

# The Commercial Record

## RHODE ISLAND REAL ESTATE RECORDS

### TOWN & CITY INDEX

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

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

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## TO OUR CUSTOMERS

The Warren Group continues to appreciate your patience as a significant number of municipalities deal with service disruptions at a software provider used to make their real estate records available to the public. The company, Cott Systems, has notified us of additional delays preventing immediate recovery from the disruption. Due to the outage, we continue to be unable to collect the most recent records for nearly three dozen municipalities. We will notify our subscribers once we know when service will be restored, and will publish all affected records in The Commercial Record as soon as is practicable. Please call 617-896-5367 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.

NO MISSING TOWNS

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

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	21
Median Price	\$617,500	\$605,000

### ► REAL ESTATE SALES

#### 628 COUNTY RD ..... \$519,000

B: Catherine Iste & Silvere Iste  
S: Ri Property Wire LLC  
Vol/Page: 1854/27, Date: 04/01/24  
Mtg: USAA Federal SB \$519,000  
Use: 3 Bdrm Ranch, Lot: 17211sf  
Prior Sale: \$337,000 (07/23)

#### 43 LINCOLN AVE ..... \$500,000

B: Adrian R Burke Tr, Tr for Adrian R Burke T  
S: Nathaniel M Risteen & Suzanne D Schierson  
Vol/Page: 1853/341, Date: 03/28/24  
Use: 3 Bdrm Conventional, Lot: 10620sf  
Prior Sale: \$325,000 (03/19)

#### 140 SOWAMS RD ..... \$805,976

B: Andrew Conrad & Lisa Conrad  
S: Ronald A Kwolek & Kathleen M Kwolek  
Vol/Page: 1854/2, Date: 04/01/24  
Mtg: Rocket Mortgage LLC \$643,000  
Use: 5 Bdrm Conventional, Lot: 31803sf  
Prior Sale: \$179,000 (06/13)

#### 17-19 STANLEY AVE ..... \$442,235

B: Keyper LLC  
S: Barken LLC  
Vol/Page: 1854/25, Date: 04/01/24  
Use: 2-Family Two Family, Lot: 13199sf  
Prior Sale: \$415,000 (06/23)

### ► MORTGAGES

#### 15 RUSTWOOD DR ..... \$26,000

Ocean Gate Renovations from Victory Funding Solut

#### 6 WAVERLY RD ..... \$65,000

Cynthia H Simon+ from RI Credit Union

## BRISTOL

### TOWN CLERK: MELISSA CORDEIRO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	12
Median Price	\$455,000	\$562,500

### ► REAL ESTATE SALES

#### 9 BUTTONWOOD ST ..... \$380,000

B: Andrew Sylvester & Amanda Sylvester  
S: Christopher E Sylvester  
Vol/Page: 2240/35, Date: 03/28/24  
Mtg: Citizens Bank \$213,675  
Use: 2 Bdrm Ranch, Lot: 12001sf

#### 14 FALES RD ..... \$685,000

B: Scott M Perry Jr & Jessica Perry  
S: Hilda M Braz  
Vol/Page: 2240/75, Date: 03/29/24  
Mtg: LoanDepot.Com \$411,000  
Use: 5 Bdrm Raised Ranch, Lot: 10502sf

#### 49 FOXHILL AVE ..... \$401,000

B: James T Weldon & Antia Weldon  
S: Tobin Jennifer M Est & Nell Melanson  
Vol/Page: 2240/55, Date: 03/28/24  
Use: 3 Bdrm Ranch, Lot: 11435sf  
Prior Sale: \$218,000 (10/14)

#### 101 GIBSON RD ..... \$779,000

B: Jonathan Bott & Erin Bott  
S: 1st Tee Real Estate LLC  
Vol/Page: 2240/99, Date: 03/29/24  
Mtg: Armed Forces Bank Na \$579,721  
Use: 2 Bdrm Raised Ranch, Lot: 22629sf  
Prior Sale: \$395,000 (06/23)

#### 92 KING PHILIP AVE ..... \$535,000

B: L&t Pro LLC  
S: Harold J Garner & Rebecca C Garner  
Vol/Page: 2240/149, Date: 04/01/24  
Mtg: Sprindrift Invs Llc \$841,500  
Use: Residential-other, Lot: 8120sf  
Prior Sale: \$470,000 (09/21)

### ► MORTGAGES

#### 46 CONSTITUTION ST ..... \$346,250

Alexa R Ohare+ from BayCoast Mortgage Co

#### 54 KICKEMUIT AVE ..... \$650,000

Kevin T Whiting+ from BayCoast Bank

#### 106 KING PHILIP AVE ..... \$300,000

Denise M Lavoie from Millbury National Bk

#### 19 LEILA JEAN DR ..... \$400,680

Kevin Amaral+ from BankNewport

#### 8 LINDEN ST ..... \$115,000

Michael Dellemonico from Centreville Bank

#### 12 MOUNT AVE ..... \$125,000

William L Turner+ from Citizens Bank

#### 10 STEPHEN DR ..... \$215,000

Douglas T Desmond from Peoples Credit Union

## WARREN

### TOWN CLERK: SANDREA SPERONI

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	10
Median Price	\$441,490	\$425,000

### ► REAL ESTATE SALES

#### 22 HARDING AVE ..... \$669,900

B: Richard Godmintz & Maureen Khung  
S: Chrysalis Prop LLC  
Vol/Page: 1120/280, Date: 03/29/24  
Use: 3 Bdrm Conventional, Lot: 3672sf  
Prior Sale: \$465,000 (02/23)

#### 21 LONGWHARF DR ..... \$200,000

B: Eduardo J Simao & Maria E Simao  
S: Eduard J Simao & Maria E Simao  
Vol/Page: 1120/235, Date: 03/29/24

### ► MORTGAGES

#### 38 KINNICUTT AVE ..... \$536,000

Bryan Sirois+ from Churchill Mortgage Co

#### 19 LONGWHARF DR ..... \$200,000

Eduardo J Simao+ from New Bedford CU

# KENT COUNTY

## COVENTRY

### TOWN CLERK: JOANNE AMITRANO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	41
Median Price	\$362,500	\$365,000

### ► REAL ESTATE SALES

#### 28 IRONWOOD DR ..... \$710,000

B: Douglas Stracaluzi  
S: Michael Lombardi  
Vol/Page: 2297/169, Date: 03/29/24  
Mtg: Sierra Pacific Mtg \$355,000  
Use: 3 Bdrm Colonial, Lot: 15246sf  
Prior Sale: \$460,608 (01/21)

#### 11 LANTERN LN ..... \$374,900

B: David Colacone & Elisa Baptista  
S: Robert Chofay  
Vol/Page: 2296/990, Date: 03/26/24  
Mtg: Mtg Equity Partners \$299,920  
Use: 3 Bdrm Ranch, Lot: 9583sf  
Prior Sale: \$225,000 (11/23)

#### 5 SCENIC RIDGE CT ..... \$289,900

B: Robert J Crohan Jr & Sherri L Crohan  
S: Stephen P Padula  
Vol/Page: 2297/137, Date: 03/28/24  
Use: Residential Open Land, Lot: 87120sf

### ► MORTGAGES

#### 47 BREEZY LAKE DR ..... \$75,000

Frank R Palin from Centreville Bank

#### 410 CARRS TRL ..... \$50,000

Cheryl Stjean from Centreville Bank

#### 6083 FLAT RIVER RD ..... \$12,595

Kathleen M Donnelly from USA HUD

#### 6342 FLAT RIVER RD ..... \$11,053

Elizabeth S Branch+ from USA HUD

#### 53 ISLE OF CAPRI RD ..... \$150,000

Garrett Demers from Bank of Rhode Island

#### 16 KNOTTY OAK LN ..... \$140,000

Michael K Flanagan+ from Citizens Bank

#### 820 MAPLE VALLEY RD ..... \$115,000

Cheryl Enos+ from Guild Mortgage Co

#### 26 PHILLIP ST ..... \$223,849

Lacey Gardner from Citizens Bank

#### 154 PHILLIPS HILL RD ..... \$88,580

Kristen A Deblasio+ from USA HUD

#### 5 TAFT ST ..... \$305,250

William D Wentz+ from Primary Resident Mtg

#### 44 WEBB AVE ..... \$50,000

Gregory T Mullery from Pennemac Loan Service

## EAST GREENWICH

### TOWN CLERK: LEIGH A. CARNEY

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	15
Median Price	\$525,000	\$650,000

### ► REAL ESTATE SALES

#### 66 WANTON SHIPPEE RD ..... \$545,000

B: Christine M Arcidiacono & Steven M Arcidiacono  
S: Thomas Marshall  
Vol/Page: 1666/86, Date: 03/29/24  
Mtg: HarborOne Mortgage \$345,000  
Use: 3 Bdrm Ranch, Lot: 10019sf  
Prior Sale: \$325,000 (01/19)

### ► MORTGAGES

#### 4 DARL CT ..... \$175,000

Michael Whaley+ from Greenwood CU

#### 32 EXCHANGE ST ..... \$2,380,255

Grenier Grp Inc from Builder Finance Inc

#### 5853 POST RD U:103 ..... \$40,000

Trillo Prop LLC from Michelle Russillo Lt

#### 105 RED BARN LN ..... \$300,000

Harris B Alkins+ from BankNewport

## WARWICK

### TOWN CLERK: LYNN D'ABROSCA

3275 Post Rd, Warwick, RI, 02886  
Phone: 401-738-2006

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	68
Median Price	\$325,500	\$391,000

### ► REAL ESTATE SALES

#### 125 ADRIAN ST ..... \$353,000

B: Samuel Hart  
S: Robert J Fitzpatrick Sr & Eileen Turnbull Ex  
Vol/Page: 10470/163, Date: 03/28/24  
Mtg: Movement Mtg LLC \$326,256  
Use: 3 Bdrm Ranch, Lot: 7841sf

#### 21 BALDWIN RD ..... \$421,000

B: Nuno Pires  
S: Laurel B Kendel & Randy L Kendel  
Vol/Page: 10469/200, Date: 03/27/24  
Mtg: Rocket Mortgage LLC \$336,800  
Use: 4 Bdrm Split Level, Lot: 16553sf

#### 66 BARTON AVE ..... \$460,000

B: Stephanie L Aquino  
S: David Crosson & Emily Crosson  
Vol/Page: 10469/227, Date: 03/27/24  
Mtg: Newrez LLC \$421,245  
Use: 3 Bdrm Raised Ranch, Lot: 9583sf  
Prior Sale: \$345,000 (05/21)

#### 138 BEND ST ..... \$338,000

B: Matthew D Rodger  
S: Angela Barriga  
Vol/Page: 10470/111, Date: 03/28/24  
Mtg: Centreville Bank \$270,400  
Use: 3 Bdrm Cape Cod, Lot: 6970sf  
Prior Sale: \$206,950 (03/18)

#### 267 BOULDER VIEW DR ..... \$640,000

B: Erik Bennett & Heidi Bennett  
S: Elizabeth Lilly  
Vol/Page: 10470/205, Date: 03/28/24  
Mtg: New American Funding \$512,000  
Use: 3 Bdrm Ranch, Lot: 14375sf  
Prior Sale: \$598,900 (03/22)

#### 16 BUCKLIN AVE ..... \$373,000

B: Claudia Torrens  
S: Figs Estates LLC  
Vol/Page: 10469/128, Date: 03/27/24  
Mtg: Baycoast Mortgage Co \$381,019  
Use: 3 Bdrm Conventional, Lot: 6534sf  
Prior Sale: \$195,000 (12/22)

#### 37 BYRON BLVD ..... \$345,000

B: Jennifer Croteau  
S: Denise Mascis  
Vol/Page: 10468/332, Date: 03/26/24  
Mtg: Guild Mortgage Co \$293,250  
Use: 2 Bdrm Ranch, Lot: 6098sf

#### 176 CANFIELD AVE ..... \$175,000

B: Cp Invest LLC  
S: New England Hm Buyers LLC  
Vol/Page: 10469/331, Date: 03/28/24  
Mtg: Damico Lending LLC \$250,000  
Use: 3 Bdrm Bngl/cottage, Lot: 6534sf  
Prior Sale: \$2,640 (07/18)

#### 688 CHURCH AVE ..... \$420,000

B: Joshua A Helwing & Danielle Helwing  
S: Joseph Mcurrin  
Vol/Page: 10470/71, Date: 03/28/24  
Mtg: HarborOne Mortgage \$399,000  
Use: 3 Bdrm Cape Cod, Lot: 15682sf  
Prior Sale: \$195,000 (10/13)

#### 75 CLARA AVE ..... \$225,000

B: Kathleen A Ryan  
S: Maureen A Burnham  
Vol/Page: 10470/256, Date: 03/28/24  
Mtg: Guaranteed Rate Inc \$213,750  
Use: 5 Bdrm Ranch, Lot: 10890sf

#### 11 COMMODORE AVE ..... \$210,000

B: Oaul Sweet & Nancy L Sweet  
S: Tremblay Cynthia J Est & Gary E Cotnoir  
Vol/Page: 10470/281, Date: 03/28/24  
Mtg: Centreville Bank \$168,000  
Type: Adj  
Use: 2 Bdrm Ranch, Lot: 6970sf

<b>163 COTTAGE ST.....</b>	<b>\$370,000</b>	<b>47 MARBLEHEAD ST.....</b>	<b>\$375,000</b>	<b>92 SHAWOMET AVE.....</b>	<b>\$975,000</b>
B: Michael Scaramuzzi		B: Dana Gama & Taylor A Gama		B: Charles Gennari & Lisa Gennari	
S: Harrington Rlty LLC		S: Austin A Hernandez & Alejandro Hernandez		S: Sandra Davies	
Vol/Page: 10468/91, Date: 03/27/24		Vol/Page: 10469/251, Date: 03/27/24		Vol/Page: 10470/300, Date: 03/28/24	
Mtg: Centreville Bank \$220,000		Mtg: Guaranteed Rate Affin \$368,207		Mtg: JPMorgan Chase Bank \$605,000	
Use: 2-Family Two Family, Lot: 12632sf		Use: 3 Bdrm Ranch, Lot: 7841sf		Use: 2 Bdrm Conventional, Lot: 14810sf	
Prior Sale: \$70,000 (01/23)		Prior Sale: \$315,000 (01/23)		<b>322 SHAWOMET AVE.....</b>	<b>\$705,000</b>
<b>188 FAIR ST.....</b>	<b>\$395,000</b>	<b>140 MYRTLE AVE.....</b>	<b>\$420,000</b>	B: David Celani	
B: William Morris 2nd & Kelsey Morris		B: Vincent Reilly & Nancy Musso		S: Peter Goolgasian	
S: Linda Angilly Tr, Tr for Ann M Gigli RET		S: Stephen J Digianfilippo T, Tr for Dena M Jason RET		Vol/Page: 10469/285, Date: 03/28/24	
Vol/Page: 10471/57, Date: 03/29/24		Vol/Page: 10468/224, Date: 03/26/24		Use: 4 Bdrm Conventional, Lot: 11326sf	
Mtg: Baycoast Mortgage Co \$375,250		Mtg: HarborOne Mortgage \$220,000		Prior Sale: \$10,811 (07/23)	
Use: 3 Bdrm Ranch, Lot: 10890sf		Use: 3 Bdrm Cape Cod, Lot: 6534sf		<b>1116 TOLL GATE RD.....</b>	<b>\$425,000</b>
<b>41 FARMLAND RD.....</b>	<b>\$440,505</b>	<b>38 OGDEN AVE.....</b>	<b>\$580,000</b>	B: Sophea Tom	
B: Kristen Hayes		B: Joshua Martin & Isabel Barbeiros-Martin		S: Ana Lopes	
S: William M Toomey & Jessica E Toomey		S: Jennifer Murphy		Vol/Page: 10470/223, Date: 03/28/24	
Vol/Page: 10471/122, Date: 03/29/24		Vol/Page: 10468/274, Date: 03/26/24		Mtg: Cibm Bk \$340,000	
Mtg: Leader Bank NA \$418,480		Use: 4 Bdrm Conventional, Lot: 11326sf		Use: 4 Bdrm Bngl/cottage, Lot: 11326sf	
Use: 4 Bdrm Split Level, Lot: 9583sf		Prior Sale: \$362,500 (11/19)		Prior Sale: \$295,000 (10/22)	
Prior Sale: \$224,900 (12/15)		<b>1 PALM BLVD.....</b>	<b>\$275,000</b>	<b>165 WELLSRING DR.....</b>	<b>\$415,000</b>
<b>45 FRAWLEY ST.....</b>	<b>\$343,800</b>	B: Harold Cahoon & James P Manning		B: David Scambio 2nd & Kimberlee Scambio	
B: James Lin & Tammy Tang		S: Rachel A Burdi		S: David W Scambio & Jean M Scambio	
S: Lauren E Weber		Vol/Page: 10469/170, Date: 03/27/24		Vol/Page: 10468/169, Date: 03/25/24	
Vol/Page: 10470/342, Date: 03/28/24		Use: 3 Bdrm Cape Cod, Lot: 5663sf		Mtg: Northpointe Bank \$355,000	
Mtg: Movement Mtg LLC \$278,478		Prior Sale: \$188,000 (05/10)		Use: 3 Bdrm Ranch, Lot: 7841sf	
Use: 3 Bdrm Cape Cod, Lot: 6970sf		<b>4162 POST RD U:10.....</b>	<b>\$235,000</b>	Prior Sale: \$165,000 (05/14)	
<b>24 FRONTIER RD.....</b>	<b>\$401,000</b>	B: Marie Carter & Ann N Cannon		<b>► FORECLOSURE DEEDS</b>	
B: Elizabeth Lilly		S: James R Casey		<b>31 VERNDAL ST U:93.....</b>	<b>\$243,559</b>
S: Stephen W Lowery		Vol/Page: 10468/65, Date: 03/25/24		B: Vrmgt Asset T & Us Bank TNa	
Vol/Page: 10470/186, Date: 03/28/24		Use: 1 Bdrm Condo		S: Vrmgt Asset T & Us Bank TNa	
Mtg: Movement Mtg LLC \$393,736		<b>80 PRESTON DR.....</b>	<b>\$710,000</b>	Vol/Page: 10471/87, Date: 03/29/24	
Use: 3 Bdrm Ranch, Lot: 24394sf		B: Antonio Paralicci & Dagmara A Forkin		Use: Condo	
<b>56 GREEN RIVER AVE.....</b>	<b>\$430,000</b>	S: Christopher A Godfrey & Julie A Godfrey		<b>31 VERNDAL ST U:94.....</b>	<b>\$243,559</b>
B: Yaneiro M Reyes & Jennifer E Tavarez		Vol/Page: 10469/303, Date: 03/28/24		B: Vrmgt Asset T & Us Bank TNa	
S: Dennis P Carreau		Mtg: Mr Cooper \$360,000		S: Vrmgt Asset T & Us Bank TNa	
Vol/Page: 10468/146, Date: 03/25/24		Use: 4 Bdrm Colonial, Lot: 8276sf		Vol/Page: 10471/87, Date: 03/29/24	
Mtg: Washington Tr Co \$374,100		Prior Sale: \$325,000 (01/17)		Use: Condo	
Use: 3 Bdrm Raised Ranch, Lot: 9583sf		<b>55 REMINGTON ST.....</b>	<b>\$499,900</b>	<b>► MORTGAGES</b>	
<b>HUGHES AVE L:72.....</b>	<b>\$399,900</b>	B: Susan A Yohn		<b>16 ARROW AVE U:177.....</b>	<b>\$250,000</b>
B: Franklyn Vinas		S: Carlos Macedo		Cp Invest LLC from Damico Lending LLC	
S: Stephen Verrecchia & Gina Verrecchia		Vol/Page: 10470/41, Date: 03/28/24		<b>118 ATLANTIC AVE.....</b>	<b>\$50,000</b>
Vol/Page: 10468/193, Date: 03/25/24		Use: 2 Bdrm Colonial, Lot: 1307sf		Karen M Proffit+ from Wave Federal CU	
Mtg: Northpointe Bank \$239,900		Prior Sale: \$23,000 (10/15)		<b>20 BENEDICT RD.....</b>	<b>\$330,000</b>
<b>LAROCHELLE AVE L:71.....</b>	<b>\$399,900</b>	<b>5 SANDRO DR.....</b>	<b>\$409,500</b>	Novatel LLC from Bluedog Capital Partn	
B: Franklyn Vinas		B: Teresa Davis		<b>232 COVE AVE.....</b>	<b>\$230,000</b>
S: Stephen Verrecchia & Gina Verrecchia		S: Regina Wilkinson Tr, Tr for Louis R Rochira Irt		Daniel L Courtney from Citizens Bank	
Vol/Page: 10468/193, Date: 03/25/24		Vol/Page: 10470/326, Date: 03/28/24		<b>59 CRANE ST.....</b>	<b>\$35,000</b>
Mtg: Northpointe Bank \$239,900		Mtg: BankNewport \$289,500		Idaris Nunez from Navigant Credit Union	
Use: 2 Bdrm Bngl/cottage, Lot: 3920sf		Use: 3 Bdrm Split Level, Lot: 6970sf		<b>40 DRAKE RD.....</b>	<b>\$75,000</b>
Prior Sale: \$205,000 (07/22)		<b>348 SEA VIEW DR.....</b>	<b>\$230,000</b>	Derrick Gelsomino from Navigant Credit Union	
<b>992 MAIN AVE.....</b>	<b>\$399,900</b>	B: Qayin Acquisition LLC		<b>423 GEORGE ARDEN AVE.....</b>	<b>\$293,040</b>
B: Samantha A Cosenza & Christopher J Cosenza		S: John P Tracy		Monique Levesque from Primary Residentl Mtg	
S: Alfred M Dimezza & Susan L Dimezza		Vol/Page: 10467/340, Date: 03/25/24		<b>66 GLEN FARM CT.....</b>	<b>\$220,600</b>
Vol/Page: 10470/87, Date: 03/28/24		Mtg: Spindrift Inv \$285,500		Anthony Vinacco+ from Freedom Mortgage Corp	
Mtg: Movement Mtg LLC \$299,925		Use: 2 Bdrm Cottage, Lot: 7405sf		<b>75 GLENCO RD.....</b>	<b>\$50,000</b>
Use: 2 Bdrm Ranch, Lot: 10019sf		Prior Sale: \$70,000 (11/14)		Mako LLC from Brian J Murphy	
				<b>75 GLENCO RD.....</b>	<b>\$275,000</b>
				Mako LLC from Kickemuit River Cap	
				<b>47 MARBLEHEAD ST.....</b>	<b>\$15,000</b>
				Dana Gama+ from RI Hsg & Mtg Fin Corp	

