

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.

PG.	TRANSACTION THRU							
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		Bristol County	11	Foster (M) 05/09/2024	17	Block Island (M) 05/06/2024		
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7	West Greenwich (M) . . 05/08/2024	9	Burrillville (B) 05/14/2024	16	Scituate (W) 05/10/2024	19	Westerly (W) 05/14/2024	
7	West Warwick (W) ... 05/14/2024		Central Falls (M) 05/03/2024	16	Smithfield (W) 05/10/2024			
		9	Cranston (W) 05/10/2024	16	Woonsocket (W) 05/14/2024			
		10	Cumberland (W) 05/10/2024					

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.

PORTSMOUTH

PUBLISHED WEEKLY BY



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HOW TO READ THE REAL ESTATE RECORDS

The information appearing in this newspaper is taken from deed and mortgage documents filed at each Town Clerk's office in the state. All property transfers with a sales price of at least \$1,000 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street

address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by county, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds or Mortgages).

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

MARKET STATISTICS THROUGH APRIL

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

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

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

▶ REAL ESTATE SALES

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

Pleasant Towers Condo
 B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1313/117, Date: 4/12/94, Warranty
 Mtg: Main Street Bank \$70,000
 Term: 2034 Rate: 4.60% Type: Adj
 Mtg Assd to: ABC Mtg Co
 Mtg2: Seller \$8,400
 Prior Sale: \$93,000 (11/90)

- *The first two buyer (B) names and seller (S) names listed on the deed are shown.*
- *Prior sale data (back to 1987) appears only when the address of the new sale matches exactly with the address of the older sale in our database.*

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

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

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

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

▶ REAL ESTATE SALES

32 ELM ST\$175,000

B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1617/112, Date: 5/11/94, Warranty
 Mtg:Main Street Mtg Co \$140,000
 Use:3 Bdrm Colonial, Lot:6459sf
 Prior Sale:\$170,000 (9/89)

- *"Use" distinguishes residential homes from land sales and commercial sales.*
- *For residential homes, the number of bedrooms and house style appear when available.*
- *The lot size (Lot) is shown in square feet.*

▶ FORECLOSURE DEEDS

43 MAIN ST\$142,200

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

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

▶ MORTGAGES

102 MAIN ST\$132,000

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

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

KEY TO LABELS

- B** = Buyer
- S** = Seller
- Mtg** = Mortgage lender and amount
- Use** = purchase
- Bdrm** = bedrooms
- Lot** = lot size in square feet
- YTD** = year-to-date

KEY TO ABBREVIATIONS

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

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

VILLAGE/TOWN GUIDE

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

BRISTOL COUNTY

BARRINGTON

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	27
Median Price	\$550,000	\$605,000

► REAL ESTATE SALES

- 9 FAIRWAY DR** **\$1,275,000**
B: Arthur Manoli 3rd & Alexandra V Manoli
S: Jonathan Weinstein
Vol/Page: 1856/283, Date: 05/13/24
- 123 MASSASOIT AVE**..... **\$1,050,000**
B: Scott Saposnik & Stephanie T Posnik
S: William May & Lisa May
Vol/Page: 1856/262, Date: 05/13/24
Mtg: BankNewport \$840,000
Type: Adj
Use: 3 Bdrm Antique, Lot: 29185sf
Prior Sale: \$501,505 (07/19)
- 1 MATHEWSON RD** **\$1,190,000**
B: Anil Shukla & Sara Shukla
S: Rascal LLC
Vol/Page: 1856/219, Date: 05/10/24
Mtg: Centreville Bank \$952,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 19842sf
Prior Sale: \$1,025,000 (10/22)
- 183 MATHEWSON RD**..... **\$1,350,000**
B: Vtg Capital LLC
S: Sean Daly & Anne B Daly
Vol/Page: 1856/164, Date: 05/08/24
Mtg: Timothy P Gay \$600,000
Use: 2 Bdrm Ranch, Lot: 8499sf
- 5 RIVERSIDE DR**..... **\$1,820,000**
B: Riverside Exchange LLC
S: John S Dacey Tr, Tr for Dacey Rt
Vol/Page: 1856/331, Date: 05/13/24
Mtg: Rivside Exchange Llc \$400,000
Use: 4 Bdrm Colonial, Lot: 15198sf
Prior Sale: \$1,310,000 (09/19)
- MORTGAGES**
- 1 DEEP MEADOW RD**..... **\$150,000**
Deangelis Nt+ from Service Credit Union
- 29 FAIRWAY DR** **\$1,075,000**
Arthur Manoli 3rd+ from TD Bank NA
- 13 GREAT RD**..... **\$500,000**
Lesley W Sheeley 2nd+ from Navigant Credit Union
- 58 LAMSON RD** **\$161,451**
Eugene J Connors from BankNewport
- 8 PLYMOUTH DR** **\$150,000**
Adam B Barker+ from Navigant Credit Union
- 140 PROMENADE ST**..... **\$40,000**
Jason Popp+ from Coastal One CU
- 5 RIVERSIDE DR** **\$177,000**
Jonathan Weinstein from Rivside Exchange Llc
- 17 TERRACE DR** **\$250,000**
Kimberly B Perez+ from Greenwood CU
- 11 VALENTINE DR** **\$250,000**
Michael E Buller+ from Coastal One CU
- 95 WALNUT RD** **\$439,560**
Kevin P Mcnair+ from Newrez LLC
- 34 WATER WAY**..... **\$80,000**
Dana K Kelley+ from Navigant Credit Union

BRISTOL

TOWN CLERK: MELISSA CORDEIRO
10 Court St, Bristol, RI, 02809
Phone: 401-253-7000

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	20
Median Price	\$455,000	\$531,000

► REAL ESTATE SALES

- 156 BAY VIEW AVE** **\$716,150**
B: Lgl Properties LLC
S: Derek Andrade & David Andrade Jr
Vol/Page: 2243/38, Date: 05/07/24
Use: Commercial Building, Lot: 7471sf
- 47 COLE ST**..... **\$505,000**
B: Phillip S Lupsiewicz & Alida L Lupsiewicz
S: Nancy Bush Tr, Tr for Rogers Ft
Vol/Page: 2243/294, Date: 05/10/24
Use: 3 Bdrm Raised Ranch, Lot: 11700sf
- 40 GREENWAY DR**..... **\$565,000**
B: Brendan R Neagle & Andrea K Neagle
S: Ri Re Partners LLC
Vol/Page: 2242/313, Date: 05/03/24
Mtg: Movement Mtg LLC \$423,750
Use: 4 Bdrm Cape Cod, Lot: 8050sf
Prior Sale: \$407,000 (02/24)
- 29 HAMLET CT** **\$575,000**
B: Will C Parris & Kayla Parris
S: Johnathan Clow & Francisca Clow
Vol/Page: 2243/128, Date: 05/09/24
Mtg: Embrace Home Loans \$546,250
Use: 3 Bdrm Raised Ranch, Lot: 10097sf
Prior Sale: \$290,000 (06/18)
- 1 OVERLOOK DR**..... **\$980,000**
B: Carolyn M Balinskas & Richard D Pastore
S: Tiffany H Healy & Dean T Healy
Vol/Page: 2243/19, Date: 05/06/24
Use: 4 Bdrm Contemporary, Lot: 15011sf
Prior Sale: \$615,000 (06/13)
- 32 RICHMOND ST**..... **\$225,000**
B: David J Andrade
S: David F Andrade & Virgil C Andrade
Vol/Page: 2243/297, Date: 05/10/24
Use: 2-Family Two Family, Lot: 5001sf
- 11 SAINT THERESA AVE**..... **\$549,900**
B: Mark A Estrella & Sara A Botelho
S: Jennifer Tavares
Vol/Page: 2243/210, Date: 05/09/24
Mtg: Baycoast Mortgage Co \$522,405
Use: 3 Bdrm Ranch, Lot: 8285sf
Prior Sale: \$311,000 (04/18)
- 13 SEABREEZE LN U:13**..... **\$610,000**
B: Michael J Gill Tr, Tr for Gill Ft
S: David O Hayes & Jane E Hayes
Vol/Page: 2242/304, Date: 05/02/24
Use: 2 Bdrm Condo, Lot: 6000sf
Prior Sale: \$356,000 (06/17)
- 345 THAMES ST** **\$1,180,000**
B: Edwin M Johnston 3rd & Alexandra S Johnston
S: Robert S Busch Tr, Tr for Robert S Busch RET
Vol/Page: 2243/183, Date: 05/09/24
- 345 THAMES ST** **\$1,180,000**
B: Edwin M Johnston 3rd & Alexandra S Johnston
S: Robert S Busch Tr, Tr for Robert S Busch RET
Vol/Page: 2243/194, Date: 05/09/24

