290,000
 B: Elizabeth Everett
 S: Joseph H Lepre & Judith G Lepre
 Vol/Page: 3524/58, Date: 07/29/22
 Mtg: Movement Mtg LLC \$252,000
 Use: 1 Bdrm Condo
 Prior Sale: \$144,900 (10/12)

39 TIDE MILL DR U:39..... \$730,639
 B: Thomas C Tetraut Tr, Tr for Thomas C Tetraut T
 S: Camp Ave Properties LLC
 Vol/Page: 3524/147, Date: 07/29/22
 Use: 2 Bdrm Condo

78 WICKHAM RD \$675,000
 B: Richard Stangelo
 S: Maloney Y Henson & Kevin V Malone
 Vol/Page: 3525/121, Date: 08/02/22
 Use: 4 Bdrm Contemporary, Lot: 28369sf

340 WILBERT WAY \$1,772,820
 B: Ivan M Antunes & Nicole M Candelfmo
 S: Jeremy T Stowe & Margaret B Stowe
 Vol/Page: 3524/237, Date: 08/01/22
 Mtg: Guaranteed Rate Inc \$857,860
 Use: 4 Bdrm, Lot: 131116sf

► **MORTGAGES**

2 BRIGHTON LN..... \$188,180
 Kevin S Bicknell T+ from Washington Tr Co

221 CASSANDRA LN..... \$150,000
 James P Mcguire+ from Bank of America NA

43 COLE DR \$275,000
 Leslie A Buckley from Nationstar Mtg

223 DAHLIA DR \$100,000
 Elizabeth Charpentier+ from Greenwood CU

46 GLEN HILL DR \$250,000
 Debra J Beauchamp+ from Washington Tr Co

158 GLEN HILL DR	\$125,000
Jennifer A Roth+ from RI Credit Union	
708 HAMILTON ALLENTON RD	\$320,000
William C Mainor T+ from Washington Tr Co	
POST RD	\$1
AAA Automotive Svc Corp from Post TF Svc Center	
6541 POST RD	\$1
AAA Automotive Svc Corp from Post TF Svc Center	
6549 POST RD	\$1
AAA Automotive Svc Corp from Post TF Svc Center	
121 RODMAN LN	\$100,000
Glenna M Hagopian+ from Citizens Bank	
254 RODMAN LN	\$400,000
Gary F Gallo T+ from Citizens Bank	
227 SAGE TRL	\$250,000
Gaston N Donovan+ from Coastal One CU	
277 SHORE ACRES AVE	\$225,000
Linda A Fraunfelter+ from Rocket Mortgage LLC	
111 SUMMIT VIEW LN	\$100,000
John E Bucci Jr+ from Greenwood CU	
225 SUNNYBROOK DR	\$11,317
Mark Brazeau from USA HUD	
51 THOMAS ANTHONY RD	\$50,000
Jason Vieira+ from Coastal One CU	
54 W COVE DR U:54	\$200,000
Jill Chimside RET+ from Citizens Bank	
330 WILBERT WAY	\$600,000
Antonio Ruales+ 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

► REAL ESTATE SALES

312-A CHURCH ST	\$1,000,000
B: Go Homes LLC	
S: Thomas F Holberton	
Vol/Page: 359/653, Date: 07/29/22	
Mtg: Thomas F Holberton \$850,000	
Use: 2fam-5fam Residence, Lot: 15246sf	
316-A CHURCH ST	\$1,000,000
B: Go Homes LLC	
S: Thomas F Holberton	
Vol/Page: 359/653, Date: 07/29/22	
Mtg: Thomas F Holberton \$850,000	
Use: 2fam-5fam Residence, Lot: 15246sf	
318-A CHURCH ST	\$1,000,000
B: Go Homes LLC	
S: Thomas F Holberton	
Vol/Page: 359/653, Date: 07/29/22	
Mtg: Thomas F Holberton \$850,000	
Use: 2fam-5fam Residence, Lot: 15246sf	
335-A CHURCH ST	\$1,000,000
B: Go Homes LLC	
S: Thomas F Holberton	
Vol/Page: 359/653, Date: 07/29/22	
Mtg: Thomas F Holberton \$850,000	
Use: 2fam-5fam Residence, Lot: 40511sf	