<b>53 NORFOLK RD</b> .....	<b>\$150,000</b>
Jesse J Brennan from New American Funding	
<b>38 OGDEN AVE U:103</b> .....	<b>\$500,000</b>
Joshua Martin+ from Guild Mortgage Co	
<b>38 OGDEN AVE U:104</b> .....	<b>\$500,000</b>
Joshua Martin+ from Guild Mortgage Co	
<b>1 PASADENA CT</b> .....	<b>\$302,000</b>
Melissa Hastings-Schultz from CMG Home Loans	
<b>295 RED CHIMNEY DR</b> .....	<b>\$50,000</b>
Michael T Garrahy from Shoreham Bk	
<b>5 SHIPPEN AVE</b> .....	<b>\$50,000</b>
William J Morris 2nd+ from BayCoast Bank	
<b>147 STRAWBERRY FIELD RD</b> .....	<b>\$125,000</b>
Anthony P Rothermel+ from Bank of Rhode Island	
<b>39 THOMAS ST</b> .....	<b>\$7,458</b>
William Kress from USA HUD	
<b>59 WASHINGTON ST</b> .....	<b>\$117,000</b>
Valery A Blanco Reyes+ from Bank of Rhode Island	
<b>15 WESTBROOK RD</b> .....	<b>\$40,000</b>
Joan A Theroux from Wave Federal CU	
<b>37 YUCATAN DR</b> .....	<b>\$50,150</b>
Jordan L Peixoto from Movement Mtg LLC	

## WEST GREENWICH

### TOWN CLERK:KELLY LAIHO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	3
Median Price	\$496,250	\$367,000

### ► MORTGAGES

<b>723 NOOSENECK HILL RD</b> .....	<b>\$400,000</b>
Daniel F Farrell+ from Bank of Rhode Island	
<b>160 STUBBLE BROOK RD</b> .....	<b>\$216,800</b>
Theresa Menders from PNC Bank	

## WEST WARWICK

### TOWN CLERK:SARAH RAPOSE

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	28
Median Price	\$310,000	\$324,450

### ► REAL ESTATE SALES

<b>99 3RD ST</b> .....	<b>\$395,000</b>
B: Henry A Viall & Katherine Viall	
S: Peter E Ferreira	
Doc#: 0000002489-980, Date: 03/27/24	
Mtg: Bank of America NA \$305,000	
Use: 2-Family Two Family, Lot: 4713sf	
Prior Sale: \$297,000 (10/21)	

<b>155 ARCHAMBAULT AVE</b> .....	<b>\$359,000</b>
B: Richard F Havighorst	
S: Sheena Rancher & Derrick Rancher	
Doc#: 0000002489-1018, Date: 04/01/24	
Use: 3 Bdrm Old Style, Lot: 5009sf	
Prior Sale: \$340,000 (06/23)	
<b>15 BROOKDALE DR</b> .....	<b>\$400,000</b>
B: Greg Learn & Katherine Chapin	
S: Rhonda M Pennine	
Doc#: 0000002489-1029, Date: 04/01/24	
Mtg: BankNewport \$320,000	
Use: 4 Bdrm Cape Cod, Lot: 9601sf	
Prior Sale: \$245,000 (12/19)	
<b>9 DAIRY FARM DR U:9</b> .....	<b>\$655,000</b>
B: Sandra Davies & Kristine Kay	
S: John H Tavone Tr, Tr for John H Tavone RET	
Doc#: 0000002489-1039, Date: 04/01/24	
Use: 2 Bdrm Condo	
<b>120 E GREENWICH AVE</b> .....	<b>\$292,500</b>
B: Elevator Pro Inc	
S: 3 Z Realty LLC	
Doc#: 0000002489-1053, Date: 04/02/24	
Mtg: Thomas W Dejoridy \$293,250	
Use: 2 Bdrm Raised Ranch, Lot: 19720sf	
Prior Sale: \$82,031 (02/13)	
<b>60 GOVERNORS HL U:60</b> .....	<b>\$220,555</b>
B: Celtic Roman Group LLC	
S: Hubert J Paul	
Doc#: 0000002489-1020, Date: 04/01/24	
Use: 2 Bdrm Condo	
Prior Sale: \$220,555 (01/23)	
<b>60 GOVERNORS HL U:60</b> .....	<b>\$304,900</b>
B: Jack Cammarata	
S: Celtic Roman Group LLC	
Doc#: 0000002489-1023, Date: 04/01/24	
Mtg: Washington Tr Co \$228,675	
Use: 2 Bdrm Condo	
Prior Sale: \$220,555 (01/23)	
<b>25 KENT ST</b> .....	<b>\$230,000</b>
B: Dee Benders	
S: Megan Billings & Ruth A Billings	
Doc#: 0000002489-1027, Date: 04/01/24	
Use: 3 Bdrm Bngl/cottage, Lot: 7000sf	
Prior Sale: \$230,000 (08/20)	
<b>108 KIMBERLY LN</b> .....	<b>\$500,000</b>
B: Teresa M Rodina	
S: Joshua D Nims & Bridget L Nims	
Doc#: 0000002489-985, Date: 03/27/24	
Mtg: Movement Mtg LLC \$375,000	
Use: 3 Bdrm Garrison, Lot: 8294sf	
Prior Sale: \$290,000 (05/20)	
<b>1908 NEW LONDON TPKE</b> .....	<b>\$90,000</b>
B: Stephen R Andruchow	
S: Gregory G Kullberg & Jamie L Mcelaney	
Doc#: 0000002489-995, Date: 03/28/24	
Mtg: Jamie L Mcelaney \$80,000	
Use: Residential Open Land, Lot: 24542sf	

<b>1910 NEW LONDON TPKE</b> .....	<b>\$350,000</b>
B: Stephen R Andruchow	
S: Gregory G Kullberg	
Doc#: 0000002489-998, Date: 03/28/24	
Use: 2 Bdrm Cape Cod, Lot: 95091sf	
<b>3-5 ORIOLE AVE</b> .....	<b>\$350,000</b>
B: Angela I Greene	
S: Nicholas Bamford	
Doc#: 0000002489-1001, Date: 03/28/24	
Mtg: Primary Residentl Mtg \$343,660	
Use: 2-Family Two Family, Lot: 8359sf	
<b>RESIDENCES AT WEST VLY U:11</b> .....	<b>\$440,400</b>
B: Leonard R Bertheau & Eun K Bertheau	
S: Residences At West Vly In	
Doc#: 0000002489-1035, Date: 04/01/24	
Use: Condo	
<b>45 ROBERTS ST</b> .....	<b>\$477,500</b>
B: Carlos Valencia	
S: Melissa Archambault & Eric Archambault	
Doc#: 0000002489-1010, Date: 03/28/24	
Mtg: Norwich Commercal Grp \$468,850	
Use: 2-Family Two Family, Lot: 6421sf	
<b>ROOSEVELT ST</b> .....	<b>\$477,500</b>
B: Carlos Valencia	
S: Melissa Archambault & Eric Archambault	
Doc#: 0000002489-1010, Date: 03/28/24	
Mtg: Norwich Commercal Grp \$468,850	
<b>6 TERRACE AVE</b> .....	<b>\$320,000</b>
B: Derek K Desilva	
S: Brown Stephanie A Est & Karen Ballou	
Doc#: 0000002489-1032, Date: 04/01/24	
Mtg: NFM Inc \$304,029	
Use: 3 Bdrm Old Style, Lot: 4317sf	
<b>► MORTGAGES</b>	
<b>9-11 EDGE ST</b> .....	<b>\$50,000</b>
Gary Jones from BankNewport	
<b>60 GOVERNORS HL U:60</b> .....	<b>\$45,735</b>
Jack Cammarata from Washington Tr Co	
<b>10 LILY LN U:10</b> .....	<b>\$1,310,000</b>
Gilcrest Associates LLC from Mechanics Cp Bk	
<b>12 LILY LN U:12</b> .....	<b>\$1,310,000</b>
Gilcrest Associates LLC from Mechanics Cp Bk	
<b>29 LILY LN U:29</b> .....	<b>\$1,310,000</b>
Gilcrest Associates LLC from Mechanics Cp Bk	
<b>31 LILY LN U:31</b> .....	<b>\$1,310,000</b>
Gilcrest Associates LLC from Mechanics Cp Bk	
<b>55 LOCKWOOD ST</b> .....	<b>\$300,000</b>
Zarrella Development Corp from Bank of Rhode Islan	
<b>24 OAKLAND DR</b> .....	<b>\$289,600</b>
Enny N Cabrera from LoanDepot.Com	
<b>30 ONTARIO ST</b> .....	<b>\$300,000</b>
Zarrella Development Corp from Bank of Rhode Islan	
<b>35 SILVERWOOD LN</b> .....	<b>\$300,000</b>
Szydlo Ft+ from Coastal One CU	
<b>95 TAMPA ST</b> .....	<b>\$54,000</b>
Rodney Mccaughey from Webster Bank	
<b>6 TERRACE AVE</b> .....	<b>\$304,029</b>
Derek K Desilva from NFM Inc	
<b>5 VILLAGE CT U:5</b> .....	<b>\$6,929</b>
Dina L Lemus from USA HUD	

# NEWPORT COUNTY

## JAMESTOWN

**TOWN CLERK:ROBERTA J. FAGAN**

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	3
Median Price	\$1,065,000	\$2,325,000

### ► REAL ESTATE SALES

**22 DECK ST ..... \$420,000**

B: Johanna M Seelig  
S: Karl F Seelig & Anna Seelig  
Vol/Page: 1047/176, Date: 03/27/24  
Mtg: Karl F Seelig \$320,000  
Use: 2 Bdrm Ranch, Lot: 7200sf  
Prior Sale: \$395,000 (06/22)

**MAST ST ..... \$280,000**

B: Piccon Mgmt LLC  
S: Akrrk LLC  
Vol/Page: 1047/196, Date: 03/28/24

**178 PROSPECT FARM RD..... \$815,000**

B: John Mcgeachy Tr, Tr for John Mcgeachy Lt  
S: Jennifer Kelly & Matthew Kelly  
Vol/Page: 1047/190, Date: 03/27/24

## MIDDLETOWN

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

350 East Main Rd, Middletown, RI, 02842  
Phone:401-849-5540

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	13
Median Price	\$700,000	\$670,000

### ► REAL ESTATE SALES

**105 CHASES LN..... \$3,000,000**

B: Aquidneck Acquisition LLC  
S: Mmr LLC  
Vol/Page: 1825/67, Date: 03/27/24  
Mtg: Bank of Rhode Island \$2,000,000  
Use: Commercial Building, Lot: 135472sf

**6 NORTH DR ..... \$715,000**

B: Mark J Nine  
S: Flint Ralph H Est & Michael P Flint  
Vol/Page: 1825/94, Date: 03/28/24  
Mtg: Citizens Bank \$692,230  
Use: 3 Bdrm Cape Cod, Lot: 29621sf

**52 PEQUOT LN..... \$900,000**

B: Johnathan R Fair & Magen M Fair  
S: Mark Kurtz & Annie R Kurtz  
Vol/Page: 1825/173, Date: 04/01/24  
Mtg: Embrace Home Loans \$729,000  
Use: 3 Bdrm Colonial, Lot: 11761sf  
Prior Sale: \$470,000 (12/15)

### ► MORTGAGES

**105 CHASES LN..... \$2,000,000**

Aquidneck Acquisitions from Bank of Rhode Island

**43 DUDLEY AVE S ..... \$47,000**

Nancy Ferreira from Peoples Credit Union

**64 FENNER AVE..... \$75,000**

Michael Saccardi from Rocket Mortgage LLC

**384 FOREST AVE..... \$470,015**

Edward D Whiteman+ from LoanDepot.Com

**65 MAPLE AVE ..... \$10,000**

Lee S Engle+ from Navy FCU

**40 SWAN DR..... \$100,000**

Amanda E Byron+ from BankNewport

## NEWPORT

**TOWN CLERK:LAURA C. SWISTAK**

43 Broadway, Newport, RI, 02840  
Phone:401-845-5334

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	29
Median Price	\$825,000	\$830,000

### ► REAL ESTATE SALES

**AMERICA GOAT IS L:B20..... \$350,000**

B: Debra Krim  
S: Lisa Litner  
Vol/Page: 3189/229, Date: 03/28/24

**519 BELLEVUE AVE U:2N..... \$910,000**

B: Charles N Lynch Jr & Colleen Lynch  
S: Susan Smith & Anne Duncan  
Vol/Page: 3189/310, Date: 03/28/24  
Use: 2 Bdrm Condo

**20 BERKELEY AVE U:5..... \$470,000**

B: Claude Dupuis & Teya Dupuis  
S: John J Gregoire & Carol A Vilardi  
Vol/Page: 3189/264, Date: 03/28/24  
Mtg: Primary Residentl Mtg \$220,000  
Use: 1 Bdrm Condo  
Prior Sale: \$266,500 (01/20)

**122 BLISS RD ..... \$310,295**

B: Christine Weglowski  
S: Edward P Reynolds  
Vol/Page: 3190/2, Date: 03/29/24  
Use: 3 Bdrm Colonial, Lot: 7771sf

**7-9 DEARBORN ST..... \$1,225,000**

B: Taj Residences LLC  
S: Aleksei Razsadin & Shannon E Razsadin  
Vol/Page: 3190/50, Date: 03/29/24  
Mtg: RFLF 7 LLC \$1,680,000  
Use: Apartment Bldg - 4-8 Units, Lot: 4691sf

**36 FRIENDSHIP ST ..... \$880,000**

B: David Purpura & Felicia Purpura  
S: Emille Prosko  
Vol/Page: 3188/287, Date: 03/25/24  
Mtg: Coastal One CU \$704,000  
Type: Adj  
Use: 4 Bdrm Conventional, Lot: 5114sf  
Prior Sale: \$567,500 (01/20)

**64 HARRISON AVE ..... \$3,650,000**

B: Pamela Henderson  
S: East Branch Custom Homes  
Vol/Page: 3190/24, Date: 03/29/24  
Mtg: Bank of America NA \$2,920,000  
Use: Residential-multiple Bldgs, Lot: 12001sf  
Prior Sale: \$850,000 (03/22)

**2 HARVARD ST ..... \$775,000**

B: Christopher B Mandly  
S: Carlos A Oliveira & Stefanie L Oliveira  
Vol/Page: 3189/110, Date: 03/27/24

**51 POPLAR ST..... \$910,000**

B: Wesley Prop And Hldg LLC  
S: Simaan Prop LLC  
Vol/Page: 3189/157, Date: 03/27/24  
Mtg: RFLF 7 LLC \$1,245,500  
Use: 2fam-5fam Residence, Lot: 1799sf  
Prior Sale: \$650,000 (06/22)



**78 RHODE ISLAND AVE** ..... **\$2,013,000**  
 B: Harry W Holt & Sarah P Thacher  
 S: Deborah A Byrnes  
 Vol/Page: 3188/308, Date: 03/26/24

**21 TILLEY AVE**..... **\$565,000**  
 B: Conor F Barrett & Maureen C Barrett  
 S: Michael B Hawkins  
 Vol/Page: 3189/240, Date: 03/28/24  
 Mtg: Movement Mtg LLC \$452,000  
 Use: 3 Bdrm Conventional, Lot: 2648sf  
 Prior Sale: \$318,000 (12/18)

► **MORTGAGES**

**5 BOWSER CT**..... **\$255,000**  
 Kristina Urbanas+ from OneTrust Home Loans

**43 DUDLEY AVE**..... **\$180,000**  
 Linda Lopas from Citizens Bank

**28 GAMMELL RD**..... **\$9,600,000**  
 Nicholas S Schorsch+ from Bank of America NA

**157 HARRISON AVE U-5**..... **\$325,000**  
 James M Dobbin RET+ from Northpointe Bank

**1 HAVARD ST** ..... **\$350,000**  
 Christopher B Mandly from BankNewport

**33 KEEHER AVE**..... **\$500,000**  
 Herbst Ft+ from TD Bank NA

**8 LEDYARD ST**..... **\$173,600**  
 Nicole Canning-Pitassi from BayCoast Bank

**21 TILLEY AVE**..... **\$452,000**  
 Conor F Barrett+ from Movement Mtg LLC

**PORTSMOUTH**

**TOWN CLERK:JENNIFER M WEST**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	19
Median Price	\$429,000	\$600,000

► **REAL ESTATE SALES**

**5 BAYSIDE AVE** ..... **\$1,100,000**  
 B: Lawrence Schwartz & Luisa Botero  
 S: Kent A Willever & Nina S Willever  
 Vol/Page: 2208/80, Date: 03/29/24  
 Mtg: Morgan Stanley Privat \$820,000  
 Type: Adj  
 Use: 3 Bdrm Conventional, Lot: 5341sf

**39 CHEROKEE DR**..... **\$610,000**  
 B: Seyfi Demirsoy  
 S: Robert J Cooper & Alyssa K Cooper  
 Vol/Page: 2208/108, Date: 03/29/24  
 Mtg: United Wholesale Mtg \$598,951  
 Use: 3 Bdrm Raised Ranch, Lot: 20000sf  
 Prior Sale: \$499,000 (04/21)

**1047 E MAIN RD**..... **\$615,000**  
 B: Chad Ryter & Meredith Ryter  
 S: Alexander C Fernandez & Brittany K Fernandez  
 Vol/Page: 2208/62, Date: 03/28/24  
 Mtg: Province Mtg Assoc \$430,500  
 Use: 5 Bdrm Antique, Lot: 47007sf  
 Prior Sale: \$385,000 (11/16)

**39 MORNINGSIDE LN**..... **\$1,300,000**  
 B: Joseph B Downing  
 S: Jennifer Taylor & Christopher A Cortese  
 Vol/Page: 2207/343, Date: 03/28/24  
 Mtg: Hanscom FCU \$1,040,000  
 Type: Adj  
 Use: 3 Bdrm Contemporary, Lot: 7000sf  
 Prior Sale: \$230,000 (01/11)