- 345 THAMES ST**..... **\$2,000,000**
B: Henry L Roediger Tr, Tr for Kathleen R Mcdemott RET
S: Christine Feins Tr, Tr for Feins Rt
Vol/Page: 2243/207, Date: 05/09/24

► MORTGAGES

- 60 CHARLES ST**..... **\$140,000**
Joseph Mello+ from Fall River Five Cents
- 47 FATIMA DR**..... **\$40,000**
Armando Demedeiros+ from BankNewport
- 7 HAMLET CT** **\$385,632**
John P Pimental+ from Nationstar Mtg
- 38 HAMLET CT** **\$54,574**
Kevin S Pires+ from BankNewport
- HIGH ST**..... **\$135,000**
Bernice Parella from Sally Parella Battiso
- 7 HOLLY LN**..... **\$24,000**
Gregory O Jones+ from New Bedford CU
- 92 KING PHILIP AVE**..... **\$172,000**
L&R Properties LLC from Mlp Inv Group Llc
- 4 KING ST**..... **\$50,000**
Marc J Proulx+ from Navy FCU
- 6 SEFTON DR**..... **\$180,000**
Thomas E Hughes Jr+ from BankNewport
- 224 WOOD ST** **\$100,000**
David J Andrade from Virgil C Andrade
- 546 WOOD ST**..... **\$100,000**
Mary N Almeida+ from Coastal One CU

WARREN

TOWN CLERK: SANDREA SPERONI
514 Main St, Fl 1, Warren, RI, 02885
Phone: 401-245-7340

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	15
Median Price	\$441,490	\$415,000

► REAL ESTATE SALES

- 510 CHILD ST U:409A** **\$161,000**
B: Chilton Roma Rlty LLC
S: Mary T Tucker
Vol/Page: 1123/85, Date: 05/10/24
Use: 1 Bdrm Condo
- 37 CHURCH ST**..... **\$352,220**
B: Mccj4 LLC
S: Louis M Lombardi Jr & Susan A Conti Ex
Vol/Page: 1123/61, Date: 05/08/24
Use: 2-Family Two Family, Lot: 5040sf
- 35 HOPE ST**..... **\$490,000**
B: Brigid Flynn & Paul Yates
S: Lorraine E Williams Tr, Tr for Lorraine E Williams Relt
Vol/Page: 1123/98, Date: 05/10/24
Mtg: CMG Home Loans \$392,000
Use: 3 Bdrm Colonial, Lot: 3280sf
Prior Sale: \$217,000 (10/11)
- MORTGAGES**
- 31 FEDERAL ST** **\$120,000**
Matthew Cunningham+ from Navigant Credit Union
- 71 WOOD ST** **\$460,000**
Modern Living LLC from Bluedog Capital Partn

KENT COUNTY

COVENTRY

TOWN CLERK: JOANNE AMITRANO

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	57
Median Price	\$372,500	\$365,000

► REAL ESTATE SALES

- 18 CAROLYN ST** **\$355,000**
B: Rex Wilmoth
S: Eric B Hoyle
Vol/Page: 2299/544, Date: 05/07/24
Mtg: Prime Lending Inc \$337,250
Use: 3 Bdrm Ranch, Lot: 23522sf
- 4 CHARLOTTE ST**..... **\$315,000**
B: Richard E Hamilton
S: Robert W Gadoury 2nd
Vol/Page: 2299/567, Date: 05/07/24
Mtg: RI Hsg & Mtg Fin Corp \$288,461
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$131,000 (07/10)
- 16 CHESTNUT ST**..... **\$435,000**
B: Rebecca L Durning & Alvin M Durning
S: Dianne E Whitehead & Sherry Hicks
Vol/Page: 2299/741, Date: 05/09/24
Mtg: NFM Inc \$427,121
Use: 4 Bdrm Ranch, Lot: 23522sf
- 50 COBBLESTONE TER** **\$535,000**
B: Wayne Malm & Jessica L Malm
S: Susan C Wurtz Tr, Tr for Susan C Wurtz T
Vol/Page: 2299/465, Date: 05/06/24
Mtg: CMG Mortgage Inc \$395,000
Use: 4 Bdrm Cape Cod, Lot: 20038sf
- 39 FAIRVIEW AVE**..... **\$475,000**
B: Frank Ventura & Mary Ventura
S: Greatview Properties LLC
Vol/Page: 2299/496, Date: 05/06/24
- 233 HOPKINS HILL RD** **\$305,000**
B: Ryb Investments LLC
S: Vacha Barbara Est & Russell Vacha
Vol/Page: 2299/623, Date: 05/08/24
Mtg: Strickly Funding LLC \$180,000
Use: 3 Bdrm Raised Ranch, Lot: 18295sf
- 150 PROVIDENT PL** **\$565,000**
B: Lynda Laplante
S: Richard E Vichroski Jr
Vol/Page: 2299/449, Date: 05/06/24
Mtg: Centreville Bank \$265,000
Use: 3 Bdrm Raised Ranch, Lot: 21344sf
Prior Sale: \$469,000 (09/22)
- 185 RICHARDSON RD** **\$678,910**
B: Daniel Albro & Kelly Albro
S: Jeffrey A Brock & Alysha M Brock
Vol/Page: 2299/434, Date: 05/06/24
Mtg: Semper Home Loans \$644,965
Use: 3 Bdrm Colonial, Lot: 217800sf
Prior Sale: \$375,000 (12/13)

- 6 SCENIC RIDGE CT** **\$1,238,085**
B: Thomas V Fiore
S: Dennis Derocher & Perida Derocher
Vol/Page: 2299/614, Date: 05/08/24
Use: 4 Bdrm Colonial, Lot: 94090sf
 - 8 SUNSET CIR U:35** **\$750,000**
B: Ronald J Pelletier Tr, Tr for Ronald J Pelletier T
S: Storybook Homes Inc
Vol/Page: 2299/839, Date: 05/10/24
Use: Condo
 - 14 TERRACE AVE** **\$410,000**
B: Andrew Soares & Alyssa Alba
S: Jessica Malm & Wayne Malm
Vol/Page: 2299/418, Date: 05/06/24
Mtg: Cross Country Mtg Inc \$386,650
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$248,000 (12/19)
 - 25 TIMBER TRL** **\$725,000**
B: Brittany A Ricci & Javier Paula
S: Eric Rollinson & Julie Rollinson
Vol/Page: 2299/821, Date: 05/10/24
Mtg: Shoreham Bank \$663,918
Use: 4 Bdrm Colonial, Lot: 17860sf
- ### ► FORECLOSURE DEEDS
- NEW LONDON TPKE**..... **\$1,500,000**
B: Lrt New London Ave Dev LL
S: Marianna Latour
Vol/Page: 2299/690, Date: 05/09/24
- ### ► MORTGAGES
- 17 3M RD**..... **\$229,600**
Jared Gauvin from Embrace Home Loans
 - 4 CHARLOTTE ST**..... **\$15,000**
Richard E Hamilton from RI Hsg & Mtg Fin Corp
 - 16 CHESTNUT ST**..... **\$15,000**
Rebecca L Durning+ from RI Hsg & Mtg Fin Corp
 - 14 GREENE ST** **\$16,871**
Kathleen Fogarty from USA HUD
 - 71 HELEN AVE** **\$120,000**
Mckenna Natalie L Lt+ from Citizens Bank
 - 37 HILL FARM CAMP RD U:37** **\$465,000**
Scott Marcotte+ from Centreville Bank
 - 233 HOPKINS HILL RD** **\$100,000**
Ryb Investments LLC from WM2 LLC
 - 25 LONGFELLOW DR**..... **\$325,600**
Mary M Knight from CMG Mortgage Inc
 - 648 MAPLE VALLEY RD**..... **\$200,000**
Michael Ahn from Navigant Credit Union
 - 17-21 MAPLEDALE ST**..... **\$42,000**
Joseph A Girardi from Centreville Bank
 - NEW LONDON AVE** **\$700,000**
Lrt New London Ave Dev from Jan Co Inc
 - 431 PERRY HILL RD**..... **\$476,600**
Kristen E Batista+ from Newrez LLC
 - 15 PINE AVE** **\$240,000**
Matthew J Walsh+ from Cardinal Fnci Co LP
 - 69 REMINGTON FARM DR**..... **\$4,974**
Jessica Baker+ from USA HUD