8 JUPITER LN U:C	\$325,000
B: Raymond W Cox 3rd & Nancy R Foye-Cox	
S: Christopher J Swanson & Jennifer E Swanson	
Vol/Page: 359/663, Date: 07/29/22	
Mtg: Milestone Mtg Solutio \$308,750	
Use: 2 Bdrm Condo	
Prior Sale: \$267,600 (11/19)	
9 JUPITER LN U:9C7	\$330,000
B: Gerald T Mosillo	
S: Martha G Russell	
Vol/Page: 359/627, Date: 07/28/22	
Use: Condo	
11 SHADOW RIDGE DR	\$590,000
B: John C Babineau & Anne S Babineau	
S: Gaetano D Marabello	
Vol/Page: 359/605, Date: 07/28/22	
Use: 4 Bdrm Cape Cod, Lot: 40038sf	

► MORTGAGES

2 CEDAR HILLS DR	\$30,000
Daniel M Kelley+ from Westerly Community CU	
45 HEATON ORCHARD RD	\$72,000
James F Warburton from David Didonato	
323 JAMES TRL	\$248,500
Christina N Lima+ from Freedom Mortgage Corp	
1 JUPITER LN U:D	\$268,000
Tony Albano from Mechanics Cp Bk	
9 JUPITER LN U:C	\$313,500
Gerald T Mosillo from Rockland Tr Co	
175 KENYON HILL TRL	\$112,000
Sevage Bedian from Citizens Bank	
46 KENYON SCHOOL RD	\$341,188
Barry M Corbett 3rd+ from Homebridge Financial	
7 OSHAY LN	\$363,823
Evan R Joyal+ from Cross Country Mtg Inc	
11 WHITETAIL TRL	\$150,000
John A McLaughlin+ from BayCoast Bank	

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

30 ACORN CT U:G6	\$200,000
B: James J Obrien & Nicole Obrien	
S: Joseph E Obrien & Patricia A Obrien	
Vol/Page: 1836/792, Date: 07/27/22	
Mtg: Movement Mtg LLC \$150,000	
Use: 2 Bdrm Condo	
30 BRIGGS RD	\$130,000
B: Michael E Hachey & Barbara J Hachey	
S: Gary E Atwell Tr, Tr for Gary E Atwell RET	
Vol/Page: 1837/117, Date: 07/29/22	
Use: 3 Bdrm Contemporary, Lot: 49223sf	

445 BROAD ROCK RD	\$558,000
B: Ashley T Ratigan	
S: Edward J Sturgeon & Joanne M Sturgeon	
Vol/Page: 1836/775, Date: 07/27/22	
Mtg: Centreville Bank \$446,400	
Use: 3 Bdrm Colonial, Lot: 49223sf	
30 DOCKRAY ST	\$549,500
B: Lauren Creamer & Daniel Martin	
S: Mami Nin & Paul J Votta Jr	
Vol/Page: 1837/294, Date: 07/29/22	
Mtg: NFM Lending \$439,600	
Use: 3 Bdrm Ranch, Lot: 16988sf	
Prior Sale: \$432,500 (07/20)	
136 DRIVER LN	\$639,602
B: Leslie G Wheelock	
S: Envine LLC	
Vol/Page: 1836/675, Date: 07/26/22	
Mtg: Citizens Bank \$511,682	
10 FRANK AVE U:10	\$400,000
B: GCT LLC	
S: RF Holdings Inc	
Vol/Page: 1837/212, Date: 07/29/22	
Mtg: Eric A Rose \$300,000	
Use: Industrial Condominium	
12 FRANK AVE	\$400,000
B: GCT LLC	
S: RF Holdings Inc	
Vol/Page: 1837/212, Date: 07/29/22	
Mtg: Eric A Rose \$300,000	
8 GREEN HILL OCEAN DR	\$3,000,000
B: Michael Lemoi	
S: BSV Green Hill Ocean LLC	
Vol/Page: 1836/574, Date: 07/25/22	
Mtg: Bank of Rhode Island \$2,000,000	
Use: 4 Bdrm, Lot: 25265sf	
Prior Sale: \$1,912,000 (03/13)	
206 LAUREL LN	\$550,000
B: Jonathan D Quinn & Kathleen V Quinn	
S: Peter G Barlow & Anne M Barlow	
Vol/Page: 1837/122, Date: 07/29/22	
Mtg: Navigant Credit Union \$440,000	
Use: 3 Bdrm Colonial, Lot: 40075sf	
78 MARINE RD	\$612,500
B: David J Naylor Jr	
S: Alfred Romano & Raelene Romano	
Vol/Page: 1837/192, Date: 07/29/22	
Mtg: Movement Mtg LLC \$312,500	
Use: 2 Bdrm Ranch, Lot: 20473sf	
Prior Sale: \$355,000 (11/18)	
30 MICHAELA CT	\$620,000
B: Kevin W Anagnoston & Maureen Anagnostou	
S: Stacey L Oneal & Syrita M Braswell-Oneal	
Vol/Page: 1837/316, Date: 07/29/22	
Use: 3 Bdrm Ranch, Lot: 29292sf	
Prior Sale: \$449,900 (05/18)	
2064 POST RD	\$505,000
B: Lorraine M Schwartz	
S: Sandra A Sullivan	
Vol/Page: 1837/336, Date: 07/29/22	
Use: 3 Bdrm Ranch, Lot: 49223sf	