**VANDERBILT LN** ..... **\$700,000**  
 B: John D Hamilton Tr, Tr for John D Hamiltin T  
 S: Patrick Walsh & Raphaela Diclemante  
 Vol/Page: 2208/132, Date: 03/29/24

► **MORTGAGES**

**273 BRISTOL FERRY RD**..... **\$257,427**  
 John P Matthews+ from Reliance First Cap

**92 EVERGREEN DR**..... **\$250,000**  
 Brian E Alber+ from Peoples Credit Union

**MASON AVE**..... **\$293,000**  
 Albert Asher+ from Owner Bldr Loans Llc

**53 MASON AVE** ..... **\$293,000**  
 Albert Asher+ from Owner Bldr Loans Llc

**604 MIDDLE RD**..... **\$150,000**  
 Lauren H Sutton+ from BankNewport

**26 PINE TREE RD** ..... **\$30,000**  
 Krysta R Sage+ from BankNewport

**36 SWAN DR**..... **\$780,000**  
 Rga Contractor Inc from RBI Mortgage LLC

**TIVERTON**

**TOWN CLERK:JOAN CHABOT**

343 Highland Rd, Tiverton, RI, 02878  
 Phone:401-625-6703

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	24
Median Price	\$386,000	\$452,500

► **REAL ESTATE SALES**

**471 COTTRELL RD**..... **\$279,447**  
 B: Irene F Daponte  
 S: Church Cmnty Housing Corp  
 Vol/Page: 1984/83, Date: 03/27/24  
 Mtg: Washington Tr Co \$198,477  
 Use: Residential Open Land, Lot: 28314sf

**98 HOBSON AVE**..... **\$540,000**  
 B: Alyce Childers & Marco Buti  
 S: Anthony P Michaud & Chelsea Murphy  
 Vol/Page: 1984/144, Date: 03/28/24  
 Use: 3 Bdrm Salt Box, Lot: 5663sf  
 Prior Sale: \$390,000 (07/20)

**3805 MAIN RD**..... **\$650,000**  
 B: Peggy J Siebrandt  
 S: William L Mcgeough Jr RET & William L Mcgeough Jr Tr  
 Vol/Page: 1984/41, Date: 03/27/24  
 Mtg: William L Mcgeough Jr \$520,000  
 Use: 2 Bdrm Antique, Lot: 196020sf

**73 MAINSAIL DR U:73** ..... **\$1,435,333**  
 B: Michael R Medeiros & Diane Medeiros  
 S: Dorothy A Lusk-Small  
 Vol/Page: 1984/126, Date: 03/28/24  
 Use: 2 Bdrm Condo

**109 TOPSAIL DR U:109**..... **\$725,000**  
 B: Gail Karanikolas  
 S: Alexander L Katkov & Tamara Nikiforaki  
 Vol/Page: 1984/200, Date: 04/01/24  
 Mtg: Stonewater Mtg Corp \$425,000  
 Use: 1 Bdrm Condo

► **MORTGAGES**

**12 DECOSTA DR**..... **\$50,000**  
 Lisa M Cunard from BayCoast Bank

**45 JOHN DUGGAN RD** ..... **\$80,000**  
 Sheila A Pimental from LoanDepot.Com

**2955 MAIN RD**..... **\$766,550**  
 Beaupre Ft+ from Cross Country Mtg Inc

**4196 MAIN RD**..... **\$150,000**  
 Gregg A Libutti+ from Greenwood CU

**206 RICHARD DR** ..... **\$43,000**  
 Michael R Souza+ from Lakeview Loan Servic

**16 ROSELAND TER**..... **\$12,231**  
 John Cordeiro+ from USA HUD

# PROVIDENCE COUNTY

## BURRILLVILLE

### TOWN CLERK:VICKI MARTIN

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	19
Median Price	\$332,500	\$365,000

### ► REAL ESTATE SALES

**10 BLUFF RD..... \$650,000**

B: Paulina Tran, Tr for Jason Tran  
S: Cornelius Albrechi  
Vol/Page: 1325/84, Date: 04/02/24  
Mtg: Northpointe Bank \$487,500  
Use: 4 Bdrm Colonial, Lot: 16553sf  
Prior Sale: \$385,000 (08/16)

**45 COLLINS TAFT RD..... \$330,000**

B: Jacob J Robinson  
S: Alan W Dumais  
Vol/Page: 1324/317, Date: 03/28/24  
Mtg: United Wholesale Mtg \$283,000  
Use: 4 Bdrm Cape Cod, Lot: 87556sf

**34 MARION AVE..... \$365,000**

B: Ramdy Collins  
S: Tracy Lee  
Vol/Page: 1324/298, Date: 03/28/24  
Mtg: Semper Home Loans \$259,971  
Use: 2 Bdrm Ranch, Lot: 10454sf  
Prior Sale: \$220,000 (09/17)

**1588 WALLUM LAKE RD..... \$475,000**

B: Clayton Saxton & Haley Saxton  
S: Gordon J McClure Jr & Tammy L McClure  
Vol/Page: 1325/22, Date: 03/29/24  
Mtg: US Bank NA \$485,212  
Use: 3 Bdrm Raised Ranch, Lot: 147233sf

### ► MORTGAGES

**180 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**180 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**220 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**220 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**225 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**225 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**230 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**230 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**235 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**235 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**240 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**240 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**245 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**245 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**250 GEORGE EDDY DR..... \$174,950**

Woonsocket Nbrhd Dev Corp from RI Hsg & Mtg Fin Co

**250 GEORGE EDDY DR..... \$863,000**

Woonsocket Nbrhd Dev Corp from RI Hsg Resources C

**48 SHEA LN..... \$311,200**

Tammy Langlois+ from CMG Mortgage Inc

## CENTRAL FALLS

### TOWN CLERK:ALBERTO DEBURGO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	1
Median Price		

### ► REAL ESTATE SALES

**10 ACORN ST..... \$320,000**

B: Md Semedo Rity LLC  
S: Edgar G Almeida  
Vol/Page: 1069/336, Date: 03/29/24

**781-783 BROAD ST..... \$260,000**

B: Miguel A Callejas  
S: Albertina B Cardoso  
Vol/Page: 1070/29, Date: 03/29/24  
Use: Commercial Building, Lot: 4513sf

**753 DEXTER ST..... \$510,000**

B: Jose A Pineda Ardon  
S: All Prop Mgmt LLC  
Vol/Page: 1069/252, Date: 03/27/24  
Mtg: First Home Mtg \$500,762  
Use: Mixed Use-prim Res & Comm, Lot: 4456sf

**37 FLETCHER ST..... \$540,000**

B: Jose E Rustrian Gonzalez  
S: Manuel S Sanabria Pacheco  
Vol/Page: 1069/270, Date: 03/28/24  
Mtg: First Home Mtg \$405,000  
Use: 2fam-5fam Residence, Lot: 5001sf  
Prior Sale: \$135,000 (03/10)

**62 FULLER AVE..... \$325,000**

B: Antonio Gonzalez-Chavajay  
S: Grace Ferreira Tr, Tr for Ferreira Ft  
Vol/Page: 1069/230, Date: 03/27/24  
Use: 2fam-5fam Residence, Lot: 2465sf

**129 GARFIELD ST..... \$1,450,000**

B: Garfield St Rity LLC  
S: Helen A Wiggins  
Vol/Page: 1069/171, Date: 03/26/24  
Mtg: RI Hsg & Mtg Fin Corp \$1,200,000  
Use: Apartment Building, Lot: 5149sf

**137 GARFIELD ST..... \$1,450,000**

B: Garfield St Rity LLC  
S: Helen A Wiggins  
Vol/Page: 1069/171, Date: 03/26/24

**114 LINCOLN AVE..... \$270,000**

B: Westbriar Prop Inc  
S: Humberto Santa  
Vol/Page: 1069/307, Date: 03/29/24  
Mtg: Silver Hill Financial \$307,182  
Use: 2-Family Two Family, Lot: 5245sf

**97 SUMMER ST..... \$835,275**

B: Jb5 Investments Cf1 LLC  
S: Taj Residences LLC  
Vol/Page: 1069/288, Date: 03/28/24  
Mtg: Eastern Bank \$626,000  
Use: Apartment Building, Lot: 5149sf  
Prior Sale: \$130,000 (03/16)

### ► MORTGAGES

**162 FULLER AVE..... \$319,113**

Antonio Gonzales-Chavajay from NFM Lending

**129 GARFIELD ST..... \$1,200,000**

Garfield St Rity LLC from RI Hsg & Mtg Fin Corp

**133-137 GARFIELD ST..... \$1,200,000**

Garfield St Rity LLC from RI Hsg & Mtg Fin Corp

**133-137 GARFIELD ST..... \$1,200,000**

Garfield St Rity LLC from RI Hsg & Mtg Fin Corp

**122 LINCOLN AVE..... \$518,200**

Jb5 Investments Cf3 LLC from Dime Bank

**157-159 LINCOLN AVE..... \$280,000**

Mid Semedo Rity LLC from Edgar G Almeida

## CRANSTON

### TOWN CLERK:TRACY A. NELSON

869 Park Avenue, Cranston, RI, 02910  
Phone:401-780-3130

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	51
Median Price	\$375,000	\$405,000

### ► REAL ESTATE SALES

**139 FERNCREST AVE..... \$400,000**

B: Heide Borgonovo & Evan Carroll  
S: Peter J Gagnon  
Vol/Page: 6769/46, Date: 03/25/24  
Mtg: Fairway Ind Mtg \$375,000  
Use: 4 Bdrm Bngl/cottage, Lot: 5000sf  
Prior Sale: \$175,000 (10/15)

<b>176 GANSETT AVE</b> .....	<b>\$295,000</b>
B: 180 Gansett LLC	
S: Eb Prop Inc	
Vol/Page: 6769/42, Date: 03/25/24	
Use: Commercial Building, Lot: 6400sf	
<b>175 HOFFMAN AVE U:310</b> .....	<b>\$311,000</b>
B: Bethany Goldberg	
S: Ethan Ladouceur	
Vol/Page: 6769/91, Date: 03/26/24	
Use: 2 Bdrm Condo, Lot: 1602sf	
Prior Sale: \$180,000 (05/10)	
<b>52 LEGION WAY</b> .....	<b>\$337,500</b>
B: Suor T Yin & Marin Yin	
S: Peter B Wilbur Tr, Tr for Patricia H Gauthier Lt	
Vol/Page: 6768/242, Date: 03/25/24	
Mtg: Newrez LLC \$187,500	
Use: 4 Bdrm Bngl/cottage, Lot: 5000sf	
<b>MACERA DR L:1796</b> .....	<b>\$150,000</b>
B: 6 South Dr LLC	
S: Liberata A Piccolino & Nicolas A Piccolino	
Vol/Page: 6769/68, Date: 03/25/24	
<b>MACERA DR L:1797</b> .....	<b>\$150,000</b>
B: 6 South Dr LLC	
S: Liberata A Piccolino & Nicolas A Piccolino	
Vol/Page: 6769/68, Date: 03/25/24	
<b>MACERA DR L:1798</b> .....	<b>\$150,000</b>
B: 6 South Dr LLC	
S: Liberata A Piccolino & Nicolas A Piccolino	
Vol/Page: 6769/68, Date: 03/25/24	
<b>23 RANGELEY RD</b> .....	<b>\$492,055</b>
B: Olga Frey	
S: Jordan A Votto & Anthony S Votto	
Vol/Page: 6769/157, Date: 03/27/24	
Use: 3 Bdrm Ranch, Lot: 8502sf	
Prior Sale: \$319,900 (05/21)	
<b>35 WHITEWOOD DR</b> .....	<b>\$100,000</b>
B: Whitewood Dr LLC	
S: Jeremiah Bruce Est & David Tirrell	
Vol/Page: 6769/99, Date: 03/26/24	
Mtg: Carol J Rebusini \$425,000	
Use: 3 Bdrm Split Level, Lot: 12507sf	

► **MORTGAGES**

<b>105 CAPORAL ST</b> .....	<b>\$6,308</b>
Israel Mercedes 3rd+ from USA HUD	
<b>580 NATICK AVE</b> .....	<b>\$130,000</b>
Craig D Sroka+ from Fall River Five Cents	
<b>28 OLD HOPE KENT RD</b> .....	<b>\$337,600</b>
Catherine M Macrae+ from Amerisave Mtg Corp	
<b>121 OLNEY ARNOLD RD</b> .....	<b>\$145,000</b>
Michael R Hayden+ from Coastal One CU	
<b>119 PLEASANT ST</b> .....	<b>\$16,303</b>
Candy Rosado from USA HUD	
<b>80-82 WAYSIDE DR</b> .....	<b>\$450,000</b>
Bruce D Lane+ from Eric D Falk	
<b>90 WAYSIDE DR</b> .....	<b>\$450,000</b>
Bruce D Lane+ from Eric D Falk	
<b>241 WOODBINE ST</b> .....	<b>\$99,000</b>
Ashton M Watkins from Navigant Credit Union	

**CUMBERLAND**

**TOWN CLERK:SANDRA GIOVANELLI**  
 45 Broad St, Cumberland, RI, 02864  
 Phone:401-728-2400

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	44
Median Price	\$350,000	\$427,500

► **REAL ESTATE SALES**

<b>4 ANVIL DR</b> .....	<b>\$737,500</b>
B: Cesar J Invecion & Eileen Dignan	
S: Mark J Bulpitt & Wanda I Bulpitt	
Vol/Page: 1975/20, Date: 03/29/24	
Mtg: Washington Tr Co \$700,625	
Use: 4 Bdrm Colonial, Lot: 27094sf	
Prior Sale: \$430,000 (06/12)	
<b>35 BRANCH AVE</b> .....	<b>\$445,000</b>
B: Bhim S Rathor & Neeti S Rathor	
S: Jason V Delgreco	
Vol/Page: 1974/857, Date: 03/27/24	
Mtg: First Federal Bank \$356,000	
Use: 3 Bdrm Raised Ranch, Lot: 7971sf	
Prior Sale: \$326,000 (06/19)	
<b>20 EDDY ST</b> .....	<b>\$364,900</b>
B: Shane G Reynolds & Alexia M Furgere	
S: Robert J Dasilveira & Jennifer Dasilveira	
Vol/Page: 1974/799, Date: 03/27/24	
Mtg: Movement Old LLC \$350,150	
Use: 3 Bdrm Old Style, Lot: 3833sf	
<b>50 GOVERNOR ST</b> .....	<b>\$150,000</b>
B: Heritage Bldrs LLC	
S: Andre R Bibeault & Carol A Bibeault	
Vol/Page: 1974/916, Date: 03/28/24	
Use: Residential Open Land, Lot: 7492sf	
<b>33 HARRISON ST</b> .....	<b>\$385,000</b>
B: Katherine Shea	
S: Adrian R Valverde	
Vol/Page: 1975/9, Date: 03/29/24	
Use: Residential Open Land, Lot: 2091sf	
Prior Sale: \$312,500 (11/21)	
<b>1101 HUNTING HILL DR U:1101</b> .....	<b>\$549,900</b>
B: Sitanshu Bakshi	
S: Hunting Hill LLC	
Vol/Page: 1974/719, Date: 03/27/24	
Mtg: Navigant Credit Union \$483,900	
Use: Possible New Construction	
<b>2970 MENDON RD U:2402</b> .....	<b>\$508,000</b>
B: David H Deacon Tr, Tr for David H & Linda S Deacon	
S: Miller Prop LLC	
Vol/Page: 1974/838, Date: 03/27/24	
Use: 2 Bdrm Condo	
Prior Sale: \$207,000 (11/15)	
<b>420 MINERVA AVE</b> .....	<b>\$500,000</b>
B: Aaron J Ferri & Abigail D Hernandez	
S: Nicholas J Heidelberger	
Vol/Page: 1974/695, Date: 03/26/24	
Mtg: BankNewport \$400,000	
Type: Adj	
Use: 4 Bdrm Cape Cod, Lot: 8320sf	
Prior Sale: \$447,500 (03/22)	

<b>6 STREAM DR</b> .....	<b>\$597,750</b>
B: Thomas Litchi & Katharine Mccahey	
S: Sriram Vajiravelu Tr, Tr for Vajiravelu Kabali Family	
Vol/Page: 1974/657, Date: 03/25/24	

► **MORTGAGES**

<b>50 ABBOTT RUN VALLEY RD U:1601</b> .....	<b>\$135,000</b>
Kaitlin Tracey from Terrence Tracey	
<b>9 BAY AVE</b> .....	<b>\$200,000</b>
Cory W Rasmussen from TD Bank NA	
<b>24 BROOKWOOD LN</b> .....	<b>\$192,300</b>
Joel K Lawrence+ from Washington Tr Co	
<b>105 CLARK ST</b> .....	<b>\$465,000</b>
Barbara E Kokoska from USA HUD	
<b>105 CLARK ST</b> .....	<b>\$465,000</b>
Barbara E Kokoska from Liberty Reverse Mtg	
<b>24 GREEN MEADOW LN</b> .....	<b>\$100,000</b>
John P Kubaska+ from Navigant Credit Union	
<b>698 HIGH ST</b> .....	<b>\$100,000</b>
Elizabeth Grover from Bank of America NA	
<b>712 HIGH ST</b> .....	<b>\$33,643</b>
George Johnson from USA HUD	
<b>56 HINES RD</b> .....	<b>\$200,000</b>
Kerri L Shaw+ from Citizens Bank	
<b>16 PAYSON LN</b> .....	<b>\$150,000</b>
Jonathan E Carpenter+ from Navigant Credit Union	
<b>155 POUND RD</b> .....	<b>\$15,000</b>
Craig A Jolicoeur+ from Blackstone River FCU	
<b>65 ROSE LN</b> .....	<b>\$300,000</b>
Whiteside Ft+ from Coastal One CU	
<b>1 RUSTIC LN</b> .....	<b>\$500,000</b>
Kevin D Fucile Lt+ from Westerly Community CU	
<b>75 SHIRLEY DR</b> .....	<b>\$80,000</b>
David E Obrien from Ocean State CU	
<b>6 STREAM VIEW DR</b> .....	<b>\$475,200</b>
Katherine Mccahey+ from Fairway Ind Mtg	
<b>76 W BARROWS ST</b> .....	<b>\$70,000</b>
Florence Killi from Rocket Mortgage LLC	

**EAST PROVIDENCE**

**TOWN CLERK:JILL SEPPA**  
 145 Taunton Ave, East Providence, RI, 02914  
 Phone:401-435-7596

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	48
Median Price	\$349,950	\$380,000

► **REAL ESTATE SALES**

<b>62 5TH ST</b> .....	<b>\$500,000</b>
B: Landis L Cooper & Isaac R Tolbert	
S: R J Connelly 3rd	
Vol/Page: 4774/26, Date: 03/25/24	
Mtg: LoanDepot.Com \$425,000	
Use: 2-Family Two Family, Lot: 9457sf	

**78 6TH ST** ..... **\$485,000**  
 B: Demetrice D Thomas  
 S: Roque Pineda  
 Vol/Page: 4775/87, Date: 03/28/24  
 Mtg: Guaranteed Rate Inc \$496,668  
 Use: 2-Family Two Family, Lot: 4461sf  
 Prior Sale: \$230,000 (02/17)

**30 AGAWAM PARK RD** ..... **\$715,000**  
 B: 30 Agawam Park LLC  
 S: Daniel D Butler & Paul D Butler  
 Vol/Page: 4774/74, Date: 03/25/24  
 Use: 4 Bdrm Colonial, Lot: 12023sf

**91 BECKER AVE** ..... **\$470,000**  
 B: Hailey Drobish & Paul Verissimo  
 S: Refinement LLC  
 Vol/Page: 4775/66, Date: 03/28/24  
 Mtg: Semper Home Loans \$461,487  
 Use: 3 Bdrm Ranch, Lot: 7000sf  
 Prior Sale: \$302,000 (10/23)

**23 BULLOCKS POINT AVE U:8A** ..... **\$235,000**  
 B: Jennifer Frisch  
 S: Stephanie A Aquino  
 Vol/Page: 4774/216, Date: 03/27/24  
 Mtg: Guild Mortgage Co \$227,156  
 Use: 1 Bdrm Condo  
 Prior Sale: \$165,000 (08/21)

**47 FAITH ST** ..... **\$365,000**  
 B: Victoria L Sagar  
 S: Ryan M Coggeshall & Nicole E Coggeshall  
 Vol/Page: 4775/42, Date: 03/28/24  
 Mtg: Movement Mtg LLC \$292,000  
 Use: 2 Bdrm Ranch, Lot: 5998sf  
 Prior Sale: \$190,000 (12/17)