- 59 TWIN LAKES AVE**..... **\$20,000**
Michelle StPierre RET+ from Citizens Bank
- 32 VALRENE ST** **\$70,000**
Kevin Brown+ from Cranston Municipal CU
- 14 WESCOTT WAY U:14**..... **\$50,000**
Thomas B Flanagan+ from Coastal One CU

EAST GREENWICH

TOWN CLERK: LEIGH A. CARNEY

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	21
Median Price	\$575,000	\$650,000

► REAL ESTATE SALES

- 65 BAYBERRY LN**..... **\$570,000**
B: Dorothea R Lindquist
S: Nicholas C Hamilton & Nicole L Hamilton
Vol/Page: 1669/145, Date: 05/10/24
Mtg: BankNewport \$275,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$305,000 (05/19)
 - 115 WOODBRIDGE DR** **\$1,150,000**
B: Elizabeth A Hanson & Jeremy R Hanson
S: Anthony L Andreozzi & Jeffrey R Andreozzi
Vol/Page: 1669/63, Date: 05/08/24
Mtg: Movement Mtg LLC \$936,562
Use: 4 Bdrm Garrison, Lot: 87120sf
- ### ► MORTGAGES
- 550 DIVISION ST U:AGEA**..... **\$381,562**
Araceli G Mota+ from Carrington Mtg Svcs
 - 25 LAUREL WOOD** **\$400,000**
Michael D Connolly+ from Citizens Bank
 - 50 MAIN ST** **\$350,000**
Grep Arcade LLC from Bank of Rhode Island
 - 31 MAPLEWOOD DR** **\$160,000**
Ronald W Nasser from Ocean State CU
 - MARLBOROUGH ST L:364**..... **\$350,000**
Grep Arcade LLC from Bank of Rhode Island
 - 1467 MIDDLE RD**..... **\$100,000**
Joseph Vazquez from Citizens Bank
 - 1575 MIDDLE RD**..... **\$809,998**
Jamison Monello from Linda Monello
 - 80 PHEASANT DR**..... **\$100,000**
Ryan Tichenor+ from US Bank NA
 - 25 POWER ST** **\$200,000**
Guckian Ft+ from Citizens Bank
 - 4 VIOLET CT U:4** **\$850,000**
Brian K Moses+ from Coastal One CU
 - 14 WESCOTT WAY** **\$50,000**
Thomas B Flanagan+ from Coastal One CU

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

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	143
Median Price	\$330,000	\$385,000

► REAL ESTATE SALES**33 ANN MARY BROWN DR..... \$605,000**

B: Michael McClellan & Lesley McClellan
S: Christa D Baker & Jayson Baker
Vol/Page: 10490/290, Date: 05/10/24
Mtg: First Horizon Bank \$300,000
Use: 3 Bdrm Colonial, Lot: 6098sf

51 BAKERS CREEK RD..... \$365,000

B: Stacey M Fantini
S: Dorothy A Della Cioppa
Vol/Page: 10489/254, Date: 05/09/24
Mtg: CMG Home Loans \$297,110
Use: 3 Bdrm Ranch, Lot: 7841sf

25 BLUE HILL DR..... \$370,000

B: Eric Claros & Victoria Williams
S: Richard G Saran Jr
Vol/Page: 10490/66, Date: 05/10/24
Mtg: Veterans United Hm Ln \$370,000
Use: 4 Bdrm Raised Ranch, Lot: 8276sf

5 CANFIELD CT..... \$400,000

B: Scott Shcolnik & Charlotte Massie
S: Clifford D Dodd
Vol/Page: 10490/186, Date: 05/10/24
Use: 4 Bdrm Colonial, Lot: 12197sf
Prior Sale: \$400,000 (06/22)

35 CARNATION DR..... \$430,000

B: Robert E Parks Tr, Tr for Parks Ft
S: James E Walsh Sr & Lise M Walsh
Vol/Page: 10489/64, Date: 05/08/24
Use: 3 Bdrm Split Level, Lot: 7405sf

312 CHURCH AVE..... \$440,000

B: Frank Cosenza & Dawn Beauchamp
S: Stephanie Foster
Vol/Page: 10489/303, Date: 05/09/24
Mtg: Guild Mortgage Co \$402,930
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$407,500 (03/23)

35 COUNTRY CLUB DR..... \$400,000

B: Natalia C Lara
S: Elizabeth W Tindal
Vol/Page: 10490/189, Date: 05/10/24
Mtg: Movement Mtg LLC \$392,755
Use: 2 Bdrm Ranch, Lot: 4792sf
Prior Sale: \$215,000 (02/19)

61 DEER RUN XING U:61..... \$677,000

B: Peter M Kennelly & Candace A Saugy
S: Stonebridge Crossing Dev
Vol/Page: 10490/234, Date: 05/10/24
Mtg: Eastern Bank \$377,000
Type: Adj

Use: Possible New Construction

16 ELKLAND RD..... \$275,000

B: Brenda Walters Tr, Tr for Ming Mings Favorites Relt
S: Wayne T Doodson
Vol/Page: 10488/64, Date: 05/06/24
Use: 3 Bdrm Ranch, Lot: 12197sf

25 FOXCROFT AVE..... \$273,000

B: Raymond D Scarpone Jr & Allison V Scarpone
S: Kevin P Trainor Ex, Tr for Mary V Trainor
Vol/Page: 10490/266, Date: 05/10/24
Mtg: Nations Direct Mtg \$245,700
Use: 3 Bdrm Ranch, Lot: 10019sf

153 GRAYSTONE ST..... \$520,153

B: Tyler F Cloutier
S: Natl Resi Nt Svcs Inc
Vol/Page: 10490/343, Date: 05/10/24
Mtg: Greenwood CU \$290,000
Type: Adj
Use: 3 Bdrm, Lot: 3485sf
Prior Sale: \$399,900 (05/22)

77 JOHNSON AVE..... \$426,000

B: Reuben Pacheco
S: Rihdr Inc
Vol/Page: 10488/293, Date: 05/07/24
Mtg: Cross Country Mtg Inc \$418,284
Use: 3 Bdrm Cape Cod, Lot: 6970sf

90 LANGLEY ST..... \$351,000

B: Alyssa Giusti
S: Regnaire Marcia A Est & Christine M Regnaire Ex
Vol/Page: 10488/73, Date: 05/06/24
Mtg: Fall River Five Cents \$333,450
Use: 3 Bdrm Ranch, Lot: 7841sf

155 LEWISTON ST..... \$360,000

B: Celtic Roman Grp LLC
S: Lucy O Iovino & Linda Bonn Ex
Vol/Page: 10488/99, Date: 05/06/24
Use: 3 Bdrm Ranch, Lot: 10454sf