339 SAND TURN RD.....	\$579,000
B: Michael J Vierra & Erin L Wilkes S: Anthony D Vanderlin Vol/Page: 1837/48, Date: 07/28/22 Mtg: Navy FCU \$589,132 Use: 3 Bdrm Colonial, Lot: 103063sf Prior Sale: \$429,900 (07/20)	
12 SEA GRASS DR U:12.....	\$652,500
B: Ronald J Odonnell & Mary Odonnell S: Cathleen M Harrison Tr, Tr for Judith J Ferra Rev LT Vol/Page: 1837/189, Date: 07/29/22 Use: 2 Bdrm Condo Prior Sale: \$420,000 (01/18)	
150 STONEHENGE RD.....	\$650,000
B: George E Lewis & Ann A Lewis S: Gary E Gomes & Carolyn R Gomes Vol/Page: 1836/639, Date: 07/25/22 Use: 4 Bdrm Cape Cod, Lot: 69696sf Prior Sale: \$350,000 (11/18)	
► MORTGAGES	
410-A BARBERS POND RD.....	\$410,000
Nicholas J Robenhymmer+ from Washington Tr Co	
352 BISCUIT CITY RD.....	\$135,000
Thomas K VanBuskirk+ from Bank of America NA	
1272 BROAD ROCK RD.....	\$175,000
Patricia L Mobbs from Michael P Grenier	
128 BROOK FARM RD N.....	\$100,000
Gregory S Mitchell+ from Citizens Bank	
200 CHESTNUT HILL RD.....	\$238,000
Garrett O Kirwin Jr+ from Envision Bank	
75 DOCKRAY ST.....	\$250,000
Patrice Scarvalone from Bank of America NA	
49 ELDRED FARM RD.....	\$650,000
Eldred Farm LLC from Paul A Schurman	
59 ELDRED FARM RD.....	\$650,000
Eldred Farm LLC from Paul A Schurman	
19 FESCUE LN U:19.....	\$100,000
William A Jones+ from Citizens Bank	
21 HAZELTON LN.....	\$415,000
Antonios N Pavlakis+ from Mr Cooper	
30 MICHAEL CT.....	\$496,000
Kevin W Anagnostou+ from Premia Relocation Mtg	
839 MINISTERIAL RD U:1.....	\$400,000
Peter Eichacker+ from Centreville Bank	
1918 MINISTERIAL RD.....	\$1,000,000
Peter J Storti RET+ from Westerly Community CU	
178-A QUEENS RIVER DR.....	\$100,000
Jean H Brandt+ from Centreville Bank	
4 SANDY BOTTOM SHORES DR.....	\$311,000
Peter A Wilcox from Pennymac Loan Service	
708 SOUTH RD.....	\$305,900
Lucas Hearne+ from Truist Bank	
155 STONEHENGE RD.....	\$431,250
John C Shelhart from Home Point Finl Corp	
32 VICTORY ST.....	\$36,000
Joanne B Torkomiak from Citizens Bank	
121 WHISPOORWILL DR.....	\$250,000
Elizabeth Oconnor from Citizens Bank	