**147 GLENROSE DR** ..... **\$445,000**  
 B: Ryan Coggeshall & Nicole Coggeshall  
 S: James Duarte  
 Vol/Page: 4775/131, Date: 03/28/24  
 Mtg: Total Mtg Svcs \$356,000  
 Use: 3 Bdrm Ranch, Lot: 8799sf  
 Prior Sale: \$350,000 (05/21)

**5 HARDING AVE** ..... **\$750,000**  
 B: Edit Mello  
 S: Farhan A Mustafa  
 Vol/Page: 4774/86, Date: 03/26/24  
 Use: 1 Bdrm Ranch, Lot: 3101sf  
 Prior Sale: \$592,000 (10/22)

**70 HOPPIN AVE** ..... **\$410,000**  
 B: Jacob Kuntzleman & Abigail Kuntzleman  
 S: Paul J Santos & Savannah R Santos  
 Vol/Page: 4775/18, Date: 03/28/24  
 Mtg: Movement Mtg LLC \$245,000  
 Use: 3 Bdrm Conventional, Lot: 5001sf  
 Prior Sale: \$368,000 (12/22)

**150 NEWPORT AVE** ..... **\$600,000**  
 B: Nadjarian Prop LLC  
 S: Vm Rity Mgmt LLC  
 Vol/Page: 4774/274, Date: 03/27/24  
 Use: Commercial Building, Lot: 23348sf

**1475 PAWTUCKET AVE** ..... **\$620,000**  
 B: Zachary J Langevin & Anthony W Fondren  
 S: Edward Fitzgerald  
 Vol/Page: 4773/267, Date: 03/22/24  
 Mtg: Navy FCU \$601,400  
 Use: 3 Bdrm Colonial, Lot: 6482sf

**60 READ ST** ..... **\$479,000**  
 B: Marco A Kaiser & Marco K Aponte  
 S: Makayla Degre & Daniel Dicarolo  
 Vol/Page: 4774/166, Date: 03/27/24  
 Mtg: Guaranteed Rate Affin \$359,250  
 Use: 3 Bdrm Raised Ranch, Lot: 7597sf  
 Prior Sale: \$390,000 (01/22)

**10 REDWAY CIR** ..... **\$430,000**  
 B: Erin E Murray  
 S: Winifred H Anderson & Susan G Vitacolonna  
 Vol/Page: 4773/290, Date: 03/22/24  
 Mtg: Baycoast Mortgage Co \$140,000  
 Use: 2 Bdrm Ranch, Lot: 12889sf  
 Prior Sale: \$405,000 (09/23)

**52 VINEYARD AVE** ..... **\$340,000**  
 B: Joseph Daluz  
 S: Kenneth Botelho & Frederick W Anderson  
 Vol/Page: 4774/136, Date: 03/26/24  
 Mtg: Rocket Mortgage LLC \$323,000  
 Use: 3 Bdrm Ranch, Lot: 4861sf

**21 VISTA DR** ..... **\$435,000**  
 B: Alex Thibault & Emily Parsons  
 S: Kevin J Crooks Tr, Tr for Geraldine M Crooks lrt  
 Vol/Page: 4775/157, Date: 03/28/24  
 Mtg: Washington Trust Mtg \$413,250  
 Use: 3 Bdrm Ranch, Lot: 7039sf

**188 WALNUT ST** ..... **\$380,000**  
 B: Drw Prop LLC  
 S: Ashley Goncalves  
 Vol/Page: 4774/278, Date: 03/27/24  
 Use: 4 Bdrm Conventional, Lot: 3990sf  
 Prior Sale: \$225,000 (09/18)

**► MORTGAGES**

**114 ANTHONY ST** ..... **\$120,000**  
 Suzanne D Ryding+ from Rocket Mortgage LLC

**397 BULLOCKS POINT AVE** ..... **\$40,000**  
 Scott Slusarski from Citizens Bank

**85 BURGESS AVE** ..... **\$75,000**  
 Wendy Castillo-Batista from Bluedog Capital Partn

**47 CLYDE AVE** ..... **\$260,900**  
 Jacqueline A Pavao from JPMorgan Chase Bank

**20 DALTON ST** ..... **\$66,900**  
 Robert S Linton+ from Bank of America NA

**147 GLENROSE DR** ..... **\$356,000**  
 Ryan Coggeshall+ from Total Mtg Svcs

**158 LYON AVE** ..... **\$75,000**  
 Catherine Molignano Lt+ from Coastal One CU

**230 MARTIN ST** ..... **\$275,000**  
 Todd A Prescott+ from Coastal One CU

**129 N HULL ST** ..... **\$57,488**  
 Candida Depina+ from New American Funding

**45 RHODES AVE** ..... **\$210,622**  
 Marcy J Medeiros from Mr Cooper

**30 SHERIDAN AVE** ..... **\$80,000**  
 Ricky Pedro+ from Coastal One CU

**53 TOWER AVE** ..... **\$50,000**  
 Caramarie Costa+ from Citizens Bank

## FOSTER

**TOWN CLERK:SUSAN M. DILLON**  
 181 Howard Hill Rd, Foster, RI, 02825  
 Phone:401-392-9202

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$545,000	\$450,000

### ► REAL ESTATE SALES

**69-69A CENTRAL PIKE** ..... **\$507,500**  
 B: Amanda KoOhy & Matthew Veader  
 S: Borders Farm Preserv Inc  
 Vol/Page: 220/361, Date: 03/25/24  
 Mtg: Rockland Tr Co \$406,000  
 Use: Residential-multiple Bldgs, Lot: 1376060sf

**32 CUCUMBER HILL RD** ..... **\$313,500**  
 B: Global Sales Group LLC  
 S: Dianne H Wood lrt 9 25 20 & Christine W Ferreira  
 Vol/Page: 220/320, Date: 03/18/24  
 Use: 4 Bdrm Ranch, Lot: 43560sf

**72 E KILLINGLY RD** ..... **\$525,000**  
 B: David R Borgeois Jr & Brittany A Borgeois  
 S: Cormier Construction Inc  
 Vol/Page: 220/147, Date: 03/04/24  
 Mtg: NFM Inc \$420,000  
 Use: Residential Open Land, Lot: 131551sf

**154 FOSTER CENTER RD** ..... **\$140,000**  
 B: Moss Home Solutions LLC  
 S: Wendell E Stockwell Jr  
 Vol/Page: 220/295, Date: 03/18/24

**92 JOHNSON RD** ..... **\$557,000**  
 B: Adam Charpentier  
 S: Eugene A Mcelroy & Carol J Mcelroy  
 Vol/Page: 220/206, Date: 03/11/24  
 Mtg: Movement Mtg LLC \$445,600  
 Use: 3 Bdrm Cape Cod, Lot: 196020sf

**15 PLAINFIELD PIKE** ..... **\$470,000**  
 B: Jacqueline M Noriega  
 S: Mako Enterprises LLC & 4 Seasons Property Servic  
 Vol/Page: 220/258, Date: 03/14/24  
 Mtg: NFM Inc \$376,000  
 Use: 3 Bdrm Raised Ranch, Lot: 21780sf  
 Prior Sale: \$55,000 (06/21)

**► MORTGAGES**

**44 BALCOM RD** ..... **\$375,000**  
 Jared A Fasteson from Arc Home LLC

**114 CENTRAL PIKE** ..... **\$350,000**  
 Kelvin S Fernandez+ from Coastal One CU

**53-B DANIELSON PIKE** ..... **\$150,000**  
 Scott Knox from Navigant Credit Union

**147-A E KILLINGLY RD** ..... **\$45,000**  
 Dennis P Ducharme+ from Rocket Mortgage LLC

**154 FOSTER CENTER RD** ..... **\$140,000**  
 Moss Home Solutions LLC from Meryl Moss

**49 PLAINFIELD PIKE** ..... **\$400,000**  
 Mark E Misto+ from Navigant Credit Union

**1 WALKER RD** ..... **\$225,000**  
 Jose A Mendez+ from Ocean State CU

# GLOUCESTER

## TOWN CLERK:JEAN M FECTEAU

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$385,000	\$395,000

### ► REAL ESTATE SALES

**CHOPMIST HILL RD..... \$125,000**

B: Gloucester Town Of  
S: Rlm li LLC  
Vol/Page: 943/129, Date: 03/29/24

**138 GOLD MINE RD..... \$600,000**

B: Eric N Carvey & Amy M Yu  
S: Nicholas A Reay & Mary E Reay  
Vol/Page: 943/50, Date: 03/28/24  
Mtg: Navigant Credit Union \$480,000  
Use: 4 Bdrm Salt Box, Lot: 26397sf  
Prior Sale: \$345,000 (04/17)

**128 OLNEY KEACH RD ..... \$450,000**

B: Nicholas A Reay & Mary E Reay  
S: Edward D Servello & Debra L Servello  
Vol/Page: 943/73, Date: 03/28/24  
Mtg: Seacoast Mortgage Cor \$150,000  
Use: Farm And Forest Use, Lot: 462302sf

**8 OVERLOOK LN U:5..... \$475,000**

B: Patricia M Hasapidis  
S: Ovelook Ridge LLC  
Vol/Page: 943/99, Date: 03/29/24  
Use: Condo

**12 OVERLOOK LN U:3..... \$475,000**

B: Kimberly Doucette  
S: Overlook Ridge LLC  
Vol/Page: 943/30, Date: 03/27/24  
Use: Condo

### ► MORTGAGES

**360 DOUGLAS HOOK RD ..... \$300,000**

Trunzo Ft+ from Citizens Bank

**16 JOE SWEET RD..... \$100,000**

Deborah M Hopton from Citizens Bank

**136 OLD SNAKE HILL RD..... \$100,000**

Michael D Warren+ from Navigant Credit Union

**8 OVERLOOK LN ..... \$380,000**

Patricia M Hasapidis from American Fin Network

**1465 PUTNAM PIKE..... \$300,000**

Patricia E Mann+ from JIF Investment Co Inc

**118 SHAW DR..... \$116,800**

Mark J Papazian from Citizens Bank

**25 SUNRISE TER..... \$115,000**

Timothy L Trzepacz from Spring EQ LLC

# JOHNSTON

## TOWN CLERK:VINCENT P BACCARI JR

1385 Hartford Ave, Johnston, RI, 02919  
Phone:401-351-6618

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	30
Median Price	\$350,000	\$376,000

### ► REAL ESTATE SALES

**6 APPLE TREE LN..... \$430,000**

B: Edmund Pierce 3rd & Morgan Pierce  
S: Joseph Donfrancesco & Sarah H Donfrancesco  
Vol/Page: 3228/197, Date: 03/29/24  
Use: 3 Bdrm Ranch, Lot: 45302sf  
Prior Sale: \$218,000 (10/17)

**2 CAMELOT CIR..... \$272,500**

B: M&a Family Realty LLC  
S: Cynthia King  
Vol/Page: 3228/58, Date: 03/28/24  
Use: 3 Bdrm Raised Ranch, Lot: 22216sf

**3 CINDY CIR..... \$525,000**

B: Janet Matarese  
S: Moss Home Solutions LLC  
Vol/Page: 3228/86, Date: 03/28/24  
Use: 3 Bdrm Raised Ranch, Lot: 10890sf  
Prior Sale: \$255,000 (04/23)

**31 DEVEREUX AVE U:207 ..... \$280,000**

B: Melanie K St Franc & Alix St Franc Jr  
S: Steven Lawton & Jacquelyn Lawton  
Vol/Page: 3228/242, Date: 04/01/24  
Use: Condo

**8 FALCON CREST DR ..... \$660,000**

B: Frank J Patenaude & Maryann Patenaude  
S: Mazza Real Estate LLC  
Vol/Page: 3228/142, Date: 03/29/24  
Use: 4 Bdrm Ranch, Lot: 56628sf  
Prior Sale: \$350,000 (06/23)

**448 GEORGE WATERMAN RD ..... \$365,000**

B: Derek S Sousa & Shelby Sousa  
S: Donna M Vacca Tr, Tr for Donna M Vacca T  
Vol/Page: 3228/97, Date: 03/28/24  
Use: 2-Family Two Family, Lot: 16988sf

**103 GRAND VIEW AVE..... \$384,000**

B: Jonathan Pesce  
S: Erin C Troxell, Tr for Paul C Troxell  
Vol/Page: 3228/224, Date: 04/01/24  
Use: 2 Bdrm Ranch, Lot: 5227sf

**HARRINGTON DR..... \$375,000**

B: Chad Dellaporta  
S: Giuliano Frances S Est & Nourhan Sharif  
Vol/Page: 3229/2, Date: 04/02/24

**993 HARTFORD AVE ..... \$555,000**

B: Juan R Carcia & Gladys Orsini  
S: Vanessa Maldonado  
Vol/Page: 3228/7, Date: 03/27/24  
Mtg: Mazajo Lic \$355,000  
Use: 3 Bdrm Ranch, Lot: 16117sf  
Prior Sale: \$210,000 (03/21)

**1495 HARTFORD AVE ..... \$1,775,000**

B: 266 Putnam Ave LLC  
S: Carta Hld LLC & Ryja Investment LLC  
Vol/Page: 3228/1, Date: 03/27/24  
Use: Commercial Building, Lot: 37026sf  
Prior Sale: \$1,490,267 (01/20)

**3 NICOLE LN ..... \$529,900**

B: Arthur A Petteruti & Samantha A Petteruti  
S: Frank J Patenaude & Maryann Patenaude  
Vol/Page: 3228/146, Date: 03/29/24  
Use: 3 Bdrm Raised Ranch, Lot: 40075sf  
Prior Sale: \$299,000 (11/15)

**5 PEMBROKE AVE..... \$430,000**

B: Juan C Orellana & Gloria L Heredia  
S: Agnes J Rawnsley Tr, Tr for Agnes J Rawnsley RET  
Vol/Page: 3228/177, Date: 03/29/24

**25 RIVERSIDE AVE ..... \$405,000**

B: Taylor A Chicoine & Brian A Guevara  
S: Sannie E Rocheteau  
Vol/Page: 3228/115, Date: 03/28/24  
Use: 2 Bdrm Raised Ranch, Lot: 11326sf  
Prior Sale: \$316,000 (09/21)

**14 WOODLAKE DR..... \$900,000**

B: Evergreen Properties LLC  
S: Kenneth W Thompson & Dagmar F Thompson  
Vol/Page: 3228/263, Date: 04/01/24

### ► MORTGAGES

**8 HERSEY ST ..... \$100,000**

Joseph A Durand from US Bank NA

# LINCOLN

## TOWN CLERK:LILLIAN SILVA

100 Old River Rd, Lincoln, RI, 02865  
Phone:401-333-8453

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	25
Median Price	\$475,000	\$536,000

### ► REAL ESTATE SALES

**15 BERNON DR..... \$720,000**

B: Donna M Solywoda & Nicholas A Sholtis  
S: Maria E Henderson Tr, Tr for Maria E Henderson RET  
Vol/Page: 2522/135, Date: 04/01/24  
Mtg: Providence Mtg Ass In \$612,000  
Use: 4 Bdrm Colonial, Lot: 18992sf

**8 BRADFORD DR ..... \$595,000**

B: Stacey L Mayer & Jesse P Sampson  
S: Nathan C Carr  
Vol/Page: 2522/168, Date: 04/01/24  
Mtg: Newrez LLC \$476,000  
Use: Residential Open Land, Lot: 25962sf  
Prior Sale: \$150,000 (03/23)

**48 FRONT ST ..... \$490,000**

B: Alexander B Sowa  
S: C A Sowa Tr, Tr for Sowa Ft  
Vol/Page: 2522/201, Date: 04/01/24  
Mtg: Sowa Family Revocable \$490,000  
Use: Commercial Building, Lot: 19297sf

**132 HENDRICKS ST..... \$215,000**

B: Ef Realty LLC  
S: Five Star Ga LLC  
Vol/Page: 2522/51, Date: 03/27/24  
Use: Accessory Land Improved, Lot: 1742sf  
Prior Sale: \$312,713 (04/16)

**132 HENDRICKS ST..... \$150,000**

B: Five Star LLC  
S: Pnc Bank Na  
Vol/Page: 2522/48, Date: 03/27/24  
Use: Accessory Land Improved, Lot: 1742sf  
Prior Sale: \$312,713 (04/16)

**JASON DR..... \$350,000**  
 B: Atiq U Rahman & Saba Basith  
 S: Dig Investments LLC  
 Vol/Page: 2522/43, Date: 03/27/24

**JASON DR..... \$400,000**  
 B: Pavel Patel  
 S: We Dig Investments LLC  
 Vol/Page: 2522/101, Date: 03/28/24

► **MORTGAGES**

**117 ANGELL RD..... \$150,000**  
 Patricia B Willis+ from BankNewport

**13 BELLY ST..... \$100,000**  
 Nuno M Demoeda+ from Navigant Credit Union

**25 COLONIAL DR..... \$50,001**  
 Kenneth A Bridges+ from Newrez LLC

**2 LORD FOX RUN..... \$150,000**  
 Oreilly Ft+ from Coastal One CU

**39 S EAGLE NEST DR..... \$545,300**  
 Li Q Lin+ from Movement Mtg LLC

**NORTH PROVIDENCE**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	23
Median Price	\$340,000	\$420,000

► **REAL ESTATE SALES**

**81 ATLANTIC AVE..... \$400,000**  
 B: Jonathan Manheim & Tiffany Manheim  
 S: Daniel Amatore & Jennifer Amatore  
 Vol/Page: 3775/227, Date: 03/28/24  
 Mtg: Keystone Funding \$360,000  
 Use: 2 Bdrm Raised Ranch, Lot: 6229sf

**1117 DOUGLAS AVE U:7-5..... \$399,000**  
 B: Ryan E Cammarata & Laureen J Bray  
 S: Franklin Tavarez  
 Vol/Page: 3775/273, Date: 03/28/24  
 Mtg: Mtg Markets CUSO LLC \$319,200  
 Use: Condo

**15 FENWAY ST..... \$270,000**  
 B: Robert C Jordan & Linda V Jordan  
 S: Vieira Richard Est & Leroy Vieira Ex  
 Vol/Page: 3775/36, Date: 03/25/24  
 Use: 3 Bdrm Ranch, Lot: 4008sf

**121 FORESTWOOD DR U:121..... \$320,000**  
 B: Abiodun O Oshiyemi  
 S: Dana R Taglianetti  
 Vol/Page: 3775/328, Date: 03/29/24  
 Mtg: Primary Residentl Mtg \$230,000  
 Use: 2 Bdrm Condo

**15 LOOKOUT AVE..... \$480,000**  
 B: Jean W Nazaire & Anise N Adonis  
 S: George Auslander Sr & George Auslander  
 Vol/Page: 3775/198, Date: 03/28/24  
 Mtg: CMG Home Loans \$453,450  
 Use: 2-Family Two Family, Lot: 6403sf

**18 PATRICIA DR..... \$495,000**  
 B: Julien Mcneary & Kelly A Reese  
 S: 401homebuyers LLC  
 Vol/Page: 3775/58, Date: 03/25/24  
 Mtg: Guild Mortgage Co \$451,770  
 Use: 3 Bdrm Garrison, Lot: 23217sf  
 Prior Sale: \$360,000 (08/23)

**7 TIMBER ST U:7..... \$360,000**  
 B: Richard J Panciocco Sr & Alyssa M Panciocco  
 S: Jose E Casimiro Tr, Tr for Casimiro Fret  
 Vol/Page: 3775/321, Date: 03/29/24  
 Use: 3 Bdrm Condo  
 Prior Sale: \$172,800 (05/18)

**494 WOONASQUATUCKET AVE U:119..... \$315,000**  
 B: Patricia Lithgoe  
 S: 401homebuyers LLC  
 Vol/Page: 3775/99, Date: 03/26/24  
 Mtg: Misc Other \$175,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$195,000 (02/24)