62 LONGFELLOW DR..... \$400,000

B: Garrett Grenier
S: Longfellow Prop LLC
Vol/Page: 10488/151, Date: 05/07/24
Mtg: Stephen Grenier \$375,000
Use: 3 Bdrm Ranch, Lot: 7405sf

319 LONGMEADOW AVE..... \$455,000

B: Leeann Miller
S: Martini Hldg LLC
Vol/Page: 10491/34, Date: 05/10/24
Mtg: Cross Country Mtg Inc \$446,758
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$260,000 (09/23)

225 MAIN CHANNEL U:1..... \$649,900

B: Stephanie Barak & Alan Barak
S: Caroline B Lyons Tr, Tr for Ann L Brawner Ft
Vol/Page: 10488/183, Date: 05/07/24
Mtg: Originpoint \$487,425
Use: 3 Bdrm Condo

351 NEW LONDON AVE U:501..... \$302,000

B: Marina C Dasilva
S: Lester A Shulman & Angela M Shulman
Vol/Page: 10489/96, Date: 05/08/24
Mtg: Newfi Lending \$223,480
Use: 2 Bdrm Condo

87 NORTH ST..... \$530,000

B: Keo Khong & Naranny Yin
S: Donald Aldridge & Gail Aldridge
Vol/Page: 10488/167, Date: 05/07/24
Mtg: HarborOne Mortgage \$414,400
Use: 4 Bdrm Raised Ranch, Lot: 20473sf
Prior Sale: \$75,000 (05/15)

4204 POST RD..... \$430,000

B: Christopher Bouchard & Rasheda Palmer
S: Smith Nathaniel T Est & Karen T Hazzard Smith
Vol/Page: 10490/171, Date: 05/10/24
Mtg: Washington Tr Co \$344,000
Use: 3 Bdrm Colonial, Lot: 20038sf

4237 POST RD..... \$415,000

B: Rocco Gesualdi
S: Ez Street LLC
Vol/Page: 10488/123, Date: 05/06/24
Use: 1 Bdrm Bngl/cottage, Lot: 8276sf

190 S COBBLE HILL RD..... \$401,000

B: Julian Rity Grp LLC
S: Ellen J Nagle
Vol/Page: 10490/152, Date: 05/10/24
Use: 3 Bdrm Colonial, Lot: 16988sf
Prior Sale: \$10,029 (07/23)

51 TERRACE AVE..... \$284,000

B: Salbart Ri LLC
S: Driven Rity LLC
Vol/Page: 10488/277, Date: 05/07/24
Use: 2 Bdrm Cottage, Lot: 10890sf
Prior Sale: \$248,000 (04/24)

81 TICONDEROGA DR..... \$485,000

B: Hawk Prop LLC
S: Ronald A Quaranto & Lynn E Quaranto
Vol/Page: 10490/217, Date: 05/10/24
Use: 4 Bdrm Colonial, Lot: 8712sf

730 WARWICK AVE..... \$350,000

B: Michelle Desantis & Scott Collard
S: Tania A Alexander Tr, Tr for Norigian Ft
Vol/Page: 10488/288, Date: 05/07/24
Use: Commercial Building, Lot: 6534sf

► FORECLOSURE DEEDS**87 ELMBROOK DR..... \$250,000**

B: Ri Prop Wire LLC
S: Citizens Bank Na
Vol/Page: 10489/274, Date: 05/09/24
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$6,399 (07/23)

► MORTGAGES**34 ANOKA RD..... \$25,000**

Michael A Galligan+ from Washington Tr Co

134 BYRON BLVD..... \$75,000

Ronald L Anderson+ from Coastal One CU

195 BYRON BLVD..... \$200,000

Joseph L Casinelli 2nd+ from Coastal One CU

934 CEDAR SWAMP RD..... \$100,000

Robert W Fitzsimmons+ from Citizens Bank

355 CHURCH AVE..... \$138,000

Emilia Invest LLC from Mico Holdings LLC

110 CLINTON AVE..... \$100,000

Joshua E Mancini from Citizens Bank

50 COTTAGE GROVE AVE..... \$76,000

Anna Price+ from Amerisave Mtg Corp

87 COTTAGE GROVE AVE..... \$25,000

Scott E Zablocki from Citizens Bank

35 COUNTRY CLUB DR..... \$15,000

Natalia C Lara from RI Hsg & Mtg Fin Corp

93 DEXTERDALE DR..... \$15,500

Phillip Hannafin+ from Figure Lending LLC

100 DIAMOND HILL RD..... \$44,000

Hans Braica from Nautical Hldg

415 DIAMOND HILL RD..... \$100,000

David S Plamondon+ from Coastal One CU

41 DUDLEY AVE.....	\$10,777
Steve J Mary+ from USA HUD	
141 EASTGATE DR	\$230,000
Jason Lourenco+ from EMM Loans LLC	
175 EDGEHILL RD	\$195,500
Ericka A Franzen+ from Navigant Credit Union	
2198 ELMWOOD AVE.....	\$270,000
Thomas P Nolan+ from Carrington Mtg Svcs	
3 FORD LN	\$600,000
Elmwood Rity LLC from Andrew Wilkes	
7 FRIAR TUCK RD.....	\$50,000
Laurenn Morton from BankNewport	
38 GAGE ST	\$292,500
Donna L Boss from Newrez LLC	
213 GEORGE ST.....	\$45,000
Alyssa Darosa from Bank of America NA	
41 GLEN MEADOWS CT.....	\$35,000
Nicole D Hersey-Bertram+ from Washington Tr Co	
20 HALLMARK DR.....	\$188,000
Ralph O Cuculo+ from Beeline Loans Inc	
43 HAMPTON AVE.....	\$300,000
Joseph & Toni Sepe Lt+ from Coastal One CU	
19 HILARY ST	\$30,000
Thomas J Lindquist+ from Navigant Credit Union	
118 HOMELAND AVE.....	\$278,591
Jessie Withee from Freedom Mortgage Corp	
221 JEFFERSON BLVD	\$224,500
Aat Re LLC from US Small Business	
90 LANGLEY ST	\$15,000
Alyssa Giusti from RI Hsg & Mtg Fin Corp	
98 LONGMEADOW AVE.....	\$285,000
Christopher Rogue from United Trust Bank	
146 MANOLLA AVE.....	\$36,000
Matthew J Bernard+ from RI Credit Union	
315 MANOLLA AVE.....	\$1,850
James E Braga from USA HUD	
283 MILTON RD.....	\$235,000
Dimostienis Kotsiopoulos from Cross Country Mtg In	
59 MORRIS ST.....	\$75,000
Judith A Lopez from Washington Tr Co	
141 NATICK AVE	\$250,000
Gerald J Romelczyk+ from Greenwood CU	
119 PHEASANT AVE.....	\$110,000
Margaret M Hermann from Citizens Bank	
1268 POST RD.....	\$134,000
1268 Post Rd LLC from Bay Colony Dev Corp	
5804 POST RD U:4	\$300,000
Matthew Saint Ours from Rge Prop	
102 SEA VIEW DR	\$70,000
Catherine A Kelly+ from Rocket Mortgage LLC	
154 SHAMROCK DR	\$11,000
Kenneth W Waters+ from Navy FCU	
69 SHATTOCK AVE.....	\$30,000
Wendy A Brown from Navigant Credit Union	
300 SHAWOMET AVE.....	\$98,200
Robert W Christie+ from US Small Business	
193 SLEEPY HOLLOW FARM RD.....	\$420,000
Kenneth Parks+ from Rocket Mortgage LLC	
167 SUBURBAN PKWY.....	\$55,205
Theodore Howard from BankNewport	
55 UNION AVE	\$80,000
Dawn M Cardullo from TD Bank NA	
336 W SHORE RD.....	\$40,000
Pablo J Mijares from Coastal One CU	
3232 W SHORE RD.....	\$89,300
Ehisumwen E Ogbebor Jr+ from US Small Business	