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

14 BLUE SKY DR.....	\$410,000
B: Jilliam Anderson & Zachary Anderson S: Aztec Properties LLC Vol/Page: 2022/13857, Date: 07/29/22 Mtg: Westerly Community CU \$328,000 Type: Adj Use: 4 Bdrm Cape Cod, Lot: 20871sf Prior Sale: \$285,000 (11/15)	
17 CANTERBURY DR.....	\$378,000
B: Michael Montes S: Keith P Hall & Jennifer L Hall Vol/Page: 2022/14015, Date: 08/01/22 Mtg: Mortgage Research Ctr \$378,000 Use: 3 Bdrm Cape Cod, Lot: 16252sf	
4 E STUART ST.....	\$240,000
B: Brian J Lemieux & Isabelle Lemieux S: Deanna M Chapman Vol/Page: 2022/13801, Date: 07/29/22 Mtg: Total Mtg Svcs \$216,000 Use: 2 Bdrm Ranch, Lot: 20000sf	
17 INDUSTRIAL DR.....	\$160,000
B: SC Holdings LLC S: Raffaele Antonino & Leonilda Antonino Vol/Page: 2022/13882, Date: 07/29/22 Use: Commercial Building, Lot: 10661sf	
10 MOCKINGBIRD LN.....	\$340,000
B: Sharon L Morgan S: Timothy P Celico & Maura Trumble Vol/Page: 2022/13658, Date: 07/27/22 Mtg: Washington Tr Co \$272,000 Type: Adj Use: 3 Bdrm Ranch, Lot: 13583sf Prior Sale: \$247,600 (02/19)	
267 POST RD.....	\$2,700,000
B: Spindrift Village LLC S: Assn Of Coastal Partners Vol/Page: 2022/13905, Date: 07/29/22 Use: Commercial Building, Lot: 181645sf	
267 POST RD.....	\$500,000
B: Spindrift Village LLC S: Coastal Assoc Vol/Page: 2022/13922, Date: 07/29/22 Mtg: Association Of Coasta \$2,040,000 Use: Commercial Building, Lot: 181645sf	
1 SHIRLEY DR.....	\$802,500
B: Jennifer Herrman & Mitzie Y Wong S: John Ludko 3rd & Craig J Ludko Vol/Page: 2022/13885, Date: 07/29/22 Mtg: Mllestone Mtg Solutio \$642,000 Use: 4 Bdrm Cape Cod, Lot: 6400sf	
VALLEY DR.....	\$750,000
B: Louis R Murano S: Elizabeth M Guetzow Vol/Page: 2022/13815, Date: 07/29/22	

9 WEST ST.....	\$330,000
B: HB Investments LLC S: Carmine Intrieri & Salvatore Intrieri Vol/Page: 2022/13769, Date: 07/29/22 Mtg: Harold Horvat \$300,000 Use: 3-Family Family Flat, Lot: 15148sf	
13 WINDOVER TURN.....	\$710,000
B: Charles P Kohn Jr S: Shirley J Armstrong Vol/Page: 2022/13588, Date: 07/27/22 Mtg: Angel Oak Mortgage \$595,000 Use: 4 Bdrm Contemporary, Lot: 28618sf	
NO STREET GIVEN.....	\$379,000
B: Leo J Lariviere & Khristine S Lariviere S: Teresa H Orlowski Ex, Ex for Villano Nancy Est Vol/Page: 2022/14054, Date: 08/02/22	
► MORTGAGES	
36 2ND ST.....	\$442,000
John Bellone RET+ from Washington Tr Co	
15 ANDERSEN CT.....	\$100,000
Erik G Enquist LT+ from Citizens Bank	
3 ARROW DR.....	\$50,000
Felicia G Farber from Westerly Community CU	
12 AUTUMN LN.....	\$200,000
Frank Decaro+ from Washington Tr Co	
3 BRASS RING RD.....	\$100,000
John Cassata+ from Charter Oak Fed Cr Un	
157 DUNNS CORNER RD.....	\$120,000
Levi Whitford from Chelsea Groton Bank	
92 FOUNTAIN DR U:92.....	\$25,000
Martyn L Gallagher from Westerly Community CU	
40 GOUNOD RD.....	\$200,000
Edgar O Hellwig from Charter Oak Fed Cr Un	
5 HUBBARD ST.....	\$25,000
Joshua Collins+ from Westerly Community CU	
5 HUNTER TER.....	\$80,000
Timothy K Munson from Westerly Community CU	
10 NO BOTTOM RIDGE RD.....	\$650,000
John Bellone from Washington Tr Co	
267 POST RD.....	\$510,000
Springdrift Village LLC from Association Of Coasta	
374 POST RD.....	\$40,000
Richard E Harris+ from Westerly Community CU	
88 POTTER HILL RD.....	\$50,000
Robert A Hurd+ from Washington Tr Co	
6 READING DR.....	\$350,000
Robert J Rustico+ from Rocket Mortgage LLC	
56 TUM A LUM CIR.....	\$303,200
Khristine S Lariviere+ from Westerly Community CU	
12 VALLEY DR.....	\$600,000
Christopher M West+ from Chelsea Groton Bank	
10 WESTERLY RD.....	\$2,000,000
Howard M Rothman+ from Citizens Bank	
63 WHITE ROCK RD.....	\$312,000
John V Gibbons 4th from Coastal One CU	
21 WINDWARD DR.....	\$80,000
Read P Mckendree+ from Washington Tr Co	
64 WINNAPPAUG RD.....	\$373,100
John Bellone RET+ from Washington Tr Co	
165 WINNAPPAUG RD.....	\$85,000
Enrico Sposato+ from Westerly Community CU	