► **MORTGAGES**

**75 BELVIDERE BLVD..... \$107,000**  
 Timothy J Gauthier from New American Funding

**17 GARDNER AVE..... \$230,900**  
 Erica Huynh from Rocket Mortgage LLC

**16 HILLVIEW DR..... \$96,000**  
 Dan M Barnette 2nd+ from Navigant Credit Union

**20 MARBLEHEAD AVE..... \$257,000**  
 Mainella St LLC from Alpha Real Est Lndg

**8 OLNEY AVE..... \$144,500**  
 Alexandria Pacia from Citizens Bank

**16 RAYMOND AVE..... \$270,000**  
 Daniel A Capitumini+ from Citizens Bank

**1-3 SUNSET AVE..... \$410,000**  
 Jarred R Polseno from NFM Lending

**194 URBAN AVE..... \$303,622**  
 Robert J Golia+ from Rocket Mortgage LLC

**10 WARD AVE..... \$180,000**  
 Luis E Freitas+ from Navigant Credit Union

► **MORTGAGES**

**75 BELVIDERE BLVD..... \$107,000**  
 Timothy J Gauthier from New American Funding

**17 GARDNER AVE..... \$230,900**  
 Erica Huynh from Rocket Mortgage LLC

**16 HILLVIEW DR..... \$96,000**  
 Dan M Barnette 2nd+ from Navigant Credit Union

**20 MARBLEHEAD AVE..... \$257,000**  
 Mainella St LLC from Alpha Real Est Lndg

**8 OLNEY AVE..... \$144,500**  
 Alexandria Pacia from Citizens Bank

**16 RAYMOND AVE..... \$270,000**  
 Daniel A Capitumini+ from Citizens Bank

**1-3 SUNSET AVE..... \$410,000**  
 Jarred R Polseno from NFM Lending

**194 URBAN AVE..... \$303,622**  
 Robert J Golia+ from Rocket Mortgage LLC

**10 WARD AVE..... \$180,000**  
 Luis E Freitas+ from Navigant Credit Union

**NORTH SMITHFIELD**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	10
Median Price	\$410,000	\$367,500

► **REAL ESTATE SALES**

**7 HEROUX DR..... \$820,000**  
 B: Thomas A Rando & Lauren E Chappell  
 S: Katherine MacLennan  
 Vol/Page: 987/172, Date: 03/28/24  
 Mtg: Navigant Credit Union \$779,000  
 Type: Adj  
 Use: Residential-multiple Bldgs, Lot: 207128sf  
 Prior Sale: \$630,000 (03/21)

**440 IRON MINE HILL RD..... \$379,000**  
 B: Ahmad M Alsabagh  
 S: Daniel E Lafayette Tr, Tr for Lafayette Lt  
 Vol/Page: 987/315, Date: 03/29/24  
 Mtg: Digital FCU \$360,087  
 Use: 3 Bdrm Ranch, Lot: 40859sf  
 Prior Sale: \$9,934 (10/11)

**1204 POUND HILL RD..... \$650,000**  
 B: Rpa Services LLC  
 S: Pines Events & Promotions  
 Vol/Page: 987/241, Date: 03/29/24  
 Mtg: Opd Dev Corp \$100,000  
 Use: Commercial Building, Lot: 322126sf  
 Prior Sale: \$16,192 (08/19)

**1 TUPPERWARE DR U:314..... \$385,500**  
 B: Tammy L Mcclure & Gordon J Mcclure Jr  
 S: Susan M Fortin Tr, Tr for Susan M Fortin T  
 Vol/Page: 987/280, Date: 03/29/24  
 Mtg: US Bank NA \$85,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$140,000 (11/19)

**1 TUPPERWARE DR U:B38..... \$4,500**  
 B: Tammy L Mcclure & Gordon J Mcclure Jr  
 S: Susan M Fortin  
 Vol/Page: 988/19, Date: 03/29/24  
 Use: Condo

► **MORTGAGES**

**4 EDWARD AVE..... \$368,000**  
 Ronald Phaneuf+ from Navigant Credit Union

**21 GEORGIANNA AVE..... \$496,000**  
 Timothy Chamberland from Cross Country Mtg Inc

**110 GREENVILLE RD..... \$184,500**  
 Cayla Simmons from Movement Mtg LLC

**187 KNOLLRIDGE DR..... \$213,127**  
 Annmarie Maratea+ from Bank of America NA

**17 NORWOOD RD..... \$257,000**  
 Kerri Berenguer from Milford Fed Svgs Bk

**1204 POUND HILL RD..... \$550,000**  
 Rpa Servies LLC from Opd Dev Corp

**1575 VICTORY HWY..... \$52,500**  
 Kristin N Mcnamara from US Small Business

**PAWTUCKET**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	33
Median Price	\$304,000	\$350,000

► **REAL ESTATE SALES**

**220 BEVERAGE HILL AVE..... \$332,500**  
 B: Tyler A Graziano & Kayliehg C Duplissa  
 S: Tania Barros & Stefan Barbosa  
 Vol/Page: 5074/116, Date: 04/01/24  
 Mtg: First Home Mtg \$322,525  
 Use: 3 Bdrm Ranch, Lot: 5000sf  
 Prior Sale: \$220,000 (07/19)

<b>33 BURKE ST</b> ..... <b>\$352,500</b> B: Molly A Smith S: Megan E Abreu & Aldo M Abreu Vol/Page: 5072/327, Date: 03/27/24 Mtg: Total Mtg Svcs \$278,400 Use: 3 Bdrm Ranch, Lot: 5000sf Prior Sale: \$3,677 (07/15)	<b>131 MORRIS AVE</b> ..... <b>\$541,000</b> B: Magdalena S Barbosa & Victor S Barbosa S: Kyla M Kalimullah & Khalil M Kalimullah Vol/Page: 5073/7, Date: 03/27/24 Mtg: United Wholesale Mtg \$405,750 Use: 3-Family Family Flat, Lot: 5100sf Prior Sale: \$200,000 (12/10)	<b>170 CAMERON ST</b> ..... <b>\$61,441</b> Ana Gonzalez from Navigant Credit Union
<b>577 CENTRAL AVE</b> ..... <b>\$560,000</b> B: Christina Rodriguez S: Cross Holdings LLC Vol/Page: 5074/222, Date: 04/01/24 Mtg: Guild Mortgage Co \$512,830 Use: 3-Family Family Flat, Lot: 5000sf Prior Sale: \$381,000 (09/23)	<b>50 ORDWAY ST</b> ..... <b>\$370,000</b> B: Anna E Ramian S: Edgar Y Molina Vol/Page: 5073/291, Date: 03/29/24 Mtg: Navigant Credit Union \$296,000 Use: 2 Bdrm Cape Cod, Lot: 4000sf Prior Sale: \$263,000 (11/23)	<b>59 CLYDE ST</b> ..... <b>\$60,000</b> Robin P Nyzio+ from Citizens Bank
<b>94 CLEVELAND ST</b> ..... <b>\$455,000</b> B: David C Coke & Stacey Dixon S: Luis H Florez Vol/Page: 5074/254, Date: 04/02/24 Mtg: Fairway Ind Mtg \$446,758 Use: 3 Bdrm Raised Ranch, Lot: 5000sf Prior Sale: \$180,000 (10/19)	<b>95 PARK PL U:202</b> ..... <b>\$185,000</b> B: Marjorie S Johnson S: Manoj Ravikumar & Thrisha Kasula Vol/Page: 5073/258, Date: 03/29/24 Mtg: Cibm Bank \$113,500 Use: 2 Bdrm Condo Prior Sale: \$135,000 (02/22)	<b>171 DUNNELL AVE U:2</b> ..... <b>\$50,985</b> Khai Z Sim from Washington Tr Co
<b>171 DUNNELL AVE U:1</b> ..... <b>\$315,000</b> B: Lydia Boateng S: Dunnell Development LLC Vol/Page: 5073/187, Date: 03/29/24 Mtg: United Wholesale Mtg \$252,000 Use: Condo	<b>20 PINE ST</b> ..... <b>\$300,000</b> B: Sfl Investments LLC S: Brian M Thompson Vol/Page: 5075/15, Date: 04/02/24 Use: 3-Family Family Flat, Lot: 5035sf Prior Sale: \$193,500 (10/16)	<b>21 GERALD ST</b> ..... <b>\$9,426</b> Julia Macario from USA HUD
<b>171 DUNNELL AVE U:2</b> ..... <b>\$339,900</b> B: Khai Z Sim S: Dunnell Development LLC Vol/Page: 5073/67, Date: 03/28/24 Mtg: Washington Tr Co \$271,920 Use: Condo	<b>77 POWER RD</b> ..... <b>\$340,000</b> B: Cristin Bannister S: Garal Real Estate LLC Vol/Page: 5073/344, Date: 04/01/24 Mtg: Guild Mortgage Co \$268,000 Use: Commercial Building, Lot: 3246sf Prior Sale: \$185,000 (05/23)	<b>60 JOSLIN ST</b> ..... <b>\$850,000</b> Ww Pro LLC from Bank of Rhode Island
<b>22 FEDERAL ST</b> ..... <b>\$459,000</b> B: Michael Dent & Kimberly G Dent S: Joseph Gamba & Holly Gamba Vol/Page: 5072/344, Date: 03/27/24 Mtg: Tremont CU \$436,050 Use: 3 Bdrm Raised Ranch, Lot: 5000sf	<b>93 ROSEMONT AVE</b> ..... <b>\$358,900</b> B: Lisa F Fonseca S: David W Breault Tr, Tr for Carol A Breault Irt Vol/Page: 5074/98, Date: 04/01/24 Mtg: Seacoast Mortgage Cor \$339,618 Use: 3 Bdrm Bngl/cottage, Lot: 4050sf	<b>214 KENYON AVE</b> ..... <b>\$30,000</b> Reivilo Degrave from Citizens Bank
<b>15 FOSTER ST</b> ..... <b>\$320,000</b> B: Jorge S Lopes S: Earl O Emmott & Simmone Emmott Vol/Page: 5074/183, Date: 04/01/24 Mtg: Rybri LLC \$304,000 Use: 3 Bdrm Conventional, Lot: 4475sf	<b>85 WENDELL ST</b> ..... <b>\$380,000</b> B: Arnaldo A Espinoza S: Stephen M Malo Vol/Page: 5074/25, Date: 04/01/24 Use: 3 Bdrm Cape Cod, Lot: 3692sf	<b>712 NEWPORT AVE</b> ..... <b>\$50,000</b> Jose L Vega+ from Navigant Credit Union
<b>87 GLEN MEADOWS DR</b> ..... <b>\$334,000</b> B: Nicholas M Clarke S: Girard J Fiore & Cynthia A Clarke Vol/Page: 5074/59, Date: 04/01/24 Mtg: Baycoast Mortgage Co \$300,000 Use: 3 Bdrm Colonial, Lot: 6250sf	<b>784 YORK AVE</b> ..... <b>\$200,000</b> B: Pacesetter Pro LLC S: Stanley L Ginish Jr Vol/Page: 5073/313, Date: 03/29/24 Mtg: Silver Hill Funding \$337,500 Use: 2-Family Two Family, Lot: 9997sf Prior Sale: \$4,606 (04/15)	<b>83 POWER RD</b> ..... <b>\$515,000</b> Bib Enterprises LLC from Navigant Credit Union
<b>215 KENYON AVE</b> ..... <b>\$250,000</b> B: R&j Pro LLC S: Mary Bishop & Ann-Marie Widmann Vol/Page: 5074/202, Date: 04/01/24 Use: 2 Bdrm Conventional, Lot: 6450sf	<b>► MORTGAGES</b>	<b>36 PRINCE ST</b> ..... <b>\$15,000</b> Mcdonald A Kankam+ from Coastal One CU
<b>62 MANISTEE ST</b> ..... <b>\$400,000</b> B: Christina M Elkins S: David C Delude & Brenda L Delude Vol/Page: 5075/19, Date: 04/02/24 Mtg: Seacoast Mortgage Cor \$380,000 Use: 4 Bdrm Bngl/cottage, Lot: 10455sf	<b>14 BEECHWOOD AVE</b> ..... <b>\$160,000</b> Elizabeth A Gobin from Nationstar Mtg	<b>407 SMITHTOWN AVE</b> ..... <b>\$350,000</b> Joseph J Box Lt+ from Citizens Bank
	<b>258 BEVERAGE HILL AVE</b> ..... <b>\$25,000</b> Cabozill Pro LLC from Gabriella Re Llc	<b>160 SUMMIT ST</b> ..... <b>\$850,000</b> Ww Pro LLC from Bank of Rhode Island
	<b>663 BROAD ST</b> ..... <b>\$850,000</b> Ww Pro LLC from Bank of Rhode Island	<b>61 UTTON AVE</b> ..... <b>\$311,500</b> Influx Group LLC from HomeXpress Mtg
	<b>704 BROADWAY</b> ..... <b>\$850,000</b> Ww Pro LLC from Bank of Rhode Island	<b>241 VIRE ST</b> ..... <b>\$79,954</b> Pawtucket Ctrl Falls Dev from RI Hsg & Mtg Fin Cor
	<b>172 BROOKDALE BLVD</b> ..... <b>\$10,000</b> Jack M Cruz+ from Coastal One CU	<b>98 VIVIAN AVE</b> ..... <b>\$244,200</b> Dawnette A Wallace from HarborOne Mortgage
		<b>86 WENDELL ST</b> ..... <b>\$373,117</b> Arnaldo A Espinoza from NFM Inc
		<b>12 WINDSOR RD</b> ..... <b>\$18,325</b> Frantz Plaisir+ from USA HUD
		<b>50 WOODHAVEN RD</b> ..... <b>\$440,273</b> Francheska Pimentel from Total Mtg Svcs
		<b>931 YORK AVE</b> ..... <b>\$108,816</b> Pawtucket Ctrl Falls Dev from RI Hsg & Mtg Fin Cor

## PROVIDENCE

### TOWN CLERK:TINA L. MASTROIANNI

25 Dorrance St, Providence, RI, 02903  
Phone:401-680-5545

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	69
Median Price	\$305,750	\$379,900

### ► REAL ESTATE SALES

<b>73 3RD ST</b> ..... <b>\$729,400</b> B: Werner Bargsten & Susan Schwarzwald S: Amc Properties LLC Vol/Page: 14092/77, Date: 03/28/24 Use: 3 Bdrm Bngl/cottage, Lot: 5000sf Prior Sale: \$431,000 (01/24)	<b>20 ALMA ST</b> ..... <b>\$530,000</b> B: Elianne A Hernandez & Cesilia H Abreu S: Wagner Construction LLC Vol/Page: 14089/145, Date: 03/25/24 Mtg: Province Mtg Assoc \$520,400 Use: 3-Family Mlti-unt Blg, Lot: 3670sf Prior Sale: \$300,000 (07/23)
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<b>40 ALVIN ST</b> ..... <b>\$360,000</b> B: Samerdy Praing & Sorath Yin S: Ra Pek & Chanthan Suy Vol/Page: 14092/64, Date: 03/28/24 Mtg: Newrez LLC \$210,000 Use: 3 Bdrm Bngl/cottage, Lot: 4950sf	<b>925 CHALKSTONE AVE</b> ..... <b>\$194,444</b> B: Skeffco Holdings LLC S: Robert B Skeffington Tr, Tr for John M Skeffington Jr Irt Vol/Page: 14093/46, Date: 03/29/24 Use: Commercial Building, Lot: 6143sf	<b>31 DEVEREUX ST</b> ..... <b>\$140,000</b> B: Arijit Basu & Nibha Mishra S: Steven Lawton & Jacquelyn Lawton Vol/Page: 14088/96, Date: 03/22/24
<b>8 BILTMORE AVE</b> ..... <b>\$55,556</b> B: Skeffco Holdings LLC S: Peter J Skeffington Vol/Page: 14093/52, Date: 03/29/24 Mtg: S Eastern Econ Dev \$250,000 Use: Commercial Devlpble Land, Lot: 3200sf	<b>925 CHALKSTONE AVE</b> ..... <b>\$194,444</b> B: Skeffco Holdings LLC S: Robert B Skeffington Tr, Tr for Jane A Skeffington Irt Vol/Page: 14093/48, Date: 03/29/24 Use: Commercial Building, Lot: 6143sf	<b>108 DIXON ST</b> ..... <b>\$220,000</b> B: Fadi Hachem S: Hope E Lanphear Vol/Page: 14093/186, Date: 03/29/24
<b>8 BILTMORE AVE</b> ..... <b>\$55,556</b> B: Skeffco Holdings LLC S: John M Skeffington 3rd Vol/Page: 14093/50, Date: 03/29/24 Use: Commercial Devlpble Land, Lot: 3200sf	<b>321 CHAPMAN ST</b> ..... <b>\$350,000</b> B: 533 Laurel Hill LLC S: Camilla Crews Vol/Page: 14096/324, Date: 04/03/24 Mtg: Pawtucket Sdg & Roof \$300,000 Use: Industrial Building, Lot: 3600sf	<b>62 DOYLE AVE</b> ..... <b>\$585,000</b> B: Kallys Malikov S: Kaili Du & Wei Luan Vol/Page: 14088/309, Date: 03/25/24 Mtg: Keith Fernandes \$525,000 Use: 2fam-5fam Residence, Lot: 5979sf Prior Sale: \$165,375 (12/13)
<b>8 BILTMORE AVE</b> ..... <b>\$194,444</b> B: Skeffco Holdings LLC S: Robert B Skeffington Tr, Tr for Jane A Skeffington Irt Vol/Page: 14093/48, Date: 03/29/24 Use: Commercial Devlpble Land, Lot: 3200sf	<b>4 CLOUD ST</b> ..... <b>\$265,000</b> B: G&j Investments LLC S: Festus Dokyi & Agnes D Dokyi Vol/Page: 14090/329, Date: 03/27/24 Use: 4 Bdrm Raised Ranch, Lot: 4415sf	<b>54 E GEORGE ST</b> ..... <b>\$760,000</b> B: 511 Angell LLC S: David P Craven & Daniels M Ponte-Craven Vol/Page: 14090/259, Date: 03/27/24 Mtg: RFLF 4 LLC \$729,000 Use: 3-Family Mlti-unt Blg, Lot: 5000sf Prior Sale: \$357,000 (07/13)
<b>8 BILTMORE AVE</b> ..... <b>\$194,444</b> B: Skeffco Holdings LLC S: Robert B Skeffington Tr, Tr for John M Skeffington Jr Irt Vol/Page: 14093/46, Date: 03/29/24 Use: Commercial Devlpble Land, Lot: 3200sf	<b>42 COMMON ST</b> ..... <b>\$850,000</b> B: Rh Capital LLC & Mj Cobalt Holdings LLC S: Allied Investments LLC Vol/Page: 14090/228, Date: 03/27/24 Mtg: Abington Bank \$727,500 Use: Residential Open Land, Lot: 4732sf	<b>591 ELMWOOD AVE</b> ..... <b>\$440,000</b> B: D&e Properties LLC S: Nancy Jodat & Stephen C Jodat Vol/Page: 14087/251, Date: 03/22/24 Mtg: Walter King Enterpris \$300,000 Use: Commercial Building, Lot: 10000sf
<b>394 BLAKSTONE ST</b> ..... <b>\$439,000</b> B: Sahymi Ciprian & Andrew Gonzales S: Robert D Rosa Vol/Page: 14095/119, Date: 04/02/24	<b>50 COMMON ST</b> ..... <b>\$850,000</b> B: Rh Capital LLC & Mj Cobalt Holdings LLC S: Allied Investments LLC Vol/Page: 14090/228, Date: 03/27/24 Mtg: Abington Bank \$727,500 Use: Apartment Building, Lot: 14788sf	<b>100 EXCHANGE ST</b> ..... <b>\$600,000</b> B: Nathalie Fraise Tr, Tr for Bayon Fraise Ft S: James M Cerullo Vol/Page: 14091/344, Date: 03/28/24
<b>178 BOWEN ST</b> ..... <b>\$320,000</b> B: Gama Properties LLC S: Martin Maloney & Kerri Maloney Vol/Page: 14095/197, Date: 04/02/24	<b>23 CONCORD ST</b> ..... <b>\$258,000</b> B: Mike Williams S: Cunningham Helena O Est & Amanda M Cote Vol/Page: 14092/299, Date: 03/29/24	<b>100 EXCHANGE ST</b> ..... <b>\$599,000</b> B: Frederick Liu S: Patrick Cumberland & Ramon Tejada Vol/Page: 14093/135, Date: 03/29/24
<b>10 BURLEIGH ST</b> ..... <b>\$240,000</b> B: Julio C Espitia S: Denisse B Herrera Vol/Page: 14086/128, Date: 03/20/24 Mtg: Primary Residentl Mtg \$234,025	<b>63 CYPRESS ST</b> ..... <b>\$740,000</b> B: Victor Alexander & Teodora M Alexander S: 63-65 Cypress St LLC Vol/Page: 14086/107, Date: 03/20/24 Mtg: Fall River Five Cents \$555,000 Use: 3-Family Mlti-unt Blg, Lot: 5729sf Prior Sale: \$405,000 (06/19)	<b>6 FELIX ST</b> ..... <b>\$200,000</b> B: Red Mustang Realty LLC S: Church Of Go Vol/Page: 14094/331, Date: 04/01/24 Use: Religious Property, Lot: 3992sf
<b>137 CALLA ST</b> ..... <b>\$430,000</b> B: Jerry Amoako & Clanette M Bannerman S: Yvr Properties LLC Vol/Page: 14089/309, Date: 03/26/24 Mtg: Movement Mtg LLC \$422,211 Use: Accessory Land Improved, Lot: 3216sf Prior Sale: \$60,000 (03/23)	<b>130 CYPRESS ST</b> ..... <b>\$329,000</b> B: Rachel C Deen S: Nicole R White Vol/Page: 14089/113, Date: 03/25/24	<b>100 FOUNTAIN ST</b> ..... <b>\$749,000</b> B: Phillip Rollins S: Aaron Pollock Vol/Page: 14093/118, Date: 03/29/24
<b>33 CASE AVE</b> ..... <b>\$350,000</b> B: Flavia A Albert S: Eleven 1 Homes LLC Vol/Page: 14095/335, Date: 04/02/24	<b>11 DAKOTA ST</b> ..... <b>\$372,500</b> B: Amy Osborne S: Geoffrey M Parrillo Vol/Page: 14087/311, Date: 03/22/24 Mtg: Semper Home Loans \$364,735 Use: 3 Bdrm Ranch, Lot: 5000sf	<b>105 FUSNTON AVE</b> ..... <b>\$390,000</b> B: Angela K Flynn & Matthew J Flynn S: Gerald I Baeta Vol/Page: 14095/225, Date: 04/02/24
<b>925 CHALKSTONE AVE</b> ..... <b>\$55,556</b> B: Skeffco Holdings LLC S: John M Skeffington 3rd Vol/Page: 14093/50, Date: 03/29/24 Use: Commercial Building, Lot: 6143sf	<b>75 DETROIT AVE</b> ..... <b>\$220,000</b> B: Elevator Properties Inc S: Richard N Aybar Vol/Page: 14086/151, Date: 03/20/24 Mtg: RFLF 7 LLC \$238,000 Use: 3 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$2,277 (07/23)	<b>37 GALLUP ST</b> ..... <b>\$60,000</b> B: Wilfredo R Raez-Santana & Elba P Tejada S: Hiciano Relaty LLC Vol/Page: 14094/341, Date: 04/02/24 Mtg: United Wholesale Mtg \$549,857 Use: 4 Bdrm Old Style, Lot: 4000sf Prior Sale: \$35,000 (06/23)
<b>925 CHALKSTONE AVE</b> ..... <b>\$55,556</b> B: Skeffco Holdings LLC S: Peter J Skeffington Vol/Page: 14093/52, Date: 03/29/24 Mtg: S Eastern Econ Dev \$250,000 Use: Commercial Building, Lot: 6143sf		<b>24 GLENDALE AVE</b> ..... <b>\$975,000</b> B: Michael Langue & Marissa Marino S: Kylitiff Esp LLC Vol/Page: 14096/147, Date: 04/03/24 Mtg: Baycoast Mortgage Co \$731,250 Use: 3 Bdrm Colonial, Lot: 4500sf Prior Sale: \$350,000 (02/23)