3524 W SHORE RD U:214	\$100,000
Patricia A Roe from John R Roe	
1029 WARWICK NECK AVE	\$100,000
Paul C Pusateri+ from Coastal One CU	
268 WASHINGTON ST.....	\$345,950
Benjamin Branchaud+ from Cardinal Fncl Co LP	
271 WELFARE AVE.....	\$5,421
Stephent T Bracewell from USA HUD	
51 WESTFIELD RD.....	\$275,000
L&t Prop LLC from Mlp Invest Grp	

WEST GREENWICH

TOWN CLERK:KELLY LAIHO
280 Victory Highway, West Greenwich, RI, 02817
Phone:401-392-3800

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	3
Median Price	\$562,500	\$367,000

► MORTGAGES

65 ARTHUR RICHMOND RD.....	\$348,000
Jamie E Lyons-Dawkins+ from Guaranteed Rate Inc	
10 WAMPANAUG TRL.....	\$100,000
Scott A James+ from RI Credit Union	

WEST WARWICK

TOWN CLERK:SARAH RAPOSE
1170 Main St, West Warwick, RI, 02893
Phone:401-822-9201

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	42
Median Price	\$325,000	\$337,500

► REAL ESTATE SALES

650 E GREENWICH AVE.....	\$31,000
B: Karen L Pelletier	
S: Ralph A Solomonese	
Doc#: 000002489-1534, Date: 05/13/24	
14 JAMES P MURPHY IND HWY.....	\$13,250,000
B: Minal Inc	
S: Warwick Hotel Partners LL	
Doc#: 000002489-1519, Date: 05/10/24	
Use: Commercial Building, Lot: 191224sf	
Prior Sale: \$7,370,000 (10/21)	
1518 MAIN ST	\$470,000
B: Glenn Davgin & Sara P Davgin	
S: Brittany Rovedo	
Doc#: 000002489-1542, Date: 05/13/24	
Mtg: BankNewport \$376,000	
Use: 2-Family Two Family, Lot: 7514sf	
Prior Sale: \$334,000 (07/21)	
19 PENTA ST	\$400,000
B: Ralista M Miller	
S: Anthony M Petrarca	
Doc#: 000002489-1493, Date: 05/09/24	
Mtg: Centreville Bank \$395,000	
Use: 2-Family Duplex, Lot: 5624sf	
805 PROVIDENCE ST.....	\$450,000
B: Joshua Reyes & Abigail Reyes	
S: Mario G Dimartino Tr, Tr for Mario G Dimartino RET	
Doc#: 000002489-1562, Date: 05/14/24	
Mtg: Stonewater Mtg Corp \$441,849	
Use: 2-Family Duplex, Lot: 6887sf	

59 ROYAL DR.....	\$415,000
B: Francine Lepizzera & Taylor Manfredo	
S: Henault Stephen J Est & Dennis G Henault	
Doc#: 000002489-1498, Date: 05/09/24	
Mtg: Primary Residentl Mtg \$315,000	
Use: 3 Bdrm Raised Ranch, Lot: 10123sf	
39 W WARWICK AVE.....	\$366,000
B: Christopher Fife & Nany Fife	
S: Peter M Gursky & Robin L Gursky	
Doc#: 000002489-1511, Date: 05/10/24	
Mtg: Primary Residentl Mtg \$346,357	
Use: 2 Bdrm Colonial, Lot: 9104sf	
20 WOODBINE ST	\$335,000
B: Machaela S Perry	
S: Bianca Ranieri & Elizabeth Lopez	
Doc#: 000002489-1515, Date: 05/10/24	
Mtg: CMG Mortgage Inc \$326,693	
Use: 3 Bdrm Colonial, Lot: 12001sf	
Prior Sale: \$180,000 (05/19)	
► MORTGAGES	
43 CRESTWOOD DR	\$60,000
David Bonnaeu+ from Centreville Bank	
87 CURSON ST	\$62,000
Michael J Shannon+ from Spring EQ LLC	
35 GLEN DR.....	\$92,900
Christopher H Decoteau+ from Bank of America NA	
14 JAMES P MURPHY IND RD	\$7,750,000
Minal Inc from Warwick Hotel Partner	
24 LEDGEMONT CT	\$100,000
Michele C Wilson from Navigant Credit Union	
4 OAK ST.....	\$60,000
Kathleen E Benard+ from Citizens Bank	
19 PENTA ST	\$1,734
Ralitsa M Miller from Centreville Bank	
94 PROVIDENCE ST.....	\$16,930
Juana Ramos+ from USA HUD	
805 PROVIDENCE ST.....	\$441,849
Joshua Reyes+ from Stonewater Mtg Corp	
10 SAINT MARY ST	\$60,000
Elmwood Realty LLC from Andrew Wilkes	
83 SCENIC DR U:83.....	\$43,000
Jane M Stewart from Citizens Bank	
117 SETIAN LN	\$120,000
Richard W Botelho Jr+ from Coastal One CU	
27 SPRUCE CT.....	\$75,000
Lee Sohn+ from Cranston Municipal CU	
9 TOWER RD.....	\$35,000
Keith A Wilbur+ from Navigant Credit Union	
39 W WARWICK AVE.....	\$15,000
Nancy Fife+ from RI Hsg & Mtg Fin Corp	
47 WINTHROP AVE.....	\$122,888
Jeffrey R Guyette+ from Discover Bank	
20 WOODBINE ST.....	\$15,000
Machaela S Perry from RI Hsg & Mtg Fin Corp	

NEWPORT COUNTY

JAMESTOWN

TOWN CLERK:ROBERTA J. FAGAN

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	5
Median Price	\$872,500	\$950,000

► REAL ESTATE SALES

60 COLE ST..... \$1,090,000

B: Nicholas G Abood & Laura C Vitale
S: Victoria H Corey Tr, Tr for Marye Yates F Jones T
Vol/Page: 1049/33, Date: 05/08/24
Use: 4 Bdrm Cape Cod, Lot: 13068sf
Prior Sale: \$1,090,000 (05/23)

44 GARBOARD ST..... \$748,500

B: Haley A Rotondo
S: Dara L Chadwick & John S Chadwick 3rd
Vol/Page: 1049/55, Date: 05/10/24
Mtg: Maureen F Rotondo T \$500,000
Use: 3 Bdrm Colonial, Lot: 7200sf

► MORTGAGES

105 BOW ST..... \$160,000

Jillian Lemke+ from BankNewport

114 HAMILTON AVE..... \$90,000

Richard J Weigel+ from BankNewport

82 MOUNT HOPE AVE..... \$1,300

Helen Davis from Church Comm Hsg Corp

161 SEASIDE DR..... \$200,000

Nita J Shah+ from BankNewport

96 STEAMBOAT ST..... \$152,000

Kenneth A Schadegg+ from BankNewport

NO STREET GIVEN..... \$344,200

Lynn Martineau+ from US Small Business

LITTLE COMPTON

TOWN CLERK:CAROL A WORDELL

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	7
Median Price	\$600,000	\$674,900

► MORTGAGES

187 COLEBROOK RD..... \$50,000

Amie L Kesson-Chase+ from BankNewport

MIDDLETOWN

TOWN CLERK:WENDY J. W. MARSHALL

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	20
Median Price	\$700,000	\$682,500

► REAL ESTATE SALES

11 BARTON LN..... \$599,000

B: Louise E Rick
S: Keckler George R Est & Kimberly A Keckler
Vol/Page: 1829/94, Date: 05/10/24
Use: 3 Bdrm Raised Ranch, Lot: 20038sf

80 RENFREW AVE..... \$250,000

B: Charles S Jestings 3rd
S: Annette G Bryant
Vol/Page: 1829/14, Date: 05/08/24
Use: 3 Bdrm Ranch, Lot: 6970sf

2 SIMMONS TER..... \$754,000

B: Nancy F Hope & John F Hope
S: Annette F Barcus
Vol/Page: 1829/71, Date: 05/10/24
Use: 3 Bdrm Ranch, Lot: 9583sf