<b>50 HALL ST</b> .....	<b>\$489,000</b>	<b>182 LAUREL HILL AVE</b> .....	<b>\$590,000</b>	<b>222 PLEASANT ST</b> .....	<b>\$430,000</b>
B: Dorcas A Dua & Meredith Boakye		B: Sara Yancor & Domingo Y Guzman		B: Alexander Macielak	
S: Christian F Vargas		S: Luis H Moya		S: Diniz Dagraca & Joana R Dagraca	
Vol/Page: 14086/12, Date: 03/20/24		Vol/Page: 14089/235, Date: 03/26/24		Vol/Page: 14090/309, Date: 03/27/24	
Mtg: Primary Residentl Mtg \$480,142		Mtg: First Home Mtg \$579,313		Mtg: Centerville Bank \$344,000	
Use: 2-Family Two Family, Lot: 3900sf		Use: 3-Family Mlti-unt Blg, Lot: 6135sf		Type: Adj	
Prior Sale: \$1,130 (10/21)		<b>186 LAWN ST</b> .....	<b>\$340,000</b>	Use: 2-Family Two Family, Lot: 4500sf	
<b>19 HANNAH ST</b> .....	<b>\$337,500</b>	B: Kaitlyn Villarreal & Matthew W Villarreal		<b>20 PUMGANSETT ST</b> .....	<b>\$520,000</b>
B: Omeyra C Toribio		S: Lisa Esser		B: Tina O Mansaray	
S: Swap Inc		Vol/Page: 14087/328, Date: 03/22/24		S: Margarita M Jerez & Yrene N Jerez	
Vol/Page: 14090/177, Date: 03/26/24		Mtg: Bank of England Mtg \$320,512		Vol/Page: 14093/240, Date: 03/29/24	
Mtg: Washington Tr Co \$294,378		Use: 1 Bdrm Bngl/cottage, Lot: 5400sf		Mtg: Cross Country Mtg Inc \$510,581	
Use: Residential Open Land, Lot: 3200sf		Prior Sale: \$149,900 (03/16)		Use: 2-Family Two Family, Lot: 3893sf	
Prior Sale: \$360,000 (03/22)		<b>33 LUBEC ST</b> .....	<b>\$335,000</b>	Prior Sale: \$410,000 (12/22)	
<b>739 HARRIS AVE</b> .....	<b>\$660,000</b>	B: Julia L Gusman-Ogando & Bismark G Ogando		<b>127 PUMGANSETT ST</b> .....	<b>\$615,000</b>
B: Rumiko Campbell		S: David A Salvatore & Donald J Salvatore		B: Meghan E Nestor	
S: Twenty Twelve Fund LLC		Vol/Page: 14092/315, Date: 03/29/24		S: Leo Lion & Pisces LLC	
Vol/Page: 14097/71, Date: 04/03/24		Mtg: Rl Hsg & Mtg Fin Corp \$324,453		Vol/Page: 14091/298, Date: 03/28/24	
Mtg: Washington Tr Co \$528,000		Use: 3 Bdrm Ranch, Lot: 5600sf		Mtg: Movement Mtg LLC \$584,250	
Use: 3-Family Mlti-unt Blg, Lot: 2999sf		<b>288 MANTON AVE</b> .....	<b>\$498,971</b>	Use: 2-Family Two Family, Lot: 4400sf	
<b>138 HENDRICK ST</b> .....	<b>\$160,000</b>	B: Providence Multifamily Pa		Prior Sale: \$35,000 (10/20)	
B: Odalis Cabreja		S: Ni Holdings LLC & Zp Holdings LLC		<b>RESERVOIR AVE</b> .....	<b>\$200,000</b>
S: Marcia Gallardo		Vol/Page: 14088/258, Date: 03/25/24		B: Perez Real Const LLC	
Vol/Page: 14087/286, Date: 03/22/24		Mtg: Eastern Bank \$2,521,140		S: Gold Star Barber Shop LLC	
Mtg: Movement Mtg LLC \$148,555		Use: Apartment Building, Lot: 3733sf		Vol/Page: 14089/196, Date: 03/25/24	
Use: 3 Bdrm Raised Ranch, Lot: 3000sf		Prior Sale: \$3,384 (01/12)		<b>281 ROCHAMBEAU AVE</b> .....	<b>\$975,000</b>
Prior Sale: \$45,500 (05/12)		<b>744 MANTON AVE</b> .....	<b>\$265,000</b>	B: Negar Rassael	
<b>251 HOPE HTS U:A1</b> .....	<b>\$979,900</b>	B: Derrick Clark & Jhane Duker		S: Marc A Lewin & Rachel Lewin	
B: Gabriella Lui & Tak K Lui		S: Rafael Rodriguez & Hilda Rodriguez		Vol/Page: 14095/21, Date: 04/02/24	
S: 254 Hope St LLC		Vol/Page: 14092/167, Date: 03/28/24		Mtg: Baycoast Mortgage Co \$675,000	
Vol/Page: 14095/203, Date: 04/02/24		Mtg: Semper Home Loans \$260,200		Use: 4 Bdrm Colonial, Lot: 5045sf	
Use: Condo		Use: 3 Bdrm Conventional, Lot: 7211sf		Prior Sale: \$475,000 (08/14)	
<b>251 HOPE HTS U:A3</b> .....	<b>\$977,000</b>	<b>195 MOUNT PLEASANT AVE</b> .....	<b>\$355,000</b>	<b>201 ROOSEVELT AVE</b> .....	<b>\$595,000</b>
B: Peihan Miao & Yu Cheng		B: Mariella R Dasilva		B: Josue Letran	
S: 251 Hope St LLC		S: Benevides Catherine M Est & Lisa Breiner		S: Edgar J Rosales	
Vol/Page: 14092/135, Date: 03/28/24		Vol/Page: 14090/54, Date: 03/26/24		Vol/Page: 14094/76, Date: 04/01/24	
Use: Condo		Mtg: NFM Inc \$342,134		<b>143-145 RUSHMORE AVE</b> .....	<b>\$430,000</b>
<b>128 IRVING AVE</b> .....	<b>\$780,000</b>	Use: 3 Bdrm Colonial, Lot: 3400sf		B: Michael D Quinn Jr & Illiana E Solis	
B: Alexander Macielak		<b>141 OCEAN ST</b> .....	<b>\$123,000</b>	S: Bruno Alfaia	
S: Wermer John Est & Carl L Wermer		B: Abreu Housing LLC		Vol/Page: 14093/257, Date: 03/29/24	
Vol/Page: 14088/12, Date: 03/22/24		S: Ralph Burton		Mtg: LoanDepot.Com \$422,211	
Mtg: Centerville Bank \$615,000		Vol/Page: 14088/347, Date: 03/25/24		Use: 2-Family Two Family, Lot: 6423sf	
Type: Adj		Use: 3 Bdrm Conventional, Lot: 3800sf		<b>111 S ANGELL ST</b> .....	<b>\$550,000</b>
Use: 4 Bdrm Colonial, Lot: 5000sf		<b>179 OCEAN ST</b> .....	<b>\$195,000</b>	B: Sarah Morenon & Ernest P Morenon	
<b>266 KNIGHT ST</b> .....	<b>\$815,000</b>	B: Advancement Dev & Const		S: Gardner Margaret A Est & Staphanie E Gardener	
B: Tod W Damon & Stacy E Wasseman		S: Kyle R Mccombs		Vol/Page: 14089/103, Date: 03/25/24	
S: Kevin M Lanni		Vol/Page: 14086/180, Date: 03/20/24		<b>36 SHELDON ST</b> .....	<b>\$835,000</b>
Vol/Page: 14092/334, Date: 03/29/24		Mtg: Cobble Hill Dev LLC \$230,000		B: Elizabeth Yarina & Richard Tourtellotte	
Mtg: Baycoast Mortgage Co \$611,250		Use: 3 Bdrm Old Style, Lot: 3800sf		S: Gary A Van-Zante & Leslie A Myers	
Use: 3-Family Mlti-unt Blg, Lot: 4800sf		<b>14 PENNSYLVANIA AVE</b> .....	<b>\$265,000</b>	Vol/Page: 14090/138, Date: 03/26/24	
<b>55 KOSSUTH ST</b> .....	<b>\$522,000</b>	B: Josph G Anter 2nd		Mtg: MIT Federal CU \$665,000	
B: David Bigio & Lauren Bigio		S: Carmelo Payano & Venecia Mendez		Use: 2-Family Two Family, Lot: 3519sf	
S: Edison Baez		Vol/Page: 14094/10, Date: 03/29/24		<b>127 STANDISH AVE</b> .....	<b>\$310,000</b>
Vol/Page: 14091/10, Date: 03/27/24		Mtg: Navigant Credit Union \$251,750		B: Pedro Saravia	
Mtg: Guaranteed Rate Inc \$393,750		Use: 3 Bdrm Raised Ranch, Lot: 3800sf		S: Inge S Giglio	
Prior Sale: \$310,000 (01/20)		Prior Sale: \$133,000 (09/18)		Vol/Page: 14086/88, Date: 03/20/24	
<b>126 LANCASTER ST</b> .....	<b>\$280,000</b>	<b>51 PLEASANT ST</b> .....	<b>\$630,000</b>	Mtg: Mortgage Research Ctr \$316,665	
B: Nd Properties LLC		B: Bad Boy Investments LLC & Jason Ferrell		Use: 3 Bdrm Ranch, Lot: 3996sf	
S: Lrv Properties LLC		S: Cambell Alfreda Est & Pamela Fields			
Vol/Page: 14091/107, Date: 03/27/24		Vol/Page: 14086/60, Date: 03/20/24			
Mtg: Spindrift Inv \$376,000		Use: 3-Family Mlti-unt Blg, Lot: 9557sf			
Use: Residential Open Land, Lot: 4000sf		Prior Sale: \$7,069 (07/22)			

<b>22 SUFFOLK ST</b> ..... <b>\$485,000</b> B: Wildalis Almonte & Samuel Gaston S: Milton S Sanchez Vol/Page: 14088/129, Date: 03/22/24 Mtg: Primary Residentl Mtg \$476,215 Use: 2-Family Two Family, Lot: 4000sf Prior Sale: \$83,000 (05/16)	<b>119 W PARK ST</b> ..... <b>\$649,000</b> B: Xiao H Li & Harry C Shia-Shan S: Osvaldo Mercado Vol/Page: 14091/173, Date: 03/28/24 Use: Residential Open Land, Lot: 4000sf Prior Sale: \$80,000 (08/22)	<b>24 AUDUBON AVE</b> ..... <b>\$146,000</b> Christopher P Coderre+ from Citizens Bank
<b>202 SUNBURY ST U:202</b> ..... <b>\$160,000</b> B: M&a Family Realty LLC S: Mahmoud Hosam Est & Sima A Mahmoud Vol/Page: 14087/29, Date: 03/21/24 Use: 2 Bdrm Condo	<b>124 W PARK ST</b> ..... <b>\$565,000</b> B: Erik Bright S: Joseph M Lusi & Rebecca J Foster Vol/Page: 14091/53, Date: 03/27/24 Mtg: Trojan Equity Llc \$490,000 Use: 3 Bdrm Contemporary, Lot: 5460sf	<b>93 AYRAULT ST</b> ..... <b>\$360,000</b> Ab Truck Trailer LLC from Velocity Comm Cap LLC
<b>202 SUNBURY ST U:202</b> ..... <b>\$160,000</b> B: M&a Family Realty LLC S: Mahmoud Hosam Est & Sima A Mahmoud Vol/Page: 14086/336, Date: 03/21/24 Mtg: Ruiz Rentals And Loan \$160,000 Use: 2 Bdrm Condo	<b>125 W PARK ST</b> ..... <b>\$707,000</b> B: Ernie W Chung-Leung & Sui Lui S: Osvaldo Mercado Vol/Page: 14094/92, Date: 04/01/24 Mtg: MLD Mortgage Inc \$402,000 Use: Residential Open Land, Lot: 4000sf Prior Sale: \$105,177 (02/22)	<b>57 BABCOCK ST</b> ..... <b>\$9,153</b> Grace Thomas+ from USA HUD
<b>224 SUNBURY ST</b> ..... <b>\$455,000</b> B: Wyatt Orman S: Khristina M Johnson Vol/Page: 14096/50, Date: 04/02/24 Mtg: Citizens Bank \$446,758 Use: 3 Bdrm Colonial, Lot: 3200sf Prior Sale: \$273,000 (06/20)	<b>199 WALDO ST</b> ..... <b>\$410,000</b> B: Crafstsmen Home Silc S: Smart Homes LLC Vol/Page: 14087/101, Date: 03/22/24 Mtg: Carey Realty Lic \$450,000 Use: 3-Family Mlti-unt Blg, Lot: 5375sf Prior Sale: \$145,000 (08/22)	<b>99 BERLIN ST</b> ..... <b>\$7,553</b> Henry Severino from USA HUD
<b>144 SWIFT ST</b> ..... <b>\$390,000</b> B: Ralph Cola 4th & Jacqueline L Raftery S: J&m Home Buyers LLC Vol/Page: 14092/192, Date: 03/28/24 Mtg: United Wholesale Mtg \$312,000 Use: 3 Bdrm Raised Ranch, Lot: 6400sf	<b>87 WHAT CHEER AVE</b> ..... <b>\$362,000</b> B: Brandon L Robinson S: Emmanuel J Suggs Vol/Page: 14093/206, Date: 03/29/24 Mtg: Guaranteed Rate Inc \$355,443 Use: 2-Family Two Family, Lot: 3750sf Prior Sale: \$268,000 (06/21)	<b>8 BILTMORE AVE</b> ..... <b>\$30,000</b> Skeffco Holdings LLC from Bank of Rhode Island
<b>156 SWIFT ST</b> ..... <b>\$400,000</b> B: Victoria M Lee S: Greenwich Cap Partner LLC Vol/Page: 14091/89, Date: 03/27/24 Mtg: Mtg Equity Partners \$320,000 Use: 3 Bdrm Ranch, Lot: 6400sf Prior Sale: \$218,000 (10/23)	<b>12 WHIPPLE ST</b> ..... <b>\$85,000</b> B: Vicioso Homes LLC S: Marsocci Properties LLC Vol/Page: 14094/63, Date: 03/29/24 Use: Residential Open Land, Lot: 4000sf	<b>319 BLACKSTONE ST</b> ..... <b>\$70,000</b> Nina Pereira from Navigant Credit Union
<b>80 VEAZIE ST</b> ..... <b>\$498,977</b> B: Providence Multifamily Pa S: Ni Holdings LLC & Zp Holdings LLC Vol/Page: 14088/188, Date: 03/25/24 Mtg: Eastern Bank \$2,521,140 Use: Apartment Building, Lot: 11539sf Prior Sale: \$252,500 (11/18)	<b>► FORECLOSURE DEEDS</b>	<b>394 BLACKSTONE ST</b> ..... <b>\$431,048</b> Sahymi Ciprian+ from Total Mtg Svcs
<b>30 VICTOR EMANUEL AVE</b> ..... <b>\$475,000</b> B: Christina Cortes S: Greenwich Bay Dev LLC Vol/Page: 14096/191, Date: 04/03/24 Mtg: Equity Prime Mtg \$451,250 Use: 2-Family Two Family, Lot: 5040sf	<b>781 BRANCH AVE</b> ..... <b>\$164,000</b> B: Daniel S Balkun S: Meredith J Bowe & Citizens Bank Na Vol/Page: 14095/44, Date: 04/02/24	<b>52 BOWDOIN ST</b> ..... <b>\$14,492</b> Nixon A Morales from USA HUD
<b>1 W EXCHANGE ST</b> ..... <b>\$800,000</b> B: Claudio Tuozzolo RET S: William Z Saltonstall Tr, Tr for M G Chace Ri & Ma Qtip T Vol/Page: 14088/84, Date: 03/22/24	<b>► MORTGAGES</b>	<b>35 BOYLSTON AVE</b> ..... <b>\$110,000</b> Annelise Joseph from Connexus CU
<b>16 W PARK ST</b> ..... <b>\$640,000</b> B: Thanh Luu & Brenan Gouveia S: Loc Construction LLC Vol/Page: 14093/288, Date: 03/29/24 Mtg: Movement Mtg LLC \$512,000 Use: 3-Family Mlti-unt Blg, Lot: 3101sf Prior Sale: \$400,000 (05/23)	<b>126 ADELAIDE AVE</b> ..... <b>\$625,000</b> Touchdown Rlty Group LLC from Bluedog Capital Part	<b>506 BRANCH AVE</b> ..... <b>\$380,250</b> West Prop Acquisitions from RFLF 4 LLC
	<b>194 ADELAIDE AVE</b> ..... <b>\$200,000</b> Samuel W Adams+ from Citizens Bank	<b>508 BRANCH AVE</b> ..... <b>\$279,500</b> West Prop Acquisitions from RFLF 4 LLC
	<b>242 ADELAIDE AVE</b> ..... <b>\$330,000</b> Ambar Suarez+ from Nathan Clark	<b>158 BRIGGS ST</b> ..... <b>\$381,500</b> Angel J Ventura from Spindrift Inv
	<b>384 ADELAIDE AVE</b> ..... <b>\$350,000</b> Yudelka C Feliz from Stonewater Mtg Corp	<b>663 BROAD ST</b> ..... <b>\$850,000</b> Ww Properties LLC from Bank of Rhode Island
	<b>194 ALTHEA ST</b> ..... <b>\$300,000</b> 194 Althea St LLC from Dean M Denuccio	<b>704 BROADWAY</b> ..... <b>\$850,000</b> Ww Properties LLC from Bank of Rhode Island
	<b>78 ALVERSON AVE</b> ..... <b>\$35,000</b> Yardinia Guzman from Citizens Bank	<b>137 CALLA ST</b> ..... <b>\$21,500</b> Jerry Amoako+ from Movement Mtg LLC
	<b>772 ATWELLS AVE</b> ..... <b>\$275,000</b> Rockingham Associates LLC from Avidia Bank	<b>179 CALLA ST</b> ..... <b>\$50,000</b> Dicairy Cespedes from Coastal One CU
	<b>836 ATWELLS AVE</b> ..... <b>\$266,000</b> Ionie Foster+ from Rocket Mortgage LLC	<b>212 CARLETON ST</b> ..... <b>\$32,500</b> Sandra E Gomez from Citizens Bank
	<b>996 ATWELLS AVE</b> ..... <b>\$132,000</b> Jose Brens from Citizens Bank	<b>362 CARPENTER ST U:4</b> ..... <b>\$60,000</b> Niamh Perreault-Sheman+ from Empeople Credit Union
		<b>53 CASE LN</b> ..... <b>\$332,500</b> Flavia A Albert from Guaranteed Rate Affin
		<b>925 CHALKSTONE AVE</b> ..... <b>\$30,000</b> Skeffco Holdings LLC from Bank of Rhode Island
		<b>543 CHARLES ST</b> ..... <b>\$165,000</b> Umna LLC from BankNewport
		<b>245 CLARENCE ST</b> ..... <b>\$8,734</b> Robert Zebedee from USA HUD
		<b>CLOUD ST</b> ..... <b>\$245,000</b> G & J Investments LLC from Tetrault Re Invs
		<b>49 CONGRESS AVE</b> ..... <b>\$214,500</b> Hector A Lebron from Damico Lending LLC
		<b>55 CURTIS ST</b> ..... <b>\$270,000</b> Rockingham Associates LLC from Avidia Bank
		<b>130 CYPRESS ST U:R2</b> ..... <b>\$312,550</b> Rachel Corey-Deen from Washington Tr Co
		<b>405 DABOLL ST</b> ..... <b>\$100,000</b> Anne Dure+ from Citizens Bank
		<b>166 DELAINE ST</b> ..... <b>\$1,000,000</b> Ywca Rhode Island from Providence Redev Auth
		<b>102 DIXON ST U:8</b> ..... <b>\$198,000</b> Fadi Hachem from Bay Equity LLC
		<b>117 DOUGLAS AVE U:5-7</b> ..... <b>\$319,200</b> Lauren J Bray+ from Mtg Markets CUSO LLC
		<b>633 DOUGLAS AVE</b> ..... <b>\$359,788</b> Tyrell Pyatt from Primary Residentl Mtg

<b>57 DUNCAN AVE.....</b>	<b>\$75,000</b>	<b>744 MANTON AVE.....</b>	<b>\$9,275</b>	<b>521 S MAIN ST U:231 .....</b>	<b>\$249,000</b>
Jeffrey Maher from Resol LLC		Derrick Clark+ from Semper Home Loans		Anashua R G Elwy RET+ from Rocket Mortgage LLC	
<b>116 EDGEWORTH AVE .....</b>	<b>\$12,000</b>	<b>163 MASSACHUSETTS AVE.....</b>	<b>\$112,200</b>	<b>147 SANDRINGHAM AVE.....</b>	<b>\$9,805</b>
Stephen T Day from Community&Teacher FCU		Se J Lee from Hanscom FCU		Timothy J Redden Jr from USA HUD	
<b>14 ELIZA ST .....</b>	<b>\$150,000</b>	<b>40 MELROSE ST .....</b>	<b>\$416,250</b>	<b>153 SANDRINGHAM AVE.....</b>	<b>\$40,000</b>
Jacqueline A Rand+ from Citizens Bank		40 Melrose LLC from BankNewport		Danielle Doyle from Citizens Bank	
<b>777 ELMWOOD AVE.....</b>	<b>\$50,000</b>	<b>196 MELROSE ST .....</b>	<b>\$61,400</b>	<b>55 SEAMANS ST.....</b>	<b>\$25,000</b>
El Rincon Dominicano LLC from Enhanced Cap Ri Fund		Yudelka Martinez+ from US Small Business		Joseph Baron+ from BankNewport	
<b>100 EXCHANGE ST U:802.....</b>	<b>\$350,000</b>	<b>5 MEMORIAL BLVD .....</b>	<b>\$1,192,000</b>	<b>20 SEARS AVE.....</b>	<b>\$188,000</b>
Frederick Liu from Navigant Credit Union		32 Exchange Ter Hotel LLC from Western Alliance Ba		Julio A Campoverde from Citizens Bank	
<b>106 FAIRVIEW ST.....</b>	<b>\$160,000</b>	<b>83 MINTO ST .....</b>	<b>\$78,000</b>	<b>69 STONELAW AVE .....</b>	<b>\$64,000</b>
Vianela A Nunez from Citizens Bank		Antonio Sanders from RI Credit Union		Alicia D Luzon from Rocket Mortgage LLC	
<b>FARM ST.....</b>	<b>\$1</b>	<b>109 MONTGOMERY ST .....</b>	<b>\$2,521,140</b>	<b>160 SUMMIT ST .....</b>	<b>\$850,000</b>
102 Farm Street LLC from Integrity Investments		Providence Multifamily Pa from Eastern Bank		Ww Properties LLC from Bank of Rhode Island	
<b>105 FUNSTON AVE.....</b>	<b>\$307,200</b>	<b>109 MONTGOMERY ST .....</b>	<b>\$2,521,140</b>	<b>206 SUMTER ST .....</b>	<b>\$304,232</b>
Angela K Flynn+ from New American Funding		Providence Multifamily Pa from Eastern Bank		Justin Mooney from Freedom Mortgage Corp	
<b>24 GLENDALE AVE .....</b>	<b>\$97,500</b>	<b>MOUNT SAINT CHARLES AVE .....</b>	<b>\$2,521,140</b>	<b>198 SUNBURY ST U:198 .....</b>	<b>\$140,000</b>
Michael Langue+ from Baycoast Mortgage Co		Providence Multifamily Pa from Eastern Bank		M & A Family Realty LLC from Ruiz Rentals And Loan	
<b>6 GODDARD ST.....</b>	<b>\$48,000</b>	<b>MOUNT SAINT CHARLES AVE .....</b>	<b>\$2,521,140</b>	<b>92 TEXAS AVE.....</b>	<b>\$149,414</b>
Gold Star Barber Shop LLC from Marisela Vasquez		Providence Multifamily Pa from Eastern Bank		Karen M Dimiglio+ from JPMorgan Chase Bank	
<b>193 GRAY ST.....</b>	<b>\$100,000</b>	<b>82 MOUNT SAINT CHARLES AVE.....</b>	<b>\$2,521,140</b>	<b>76 TIFFANY ST .....</b>	<b>\$150,000</b>
Alma P Nouel from Navigant Credit Union		Providence Multifamily Pa from Eastern Bank		Kmt Realty LLC from Navigant Credit Union	
<b>1 GWINNETT CT.....</b>	<b>\$266,750</b>	<b>141 OCEAN AVE .....</b>	<b>\$150,000</b>	<b>TROY ST .....</b>	<b>\$1,000,000</b>
Perez Real Const LLC from Salamone Enterprises		Abreu Housing LLC from Pawtucket Sdg & Roof		Harrison Steam LLC from Providence Revol Fund	
<b>19 HANNAH ST.....</b>	<b>\$33,446</b>	<b>320 OCONNOR ST.....</b>	<b>\$300,000</b>	<b>357 UNION ST.....</b>	<b>\$10,064</b>
Omeyra C Toribio from Washington Tr Co		533 Laurel Hill LLC from Pawtucket Sdg & Roof		David Costa from USA HUD	
<b>23 HANOVER ST U:25.....</b>	<b>\$106,837</b>	<b>105 OHIO AVE.....</b>	<b>\$154,000</b>	<b>77 VALLEY ST.....</b>	<b>\$110,000</b>
Faith Sykes from Amerisave Mtg Corp		Albert E Tombs+ from Citizens Bank		Armory Revival Co from H Lebaron Preston	
<b>739 HARRIS AVE.....</b>	<b>\$99,000</b>	<b>33 OKIE ST.....</b>	<b>\$490,000</b>	<b>66 VANDEWATER ST.....</b>	<b>\$55,900</b>
Rumiko Campbell from Washington Tr Co		Erik Bright from Trojan Equity Llc		Rosa Orellana from Citizens Bank	
<b>251 HOPE ST .....</b>	<b>\$734,925</b>	<b>27 ONEIL ST.....</b>	<b>\$116,800</b>	<b>80 VEAZIE ST.....</b>	<b>\$2,521,140</b>
Gabriella Lui+ from JPMorgan Chase Bank		Donald Puglia+ from Citizens Bank		Providence Multifamily Pa from Eastern Bank	
<b>251 HOPE ST U:3.....</b>	<b>\$400,000</b>	<b>150 PITMAN ST .....</b>	<b>\$4,500,000</b>	<b>197 VERMONT AVE .....</b>	<b>\$14,000</b>
Yu Cheng+ from Movement Mtg LLC		Walter L Bronhard from BayCoast Bank		Nicholas J Delfino+ from Greenwood CU	
<b>149 JEWETT ST.....</b>	<b>\$35,000</b>	<b>154 PITMAN ST .....</b>	<b>\$4,500,000</b>	<b>292 VERMONT AVE .....</b>	<b>\$100,000</b>
Leslie Rich from Digital FCU		Walter L Bronhard from BayCoast Bank		Margarita Batista+ from Coastal One CU	
<b>151 JOHNSON ST.....</b>	<b>\$7,323</b>	<b>158 PITMAN ST.....</b>	<b>\$4,500,000</b>	<b>47 VINEYARD ST U:1.....</b>	<b>\$17,459</b>
Elizabeth A Olson from USA HUD		Walter L Bronhard from BayCoast Bank		Jean C Matias from USA HUD	
<b>60 JOSLIN ST .....</b>	<b>\$850,000</b>	<b>329 PLAINFIELD ST.....</b>	<b>\$95,000</b>	<b>58 WALSH ST .....</b>	<b>\$830,000</b>
Ww Properties LLC from Bank of Rhode Island		Kynly Cazeau from Hanscom FCU		Ana Talo Const E Inv LLC from Ned Stevens Inc	
<b>336 KILLINGLY ST U:C.....</b>	<b>\$42,700</b>	<b>17 PLANET ST .....</b>	<b>\$4,500,000</b>	<b>62 WALSH ST .....</b>	<b>\$830,000</b>
Dennis Mendez from Navigant Credit Union		Walter L Bronhard from BayCoast Bank		Ana Talo Const E Inv LLC from Ned Stevens Inc	
<b>132 LABAN ST.....</b>	<b>\$6,668</b>	<b>417 POTTERS AVE.....</b>	<b>\$40,000</b>	<b>258 WARRINGTON ST .....</b>	<b>\$262,515</b>
Karla Y Orellana-Jones from USA HUD		Rafael E Santos from Citizens Bank		Odette Ndayishimiye from Province Mtg Assoc	
<b>122 LANCASHIRE ST.....</b>	<b>\$376,000</b>	<b>234 PRESIDENT AVE U:2 .....</b>	<b>\$70,000</b>	<b>121 WASHINGTON AVE.....</b>	<b>\$241,656</b>
N D Properties LLC from Spindrift Inv		Cheryl Levinson+ from BankNewport		Andrew Lombardo from United Wholesale Mtg	
<b>192 LENOX AVE.....</b>	<b>\$140,000</b>	<b>42 PRUDENCE AVE.....</b>	<b>\$150,000</b>	<b>79 WASHINGTON ST U:306 .....</b>	<b>\$150,000</b>
Franky Almonte from Strickly Funding LLC		Destie B Ventre from BankeSB		Dawn M Angus from Rocket Mortgage LLC	
<b>177 LINWOOD AVE.....</b>	<b>\$92,868</b>	<b>160 PRUDENCE AVE.....</b>	<b>\$60,000</b>	<b>535 WAYLAND AVE.....</b>	<b>\$130,000</b>
P A P Almonte & L S Ortiz+ from Fall River Five Ce		Luis Castillo+ from Cobble Hill Dev LLC		Leah Murphy+ from BankNewport	
<b>535 LLOYD AVE.....</b>	<b>\$724,000</b>	<b>170 REYNOLDS AVE.....</b>	<b>\$38,655</b>	<b>80 WHAT CHEER AVE.....</b>	<b>\$204,000</b>
Anna C Besler+ from Baycoast Mortgage Co		Hamilton Rodrigues Rlty from Phu T Le		Paul Diaz from Paramount Res Mtg Gp	
<b>41 LYNCH ST.....</b>	<b>\$49,023</b>	<b>176 REYNOLDS AVE.....</b>	<b>\$38,655</b>	<b>87 WHAT CHEER AVE.....</b>	<b>\$15,000</b>
Brigida A Sanchez from USA HUD		Hamilton Rodrigues Rlty from Phu T Le		Brandon L Robinson from RI Hsg & Mtg Fin Corp	
<b>167 MAGNOLIA ST.....</b>	<b>\$7,596</b>	<b>201 ROOSEVELT ST.....</b>	<b>\$514,600</b>	<b>309 WILLARD AVE .....</b>	<b>\$60,000</b>
Bienvenido T Garcia+ from USA HUD		Josue Letran from Stonewater Mtg Corp		Cornell Reed+ from Washington Tr Co	
<b>288 MANTON AVE .....</b>	<b>\$2,521,140</b>	<b>42 RUSHMORE AVE.....</b>	<b>\$127,000</b>		
Providence Multifamily Pa from Eastern Bank		Iris M Suazo from Citizens Bank			
<b>290 MANTON AVE.....</b>	<b>\$2,521,140</b>	<b>143-145 RUSHMORE AVE.....</b>	<b>\$21,500</b>		
Providence Multifamily Pa from Eastern Bank		Michael D Quinn Jr+ from LoanDepot.Com			
<b>290 MANTON AVE.....</b>	<b>\$2,521,140</b>				
Providence Multifamily Pa from Eastern Bank					

# SCITUATE

## TOWN CLERK:MARGARET M LONG

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	9
Median Price	\$430,000	\$489,900

### ► REAL ESTATE SALES

#### DANIELSON PIKE..... \$110,000

B: Antonio Neves  
S: Michael Charland  
Vol/Page: 886/30, Date: 03/25/24  
Mtg: Navigant Credit Union \$50,000

#### 4 MEADOW RD ..... \$330,000

B: Edith F McLaughlin & John J McLaughlin Sr  
S: Lucille D Eva  
Vol/Page: 886/63, Date: 03/28/24  
Mtg: Ocean State CU \$264,000  
Use: 3 Bdrm Ranch, Lot: 5624sf

#### 224 W GREENVILLE RD..... \$385,000

B: Kess Montolio & Patrick L Montolio  
S: Steven Galli  
Vol/Page: 886/165, Date: 03/29/24  
Mtg: Milestone Mtg Solutio \$373,450  
Use: 3 Bdrm Cape Cod, Lot: 32496sf  
Prior Sale: \$207,000 (04/17)

#### 10 WHITE LN..... \$420,000

B: Zachary T Ferri & Adriana L Solitro Ferri  
S: Kathleen L Langlais & Michael E Gifford  
Vol/Page: 886/126, Date: 03/29/24  
Mtg: Province Mtg Assoc \$399,000  
Use: 3 Bdrm Conventional, Lot: 31324sf

### ► MORTGAGES

#### 65 ALDRICH RD ..... \$391,737

Michael F Giorgio+ from Nationwide Mtg Banker

#### 217 NIPMUC RD ..... \$450,000

Fay Anne RET+ from Citizens Bank

#### 300 TUNK HILL RD ..... \$1,412,000

John F Mahoney from TD Bank NA

# SMITHFIELD

## TOWN CLERK:LYN ANTONUCCIO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	9
Median Price	\$360,000	\$480,900

### ► REAL ESTATE SALES

#### 7 APPLE VALLEY PKWY U:6 ..... \$225,000

B: Tawana Anderson  
S: Denise M Cabral & Rita J Dorgan  
Vol/Page: 1495/168, Date: 03/26/24  
Mtg: CMG Home Loans \$176,000  
Use: 2 Bdrm Condo

#### 10 DAVID ST ..... \$410,000

B: Steven D Grant Jr & Amanda B Rooney  
S: Martini Hldg LLC  
Vol/Page: 1495/323, Date: 03/29/24  
Mtg: Navy FCU \$389,500  
Use: 3 Bdrm Cape Cod, Lot: 7405sf  
Prior Sale: \$305,000 (12/23)

#### 16 DESIREE CT U:B ..... \$583,000

B: Sandra J Giraldo  
S: Kiron Gore & Suguna Gore  
Vol/Page: 1496/10, Date: 03/29/24  
Mtg: Total Mtg Svcs \$513,000  
Use: 2 Bdrm Condo

#### 2 GROUSE TRL U:A ..... \$335,000

B: Flynn Kelly E Est  
S: Laurence K Flynn  
Vol/Page: 1495/223, Date: 03/27/24  
Mtg: Bay Equity LLC \$284,750  
Use: 2 Bdrm Condo  
Prior Sale: \$174,000 (03/17)

#### 270 OLD COUNTY RD ..... \$330,000

B: George Mandeville  
S: Coleman Ronald T Est & Anjali Coleman  
Vol/Page: 1495/246, Date: 03/27/24  
Mtg: Meridian Custom Homes \$243,000  
Use: 3 Bdrm Ranch, Lot: 10454sf

### ► MORTGAGES

#### 35 BEVERLY CIR..... \$100,000

Wendy M Karspeck from Citizens Bank

#### 10 E PROSPECT ST ..... \$422,262

David Capaldi+ from New American Funding

#### 270 OLD COUNTY RD ..... \$157,000

George Mandeville from Krcrm Llc

#### 5 PAUL CT ..... \$110,000

Derek A Anderson+ from Navigant Credit Union

#### 21 STEERE RD ..... \$200,000

Eduardo A Batek+ from Citizens Bank

#### 12 SWAN RD ..... \$190,000

George Jehourian+ from Citizens Bank

# WOONSOCKET

## TOWN CLERK:CHRISTINA HARMON

169 Main St, PO Box B, Woonsocket, RI, 02895  
Phone:401-767-9249

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	18
Median Price	\$319,000	\$342,450

### ► REAL ESTATE SALES

#### 62 BOYDEN ST..... \$515,000

B: Don K Tibere  
S: Michael J Pimental Tr, Tr for Michael J Pimental Lt  
Vol/Page: 2865/137, Date: 04/01/24  
Mtg: First Home Mtg \$505,672  
Use: Apartment Bldg - 4-8 Units, Lot: 3163sf

#### 16 DANIELLE DR ..... \$550,000

B: Matthew Kraniak & Alexisse Clinger  
S: Sin Limites LLC  
Vol/Page: 2865/114, Date: 04/01/24  
Mtg: BankNewport \$495,000  
Type: Adj  
Use: 4 Bdrm Colonial, Lot: 10062sf  
Prior Sale: \$450,000 (09/23)

#### 534 DIAMOND HILL RD..... \$377,000

B: Gottfried K Badu & Kelley Boldt  
S: Angelique S Ahrdaway  
Vol/Page: 2865/31, Date: 04/01/24  
Mtg: Paramount Res Mtg Gp \$370,171  
Use: 3 Bdrm Conventional, Lot: 6000sf  
Prior Sale: \$340,000 (06/22)