► MORTGAGES

51 ALLSTON AVE..... \$925,000

Charles J Kozubal+ from Centreville Bank

93 AMESBURY CIR..... \$40,000

Phillip A Douglass+ from Navy FCU

11 CASEY DR..... \$724,500

David Jenkins+ from Longbridge Financial

11 CASEY DR..... \$724,500

David Jenkins+ from USA HUD

98 ELLERY AVE..... \$1,570,858

Alexander J Catchpole+ from Washington Tr Co

750 INDIAN AVE..... \$278,700

Tyler B Laundon+ from Citizens Bank

80 RENFREW AVE..... \$375,000

Charles S Jestings 3rd+ from Homebridge Financial

167 SEASCAPE AVE..... \$131,662

Jason Rives+ from TD Bank NA

NEWPORT

TOWN CLERK:LAURA C. SWISTAK

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	36
Median Price	\$980,000	\$844,500

► REAL ESTATE SALES

51 ANNANDALE RD U:1..... \$566,600

B: Tracy A Marrassini
S: Vindobona Annandale LLC
Vol/Page: 3194/202, Date: 05/08/24
Use: 3 Bdrm Condo
Prior Sale: \$321,000 (12/18)

111 KAY ST..... \$930,000

B: Wesley Prop & Hldg LLC
S: Louise E Rick
Vol/Page: 3195/14, Date: 05/10/24
Mtg: RFL7 LLC \$1,629,000
Use: 5 Bdrm Colonial, Lot: 5388sf

4 LONG LANE CT..... \$375,000

B: 4 Long Ln Ct LLC
S: David C Hanos Jr
Vol/Page: 3195/1, Date: 05/09/24
Mtg: David C Hanos Jr \$370,000
Use: Commercial Building, Lot: 7379sf
Prior Sale: \$200,000 (08/13)

25 MERTON RD..... \$695,000

B: Dean J Whalen & Alexandria H Whalen
S: Katherine J Dwyer Tr, Tr for Katherine J Dwyer Relt
Vol/Page: 3194/129, Date: 05/06/24
Mtg: Baycoast Mortgage Co \$486,500
Use: 3 Bdrm Cape Cod, Lot: 6251sf

► MORTGAGES

1 OAKWOOD TER U:2..... \$30,000

Brian M Donohue from GE Employees CU

133 VAN ZANDT AVE..... \$160,000

Teresa M Hanos from Citizens Bank

TIVERTON

TOWN CLERK:JOAN CHABOT

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	29
Median Price	\$425,865	\$455,000

► REAL ESTATE SALES

41 KENYON RD..... \$448,800

B: Jillian Schnelle
S: Jack Graver & Samantha Rollings
Vol/Page: 1987/299, Date: 05/08/24
Mtg: Northpointe Bank \$360,000
Use: 3 Bdrm Ranch, Lot: 6534sf
Prior Sale: \$246,000 (04/20)

33 LAKE AVE..... \$379,000

B: Steven D Romsey Tr, Tr for Sdr Realty Nt
S: Christopher M Brzoska & Debra Brzoska
Vol/Page: 1988/189, Date: 05/14/24
Use: 4 Bdrm Conventional, Lot: 5140sf
Prior Sale: \$189,000 (05/16)

184 LEGER LN..... \$885,000

B: Dominic M Bennett & Saryas Draey
S: Wc Homes Inc
Vol/Page: 1988/81, Date: 05/09/24
Mtg: First Federal Bank \$582,187
Use: Residential Open Land, Lot: 43560sf

23 WILLOW ST..... \$277,669

B: Andrew Wheeler
S: Alize G Gomes & Tyler P Gomes
Vol/Page: 1988/127, Date: 05/09/24
Mtg: NFM Inc \$222,135
Use: 1 Bdrm Cottage, Lot: 14593sf
Prior Sale: \$217,500 (08/21)

NO STREET GIVEN..... \$285,500

B: Steven E Pattie
S: Barbara Pelletier
Vol/Page: 1988/145, Date: 05/10/24

NO STREET GIVEN..... \$129,550

B: David C Davenport
S: Peter Kelly
Vol/Page: 1988/148, Date: 05/10/24

► MORTGAGES

27 COSTAS WAY..... \$95,000

Mason T Costa from St Anne's Credit Unio

17 ELDERBERRY LN..... \$182,000

Mchael J Hall+ from Bristol Cnty Svgs Bk

98 HAMBLY RD..... \$228,500

Joseph Matos from Baycoast Mortgage Co

122 HOLLY CIR..... \$140,000

Nicola M Smith from Citizens Bank

496 LAKE RD..... \$250,000

Erin Oden from Fall River Five Cents

1565 MAIN RD..... \$60,000

Diana Perdomo+ from BankNewport

133 MERRITT AVE..... \$381,498

Sarah E Howe Lt+ from United Wholesale Mtg

1 MOUNTAIN LAUREL LN..... \$125,000

Alan J Ducout+ from BankNewport

38 RIVERSIDE DR..... \$5,000

Barbara H Moran from Church Comm Hsg Corp

38 RIVERSIDE DR..... \$6,500

Barbara H Moran from Church Comm Hsg Corp

38 RIVERSIDE DR..... \$6,500

Barbara H Moran from Church Comm Hsg Corp

56 WOOD AVE..... \$40,000

John J Ferreira+ from St Anne's Credit Unio

PROVIDENCE COUNTY

BURRILLVILLE

TOWN CLERK:VICKI MARTIN

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	26
Median Price	\$334,750	\$365,000

► REAL ESTATE SALES

- 220 GEORGE EDDY RD..... \$64,041**
B: Iris M Hernandez
S: Woonsocket Neighborhood De
Vol/Page: 1329/292, Date: 05/13/24
Use: Residential Open Land, Lot: 12066sf
- 225 GEORGE EDDY RD..... \$64,041**
B: Janisse D Lee
S: Woonsocket Neighborhood De
Vol/Page: 1330/49, Date: 05/13/24
Mtg: Rural Housing Service \$167,000
Use: Residential Open Land, Lot: 12110sf
- 230 GEORGE EDDY RD..... \$68,541**
B: Aimee L Carter
S: Woonsocket Neighborhood De
Vol/Page: 1330/14, Date: 05/13/24
Mtg: Rural Housing Service \$199,400
Use: Residential Open Land, Lot: 12110sf
- 235 GEORGE EDDY RD..... \$64,041**
B: Michael W Scurka
S: Woonsocket Neighborhood De
Vol/Page: 1330/154, Date: 05/13/24
Mtg: Rural Housing Service \$202,450
Use: Residential Open Land, Lot: 12197sf
- 240 GEORGE EDDY RD..... \$64,041**
B: Briana E Gagnon
S: Woonsocket Neighborhood De
Vol/Page: 1330/84, Date: 05/13/24
Mtg: Rural Housing Service \$199,350
Use: Residential Open Land, Lot: 12197sf
- 245 GEORGE EDDY RD..... \$64,041**
B: Sofia Lopez
S: Woonsocket Neighborhood De
Vol/Page: 1329/256, Date: 05/13/24
Use: Residential Open Land, Lot: 12023sf
- 250 GEORGE EDDY RD..... \$64,041**
B: Dorothy J Moreau
S: Woonsocket Neighborhood De
Vol/Page: 1330/119, Date: 05/13/24
Mtg: Rural Housing Service \$173,500
Use: Residential Open Land, Lot: 12937sf
- 45 ROSS RD..... \$481,000**
B: Gregory J Madden & Kayla Madden
S: Mark G Wilkinson & Sharon E Wilkinson
Vol/Page: 1330/199, Date: 05/14/24
Mtg: New American Funding \$456,950
Use: 3 Bdrm Cape Cod, Lot: 123623sf