#### 67 IRENE BLVD ..... \$360,000

B: Mariana Depina  
S: Neri Dubon  
Vol/Page: 2864/124, Date: 03/27/24  
Mtg: Total Mtg Svcs \$120,000  
Use: 3 Bdrm Conventional, Lot: 27909sf  
Prior Sale: \$323,000 (02/22)

#### 1966 MENDON RD..... \$450,000

B: Brittany N Wilson  
S: Joseph P Kimball  
Vol/Page: 2864/295, Date: 03/28/24  
Mtg: LoanDepot.Com \$441,849  
Use: Residential-multiple Bldgs, Lot: 8302sf  
Prior Sale: \$2,496 (02/20)

#### 395 S MAIN ST ..... \$560,000

B: 395 S Main LLC  
S: Masood Mostafae  
Vol/Page: 2864/192, Date: 03/28/24  
Mtg: Champions Funding Llc \$420,000  
Use: 3-Family Family Flat, Lot: 24860sf  
Prior Sale: \$358,000 (01/20)

#### 126 W SCHOOL ST ..... \$260,000

B: Martine M Menard  
S: Tina K Clarke & Eric D Berkey  
Vol/Page: 2864/159, Date: 03/27/24  
Mtg: Washington Tr Co \$208,000  
Use: 3 Bdrm Conventional, Lot: 6000sf  
Prior Sale: \$360,000 (10/23)

### ► MORTGAGES

#### 122 ANGELL ST ..... \$12,107

Rebekah Jaquay from USA HUD

#### 491 CARRINGTON AVE..... \$11,007

Carolin Hernandez+ from USA HUD

#### 32 CHARLES ST ..... \$304,385

Casey R Guerrero+ from United Wholesale Mtg

#### 417 COE ST ..... \$50,000

Paul E Boisclair+ from Bank of America NA

#### 32 ELLA AVE..... \$70,000

Debra Arel from Navigant Credit Union

#### 138 HARRISON AVE ..... \$291,600

Rockfort Real Pro LLC from Ned Stevens Inc

#### 190 LINDEN AVE..... \$170,000

Gail M Desamrais RET+ from BankNewport

#### 590 LOUISE ST ..... \$456,000

Jonoso Co LLC from Ryanna LLC

#### 143 MACARTHUR RD ..... \$50,000

Robert K Bois from Rocket Mortgage LLC

#### 37 MECHANIC AVE..... \$843,200

37 Mechanic LLC from RFLF 7 LLC

#### 566 S MAIN ST ..... \$75,000

Leo R Collard+ from Navigant Credit Union

#### 126 W SCHOOL ST ..... \$52,000

Martine M Menard from Washington Tr Co

# WASHINGTON COUNTY

## BLOCK ISLAND

### TOWN CLERK:MILLIE MCGINNES

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	0
Median Price		

### ► MORTGAGES

**149 OLD TOWN RD U:149..... \$450,000**  
Debra K Frost+ from Guaranteed Rate Affin

## CHARLESTOWN

### TOWN CLERK:AMY ROSE WEINREICH

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	\$535,000	\$525,000

### ► REAL ESTATE SALES

**410 NARROW LN..... \$595,000**

B: Narrow Lane Exchange LLC  
S: Calvin D Palmer Tr, Tr for Under The T Of C D Hohl  
Vol/Page: 502/384, Date: 03/27/24  
Mtg: Erin Messineo \$602,830  
Use: 2 Bdrm Raised Ranch, Lot: 42253sf

### ► MORTGAGES

**1 KENDALL CT..... \$130,000**

Edward J Beane from Blackstone River FCU

**315 OLD COACH RD..... \$266,220**

Ryan Rousseau from Ally Bank

**3856 OLD POST RD..... \$59,645**

Blue Crab LLC from Washington Tr Co

**3856 OLD POST RD..... \$47,716**

Blue Crab LLC from Washington Tr Co

## EXETER

### TOWN CLERK:LYNN HAWKINS

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	4
Median Price		\$537,450

### ► REAL ESTATE SALES

**82 EVERGREEN DR..... \$490,000**

B: Karen K Shea  
S: Logan W Pearce & Kristie D Bridges  
Vol/Page: 618/200, Date: 03/27/24  
Mtg: Washington Tr Co \$392,000  
Use: 4 Bdrm Ranch, Lot: 39204sf  
Prior Sale: \$429,000 (08/22)

### ► MORTGAGES

**544 10 ROD RD..... \$360,750**

Brian T Mauhs from Oaktree Funding Corp

**126 MAIL RD..... \$50,000**

Michael Holland from Navy FCU

## HOPKINTON

### TOWN CLERK:MARITA D. MURRAY

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	8
Median Price	\$416,500	\$342,450

### ► REAL ESTATE SALES

**145 KUEHN RD..... \$560,000**

B: Abigail Wilczewski & Andrew Wilczewski  
S: Ryb Investment LLC  
Vol/Page: 619/504, Date: 03/25/24  
Mtg: Pennemac Loan Service \$532,000  
Use: 3 Bdrm Colonial, Lot: 37462sf  
Prior Sale: \$355,000 (08/23)

**6 OVERLOOK DR..... \$446,500**

B: Justin K Hayward  
S: Alena F Roy  
Vol/Page: 619/554, Date: 03/27/24  
Mtg: Mtg Equity Partners \$326,500  
Use: 4 Bdrm Split Level, Lot: 108900sf  
Prior Sale: \$245,000 (01/17)

**78 SPRING ST..... \$480,000**

B: Cole Sito & Erin Y Logue  
S: Rosheed Faison & Erica Gordon  
Vol/Page: 619/527, Date: 03/25/24  
Mtg: T2 Financial LLC \$384,000

### ► MORTGAGES

**4 ANDRE CT..... \$40,000**

David R Chester+ from Westerly Community CU

**9 SKUNK HILL RD..... \$832,500**

Jan W Boyer+ from CMG Home Loans

**9 SKUNK HILL RD..... \$832,500**

Jan W Boyer+ from CMG Home Loans

## NARRAGANSETT

### TOWN CLERK:JANET TARRO

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	10
Median Price	\$650,000	\$765,000

### ► REAL ESTATE SALES

**10 LEONARD BODWELL RD..... \$1,072,500**

B: Peter A Pellegrino & Jennifer L Pellegrino  
S: Kellen Cooney & Katherine Cooney  
Vol/Page: 1029/316, Date: 03/25/24  
Mtg: Bank of America NA \$750,750  
Type: Adj  
Use: 4 Bdrm Contemporary, Lot: 7579sf  
Prior Sale: \$995,000 (08/22)

**1125 POINT JUDITH RD..... \$647,000**

B: Dante R Pennacchia Tr, Tr for Dante R Pennacchia RET  
S: Arianna Trano, Tr for Ryan H Murray  
Vol/Page: 1029/520, Date: 03/29/24

► **MORTGAGES**

- 31 CENTRAL AVE** ..... **\$100,000**  
William J McCabe from Washington Tr Co
- 50 CONANICUS RD** ..... **\$250,000**  
Annmarie Omara from HarborOne Bank
- 93 E SHORE RD** ..... **\$425,000**  
Marybeth T Shepherd+ from Berkshire Bank
- 176 FLEETWOOD DR** ..... **\$120,000**  
John R Dufresne+ from Spring EQ LLC
- 163 OCEAN RD U:10** ..... **\$60,000**  
163b Ocean Rd Rlty T+ from Bristol Cnty Svgs Bk
- 1020 OCEAN RD** ..... **\$3,400,000**  
1020 Oean Rd LLC from UBS Bank USA
- 45 SCHOONER COVE LN** ..... **\$125,000**  
James P Nugent+ from Bank of America NA
- 18 SPRING ST** ..... **\$270,000**  
Timothy J Brock+ from Citizens Bank
- 38 WILLOW AVE** ..... **\$350,000**  
Kelly Lawrence Reit+ from Citizens Bank

**NORTH KINGSTOWN**

**TOWN CLERK:JEANNETTE ALYWARD**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	28
Median Price	\$488,000	\$538,000

► **REAL ESTATE SALES**

- 41 AZALONE RD** ..... **\$545,000**  
B: Marc Fain  
S: Parkside Investmens LLC  
Vol/Page: 3622/221, Date: 03/26/24
- 63 BROWN ST** ..... **\$1,195,881**  
B: Agree Central LLC  
S: Walgreen Eastern Co Inc  
Vol/Page: 3623/205, Date: 04/02/24
- 63 BROWN ST N** ..... **\$1,195,881**  
B: Agree Central LLC  
S: Walgreen Eastern Co Inc  
Vol/Page: 3623/139, Date: 04/01/24
- 306 DELANO DR** ..... **\$1,078,000**  
B: Michael G Perreault & Kathleen H Perreault  
S: Anne M Cook Tr, Tr for Anne M Cook RET  
Vol/Page: 3622/319, Date: 03/28/24  
Use: 4 Bdrm Cape Cod, Lot: 34888sf

- 43 NORTHBRIAR DR** ..... **\$456,000**  
B: Colby O Sawyer & Olivia N Pettoni  
S: Karen L Ponte Tr, Tr for Karen L Ponte T  
Vol/Page: 3623/86, Date: 03/29/24  
Mtg: Centreville Bank \$433,200  
Type: Adj  
Use: 3 Bdrm Ranch, Lot: 47916sf  
Prior Sale: \$456,000 (02/24)
- 15 SAW MILL DR U:305** ..... **\$310,000**  
B: Melissa Cohen  
S: Jennifer P Horsfield  
Vol/Page: 3622/272, Date: 03/26/24  
Use: 1 Bdrm Condo  
Prior Sale: \$247,000 (12/21)
- 806 STONY LN** ..... **\$630,000**  
B: Nicholas Brown & Maia Brown  
S: Noel P Roby  
Vol/Page: 3622/286, Date: 03/28/24  
Mtg: United Wholesale Mtg \$490,000  
Use: 4 Bdrm Colonial, Lot: 41874sf
- 461 SYLVAN CT** ..... **\$995,000**  
B: Brian S Snowden  
S: Kreg New Homes LLC  
Vol/Page: 3623/34, Date: 03/28/24  
Mtg: HarborOne Mortgage \$500,000  
Use: Residential Open Land, Lot: 27892sf  
Prior Sale: \$255,000 (07/23)

► **MORTGAGES**

- 32 DUCK COVE RD** ..... **\$100,000**  
Michael E Gardner from Washington Tr Co
- 33 EBONY CT** ..... **\$70,000**  
Mary C Perry from Peoples Credit Union
- 17 JAMAICA WAY** ..... **\$593,000**  
John F Hope+ from Berkshire Bank
- 871 N QUIDNESSETT RD** ..... **\$345,000**  
Christopher D Mohn+ from US Bank NA
- 320 PHILLIPS ST U:A** ..... **\$321,373**  
Daddy & Pup LLC from Qs Lending Three T
- 320 PHILLIPS ST U:B** ..... **\$321,373**  
Daddy & Pup LLC from Qs Lending Three T
- 1991 TOWER HILL RD** ..... **\$47,500**  
Robert Inverso from Peoples Credit Union
- 2299 TOWER HILL RD** ..... **\$590,000**  
Very Holdings LLC from Nationwide Lending T
- 290 WESTMORELAND LN** ..... **\$150,000**  
David A Kovach+ from Washington Tr Co
- 27 WHITE BIRCH CT U:27** ..... **\$25,000**  
Richard Beneduce+ from Bank of America NA

**RICHMOND**

**TOWN CLERK:ERIN LIESE**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	7
Median Price	\$434,950	\$439,900

► **REAL ESTATE SALES**

- 93 SMALL POX TRL** ..... **\$699,900**  
B: Timothy K Carroll Tr, Tr for Carroll Ft  
S: Patrick Sweeney & Katherine Sweeney  
Vol/Page: 369/140, Date: 03/28/24  
Use: 3 Bdrm Colonial, Lot: 91040sf  
Prior Sale: \$445,000 (07/16)

► **MORTGAGES**

- 72 DOVER LN** ..... **\$25,000**  
Julie M Lebeau+ from Coastal One CU
- 13 JOB DR** ..... **\$148,000**  
Christopher B Capozzi+ from Navigant Credit Union

**SOUTH KINGSTOWN**

**TOWN CLERK:SUSAN FLYNN**

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

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	30
Median Price	\$505,000	\$577,858

► **REAL ESTATE SALES**

- 53 BIRDIE CT U:53** ..... **\$775,000**  
B: Kathleen D Ferretti  
S: David A Gove Tr, Tr for David A Gove RET  
Vol/Page: 1877/80, Date: 03/26/24  
Mtg: United Wholesale Mtg \$620,000  
Use: 2 Bdrm Condo
- 301 CHURCH ST U:107** ..... **\$429,500**  
B: Sara G Mattis Tr, Tr for Mattis Rist  
S: Judy K Martin  
Vol/Page: 1877/12, Date: 03/25/24  
Use: 2 Bdrm Condo  
Prior Sale: \$189,900 (07/13)

**86 DRIVER LN U:86** ..... **\$725,000**  
 B: Tracy D Correll  
 S: David G Schorr & Suzanne N Schmitt  
 Vol/Page: 1877/326, Date: 03/29/24  
 Mtg: Washington Tr Co \$543,750  
 Use: 2 Bdrm Condo

**40 ESTAMPES CT** ..... **\$725,000**  
 B: Michele A Mallozzi  
 S: Eugene T Ciccone  
 Vol/Page: 1877/267, Date: 03/29/24  
 Mtg: Semper Home Loans \$300,000  
 Use: 3 Bdrm Contemporary, Lot: 55757sf

**180 GREENWOOD DR** ..... **\$519,000**  
 B: Ideal Property Solutions  
 S: Xiuping Han  
 Vol/Page: 1877/228, Date: 03/28/24  
 Use: 3 Bdrm Raised Ranch, Lot: 12632sf

**551 LIBERTY LN** ..... **\$825,000**  
 B: Oak St Invest LLC  
 S: South Cnty Post & Beam In  
 Vol/Page: 1877/117, Date: 03/27/24  
 Mtg: Bank of Rhode Island \$7,500,000  
 Use: Industrial Building, Lot: 274864sf

**SAND SPRITE DR** ..... **\$50,000**  
 B: David P Mercier Tr, Tr for David P Mercier RET  
 S: David J Hoffer & Seychelle A Hoffer  
 Vol/Page: 1877/344, Date: 03/29/24

**38 SEA VIEW AVE** ..... **\$640,000**  
 B: Pamela Clare  
 S: Sara G Mattis Tr, Tr for Mattis Firt  
 Vol/Page: 1876/787, Date: 03/25/24  
 Mtg: Citizens Bank \$455,000  
 Use: 3 Bdrm Ranch, Lot: 14810sf  
 Prior Sale: \$263,000 (08/13)

**40 TWIN PENINSULA AVE** ..... **\$678,900**  
 B: Paul G Harvill & Shannon Harvill  
 S: Schonberg Evelyn Est & Caola Schonberg Ex  
 Vol/Page: 1877/386, Date: 03/29/24  
 Mtg: Veterans United Hm Ln \$618,647  
 Use: 3 Bdrm Contemporary, Lot: 10019sf

**40 TWIN PENINSULA AVE** ..... **\$678,900**  
 B: Paul G Harvill & Shannon Harvill  
 S: Schonberg Evelyn Est & Caola Schonberg Ex  
 Vol/Page: 1877/386, Date: 03/29/24  
 Use: 3 Bdrm Contemporary, Lot: 10019sf

► **MORTGAGES**

**148 COMMUNITY DR** ..... **\$868,000**  
 Alan N Cucca+ from Washington Tr Co

**230 CURTIS CORNER RD** ..... **\$529,100**  
 Edward J Capezza Jr+ from Mutual Of Omaha Mtg

**1313-D CURTIS CORNER RD** ..... **\$550,000**  
 Michael J Cabral from BankNewport

**38 DOBSON RD** ..... **\$120,000**  
 Judith A Mitchell from Washington Tr Co

**542 DUGWAY BRIDGE RD** ..... **\$35,000**  
 Erin Sherman+ from Navigant Credit Union

**104 GEORGE SCHAEFFER ST** ..... **\$200,000**  
 Robert M Souza Jr from Bank of America NA

**521 LIBERTY LN** ..... **\$7,500,000**  
 Fairgrounds Invest LLC from Bank of Rhode Island

**133 PRESERVATION WAY U:133** ..... **\$89,600**  
 Steven A Glantz+ from Navigant Credit Union

**45 RIDGEWOOD LN** ..... **\$533,500**  
 Suzanne L Rathbun+ from Baycoast Mortgage Co

**34 SHICKASHEEN WAY** ..... **\$8,932**  
 Daniel Hunt+ from USA HUD

**1245 SOUTH RD** ..... **\$50,000**  
 Arthur Watz+ from Pennymac Loan Service

**WESTERLY**

**TOWN CLERK: MARY LEBLANC**

45 Broad St, Westerly, RI, 02891  
 Phone: 401-348-2505

**MARKET STATISTICS THROUGH FEBRUARY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$482,500	\$446,750

► **REAL ESTATE SALES**

**1 COMPASS WAY U:202** ..... **\$620,000**  
 B: James K Smyth & Janet S Smyth  
 S: Kenneth A Brown & Laura A Brown  
 Vol/Page: 2024/3299, Date: 04/01/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$503,460 (02/20)

**E HILLS RD** ..... **\$30,000**  
 B: Peter C Harkins & Susan E Harkins  
 S: Phyllis B Dooney  
 Vol/Page: 2024/3349, Date: 04/02/24

**30 HOBART ST** ..... **\$275,000**  
 B: Tmc Keywest LLC  
 S: Rong T Liang & Jung C Liang  
 Vol/Page: 2024/3170, Date: 03/28/24  
 Mtg: Eliza Deangelis Suppl \$275,000  
 Use: 6 Bdrm Cape Cod, Lot: 14276sf  
 Prior Sale: \$13,335 (03/23)

**3 NEWBURY DR U:3** ..... **\$1,350,000**  
 B: Joseph J Mcdonald & Barbara Mcdonald  
 S: David C Hohman & Jennifer Hohman  
 Vol/Page: 2024/3359, Date: 04/02/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$655,000 (04/12)

**261 POST RD** ..... **\$182,250**  
 B: Andrew M Gencarelli  
 S: Princes Pines Estates Inc  
 Vol/Page: 2024/3338, Date: 04/01/24  
 Use: Land-vacant & Open, Lot: 19502sf

**263 POST RD** ..... **\$217,750**  
 B: West Post LLC  
 S: Princes Pines Estates Inc  
 Vol/Page: 2024/3336, Date: 04/01/24  
 Use: Mixed Use-prim Res & Comm, Lot: 20000sf

**26 SHERWOOD DR** ..... **\$700,000**  
 B: Susan E Tibbetts & Christopher Tibbetts  
 S: Peter J Brancato & Gina M Brancato  
 Vol/Page: 2024/3151, Date: 03/28/24  
 Mtg: Semper Home Loans \$490,000  
 Use: 3 Bdrm Contemporary, Lot: 36117sf  
 Prior Sale: \$438,500 (12/20)

**14 STUART ST** ..... **\$652,500**  
 B: Heidi E Grillo Tr, Tr for Heidi E Grillo T  
 S: Judith S Kaplin Tr, Tr for Judith S Kaplin RET  
 Vol/Page: 2024/3329, Date: 04/01/24  
 Use: 3 Bdrm Ranch, Lot: 33939sf  
 Prior Sale: \$381,000 (10/18)

**53 WINNAPAug RD U:10** ..... **\$265,000**  
 B: Gia Benoit  
 S: Nikolay Yeleovich & Irina Yeleovich  
 Vol/Page: 2024/3309, Date: 04/01/24  
 Use: 1 Bdrm Condo

► **MORTGAGES**

**25 BOOMBRIDGE RD** ..... **\$400,000**  
 Boom Bridge Rd West T+ from Washington Tr Co

**20 BROWNING RD** ..... **\$1,600,000**  
 Joyce E Panciera from Westerly Community CU

**47 CRANDALL AVE** ..... **\$767,000**  
 Henry J Botticello+ from US Bank NA

**225 HIGH ST** ..... **\$100,000**  
 Clarisse G Dicandia from Citizens Bank

**3 SAUNDRA DR** ..... **\$25,000**  
 Paul R Hublard from Washington Tr Co

**12 TOP ST** ..... **\$30,000**  
 Raffaele Ritacco from Chelsea Groton Bank