- 1345 VICTORY HWY..... \$390,000**
B: Frank S Malec
S: Alice A Schram
Vol/Page: 1329/219, Date: 05/10/24
Mtg: Navigant Credit Union \$264,000
Type: Adj
Use: 2 Bdrm Conventional, Lot: 30013sf
- 2192 VICTORY HWY..... \$325,000**
B: James J David & Noelle L Peters
S: Russell A Hopkins & Claudia Hopkins
Vol/Page: 1329/327, Date: 05/13/24
Mtg: T2 Financial LLC \$292,500
Use: 1 Bdrm Bngl/cottage, Lot: 64817sf
- 2285 VICTORY HWY..... \$340,000**
B: David A Queenan & Gail Ferland
S: Scenic Prop Solutions Inc
Vol/Page: 1329/126, Date: 05/07/24
Mtg: Guild Mortgage Co \$333,841
Use: 3 Bdrm Ranch, Lot: 15682sf
Prior Sale: \$220,000 (01/24)

► MORTGAGES

- 301 CAMP DIXIE RD..... \$7,013**
James C Lykas+ from USA HUD
- 426 CHAPEL ST..... \$310,000**
Jeffrey Lace from Briry LLC
- 5 CLUB LN..... \$59,900**
Michael A Bessette from US Small Business
- DOUGLAS PIKE..... \$325,000**
Brett Bessette+ from Paul R Antrop Trust
- 124 EAGLE PEAK RD..... \$25,472**
Zurianny Franco+ from USA HUD
- 220 GEORGE EDDY DR..... \$169,490**
Iris M Hernandez from Rural Housing Service
- 245 GEORGE EDDY DR..... \$162,031**
Sofia Lopez from Rural Housing Service
- 236 JEFFERSON RD U:236..... \$221,000**
Kathleen B Darmand from Rocket Mortgage LLC
- 5 PATRICIA AVE..... \$310,000**
Jeffrey Lace from Briry LLC
- 285 RESERVOIR RD..... \$100,000**
Kenneth S Cotnoir+ from Bank of America NA
- 30-32 SPRING LAKE RD..... \$9,062**
Daniel Taveras from USA HUD

CRANSTON

TOWN CLERK:TRACY A. NELSON

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	93
Median Price	\$367,000	\$405,000

► REAL ESTATE SALES

- 11 ANSTIS ST..... \$555,000**
B: Corinne Bonder & Robert B Braman Jr
S: Megan Podsaid
Vol/Page: 6784/210, Date: 05/07/24
Mtg: New American Funding \$527,250
Use: 3 Bdrm Bngl/cottage, Lot: 5249sf
Prior Sale: \$395,000 (12/21)

- 3 BEECKMAN AVE..... \$375,000**
B: Blanca M Giron Hernandez & Dalleyln E Giron Hernande
S: Pablo Ortiz & Eida Ortiz
Vol/Page: 6784/256, Date: 05/07/24
Mtg: Bayshore Mtg Funding \$295,075
Use: 3 Bdrm Ranch, Lot: 6320sf
Prior Sale: \$2,278 (09/17)
- 2 BROOKWOOD RD..... \$550,000**
B: Tethvisal Phan & Sopheak B Yin
S: A A & E Prop LLC
Vol/Page: 6785/54, Date: 05/09/24
- 16 CLIFF AVE..... \$270,000**
B: Mako LLC
S: Rozzero Beverly A Est & Antonia M Berger Ex
Vol/Page: 6785/2, Date: 05/08/24
Mtg: Cherine Spagnolo \$315,000
Use: 3 Bdrm Bngl/cottage, Lot: 6023sf
- 1536 CRANSTON ST U:852..... \$695,000**
B: Empress Estates LLC
S: R&j Leuropa Enterprises L
Vol/Page: 6784/296, Date: 05/08/24
Mtg: Blue Point Com Cap \$521,250
Use: Condo
- 1536 CRANSTON ST U:853..... \$695,000**
B: Empress Estates LLC
S: R&j Leuropa Enterprises L
Vol/Page: 6784/296, Date: 05/08/24
Mtg: Blue Point Com Cap \$521,250
Use: Condo
- 7 DARTMOUTH RD..... \$680,000**
B: Carl Ferrucci
S: A&m Prop LLC
Vol/Page: 6785/254, Date: 05/10/24
Use: 3 Bdrm Ranch, Lot: 10988sf
Prior Sale: \$550,000 (09/23)
- 127 E VIEW AVE..... \$370,000**
B: Freddy Sanchez-Deleon & Maria E Desanchez
S: Deborah A Tyler Tr, Tr for Marrapese Ft
Vol/Page: 6785/326, Date: 05/10/24
Mtg: Frank Dichiaro \$300,000
Use: 3 Bdrm Ranch, Lot: 9035sf
- 1579 ELMWOOD AVE..... \$425,000**
B: Carolina Rodriguez-Richar
S: Fort Prop LLC
Vol/Page: 6785/121, Date: 05/09/24
Mtg: NFM Lending \$403,750
Use: 2-Family Two Family, Lot: 11959sf
Prior Sale: \$150,000 (11/13)
- 1581 ELMWOOD AVE..... \$448,000**
B: Amalia Y Paula & Louis N Rodriguez
S: Fort Prop LLC
Vol/Page: 6784/236, Date: 05/07/24
Mtg: Primary Residentl Mtg \$439,885
Use: 2-Family Two Family, Lot: 4679sf
Prior Sale: \$150,000 (11/13)
- 60 FORSYTHIA LN..... \$370,000**
B: Seyheng Theng
S: Lawton June K Est & Kimberly A Rawson Ex
Vol/Page: 6783/273, Date: 05/06/24
Mtg: MLD Mortgage Inc \$333,000
Use: 3 Bdrm Ranch, Lot: 18043sf

103-105 GRAND AVE U:3463	\$325,000
B: Equity T Co	
S: James M Carpetis Tr, Tr for Thelma M Carpetis ReIt	
Vol/Page: 6784/90, Date: 05/06/24	
Use: Condo	
103-105 GRAND AVE U:742	\$325,000
B: Equity T Co	
S: James M Carpetis Tr, Tr for Thelma M Carpetis ReIt	
Vol/Page: 6784/90, Date: 05/06/24	
Use: Condo	
71 LAKE ST	\$205,000
B: Tims Roofing & Siding LLC	
S: Salley M Isaac	
Vol/Page: 6786/10, Date: 05/10/24	
Use: 2 Bdrm Ranch, Lot: 3200sf	
70 N CLARENDON ST	\$331,500
B: Miranda Hm & Prop LLC	
S: Herbert L Pettis Jr	
Vol/Page: 6786/7, Date: 05/10/24	
Use: 2 Bdrm Ranch, Lot: 5000sf	
96 PACKARD ST	\$230,000
B: Mjb Prop LLC	
S: Harold C Kaplan & William D Kaplan Ex	
Vol/Page: 6784/158, Date: 05/06/24	
Use: 3 Bdrm Cape Cod, Lot: 4150sf	
95 PIPPIN ST	\$433,400
B: John P Demorest Jr	
S: Pacesetter Prop LLC	
Vol/Page: 6784/108, Date: 05/06/24	
Mtg: Baycoast Mortgage Co \$390,000	
Use: 3 Bdrm Cape Cod, Lot: 5000sf	
Prior Sale: \$240,000 (07/23)	
78 ROGER WILLIAMS CIR	\$399,900
B: Timothy Maly & Pamela Shapiro	
S: Floodman Robert W Est & Stacey L Coscia	
Vol/Page: 6785/268, Date: 05/10/24	
Mtg: Washington Tr Co \$319,900	
Use: 2 Bdrm Cape Cod, Lot: 4300sf	
77-79 WHIPPLE AVE	\$375,000
B: Felix V Ricart Osorio	
S: Naly Chhan	
Vol/Page: 6785/250, Date: 05/10/24	
Use: 2-Family Two Family, Lot: 3400sf	

► **MORTGAGES**

561 7 MILE RD	\$67,000
Shelbe A Ring+ from US Small Business	
201 BATEMAN AVE	\$50,000
Heather Phothisane+ from Coastal One CU	
14 BRANDON RD	\$100,000
Nilson F Dasilva Jr from Coastal One CU	
26 BROOKWOOD RD	\$508,750
Tethvisal Phan+ from CMG Home Loans	
30 COMMERCIAL ST	\$220,000
Donald Wignall+ from Citizens Bank	
261 DORIC AVE	\$8,176
Juan Bautista from USA HUD	
27 FERNCREST AVE	\$300,000
Noel Sanchez from Providence Revol Fund	
47 FOX RIDGE DR	\$150,000
Brandon B Faneuf+ from Centreville Bank	
54 FREEDOM DR	\$150,000
Charlene Labbe-Reisch lrt+ from M Beth Arruda	
1 GRAY COACH LN U:105	\$267,000
Christopher Sonner Jr from Centreville Bank	
35 HILLTOP DR	\$7,558
Alexander Rosario+ from USA HUD	
29 INDIAN RD	\$35,000
Bryan C Harpin+ from Coastal One CU	

97 KEITH AVE	\$75,000
Gabriel J Danho+ from Navigant Credit Union	
90 KNOLLWOOD AVE	\$40,000
Nelson G Rico from Citizens Bank	
72 LINCOLN PARK AVE	\$198,000
Erika D Luceus+ from Coastal One CU	
25 ORCHARD DR	\$300,000
Antonio V Mariano from Navigant Credit Union	
78 OXFORD ST	\$89,000
Philip J Havey Jr+ from Coastal One CU	
2240 PHENIX AVE	\$245,000
Peter O Blais from Rocket Mortgage LLC	
95 PIPPIN ST	\$80,000
John P Demorest Jr from Pacesetter Prop	
133 PONTIAC AVE	\$59,000
Abalo G Nunez from Coastal One CU	
711 PONTIAC AVE	\$269,637
Ashlee M Acampora from Cardinal Fncl Co LP	
89 PRESTON DR	\$132,899
Kathleen Valero+ from Rocket Mortgage LLC	
55 ROSLYN AVE U:62	\$75,000
Victor Silva+ from Darrien Slaughter	
55 ROSLYN AVE U:63	\$75,000
Victor Silva+ from Darrien Slaughter	
109 SALEM AVE	\$43,500
Debra A Scaramuzzi Lt+ from Amerisave Mtg Corp	
195 SELMA ST	\$50,000
Tara M Watkins+ from Coastal One CU	
45 SYLVAN AVE	\$75,000
Corinne M Barber+ from Bank of Rhode Island	
30 VILLAGE AVE	\$17,700
William Condon+ from USA HUD	
66 WAYSIDE DR	\$110,000
James R Peters+ from Citizens Bank	
17 WILLIAMS WAY	\$156,000
Robin A Mangione from Rocket Mortgage LLC	

CUMBERLAND

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	63
Median Price	\$360,000	\$460,000

► **REAL ESTATE SALES**

20 CROSS RD	\$599,900
B: Jerry S Jerome & Ros C Dominic	
S: Miller Prop LLC	
Vol/Page: 1977/265, Date: 05/09/24	
Mtg: Primary Residentl Mtg \$479,920	
Use: Residential Open Land, Lot: 6534sf	
268 LEIGH RD	\$120,000
B: Labco Prop LLC	
S: Haleys LLC	
Vol/Page: 1977/216, Date: 05/09/24	
Mtg: Haleys Llc \$110,000	
Use: Residential Open Land, Lot: 17424sf	
Prior Sale: \$200,000 (05/21)	
TOWER HILL RD	\$225,000
B: Karin Fleming & Patrick Fleming	
S: Lorraine D Jarret	
Vol/Page: 1977/353, Date: 05/10/24	

► **MORTGAGES**

57 BALLOU ST	\$35,800
Antonios Pavlakos from Navigant Credit Union	

455 BRYANT ST	\$159,000
Ashley Ferreira+ from Coastal One CU	
3811 DIAMOND HILL RD	\$36,000
Laurie A Pina from Shoreham Bank	
12 EDDY ST	\$69,000
Anibal G Martins+ from Citizens Bank	
94 HAMILTON ST	\$200,000
Bisordi Ft+ from Citizens Bank	
10 LENOX ST	\$7,832
Cassandra Harris from USA HUD	
16 MAYFLOWER DR	\$91,800
Vladimir Torrico+ from US Small Business	
10 NICHOLAS DR	\$350,000
Arthur D Larson+ from Navy FCU	
14 OAKLEDGE RD	\$300,000
Robert R Ross Jr+ from Coastal One CU	
3 PASQUALE DR	\$50,000
Michael Rebelo+ from Navigant Credit Union	
12 RHODES ST	\$110,000
Diane M Gagne+ from BankESB	
253 RONALD AVE	\$61,500
Michelle R Oliver+ from Rockland Fed CU	
107 SCOTT RD	\$666,000
Kevin Fitzgerald+ from Bristol Cnty Svgs Bk	
58 STANLEY RD	\$18,984
Jessica Santos+ from USA HUD	
38 WEEKS ST	\$320,000
Steven M Holcomb+ from Citizens Bank	
10 WILLOW DR	\$85,000
Luis M Campos+ from Navigant Credit Union	
13 WOLLEN DR	\$80,000
Benjamin R Davis+ from Navigant Credit Union	

EAST PROVIDENCE

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	76
Median Price	\$355,000	\$399,950

► **REAL ESTATE SALES**

61 6TH ST	\$375,000
B: Walter Canavan	
S: Herculano M Martins & Ana P Martins	
Vol/Page: 4784/228, Date: 05/08/24	
Mtg: Cote Enterprises Llc \$85,000	
Use: 3 Bdrm Ranch, Lot: 4726sf	
3 BERGIN ST	\$469,000
B: Sarah A Mchugh	
S: Philip J Winslow & Katherine A Winslow	
Vol/Page: 4782/197, Date: 04/30/24	
Mtg: Baycoast Mortgage Co \$422,100	
Use: 2 Bdrm Bngl/cottage, Lot: 7841sf	
Prior Sale: \$205,000 (05/19)	
101 COMMERCIAL WAY U:3	\$500,000
B: L & E Prop LLC	
S: Engineered Speacilities In	
Vol/Page: 4784/267, Date: 05/08/24	
Mtg: Engineered Specialtie \$500,000	
Use: Industrial Condominium, Lot: 82328sf	
65 ELM AVE	\$505,000
B: Brian Hodess & Mary Hodess	
S: Rachel Shain & Cory Shain	
Vol/Page: 4783/49, Date: 04/30/24	
Use: 4 Bdrm Cape Cod, Lot: 6120sf	
Prior Sale: \$350,000 (05/20)	

66 GARDEN DR..... \$375,000
 B: Chelsea S Burham & Nicholas Burham 2nd
 S: Patricia A Poole & Mary Reis
 Vol/Page: 4782/236, Date: 04/30/24
 Use: 3 Bdrm Ranch, Lot: 8250sf

84 HOSPITAL RD \$320,000
 B: Nicholas Starfill & Stepanie Rogge
 S: Fairlawn Prop LLC
 Vol/Page: 4784/136, Date: 05/07/24
 Mtg: Mtg Equity Partners \$314,204
 Use: 2 Bdrm Bngl/cottage, Lot: 27155sf
 Prior Sale: \$125,000 (10/19)

23 LARCHWOOD DR..... \$425,000
 B: Kathleen G Ribeiro
 S: Karen L Brill Tr, Tr for Lanni Ft 1997
 Vol/Page: 4782/130, Date: 04/30/24
 Use: 3 Bdrm Ranch, Lot: 8311sf

26 MAYFLOWER ST \$315,000
 B: Cosmo Prop LLC
 S: Mary T Andrade
 Vol/Page: 4783/144, Date: 05/02/24
 Mtg: Seaview Realty Llc \$159,808
 Use: 3 Bdrm Bngl/cottage, Lot: 9653sf

61-63 N BROADWAY..... \$545,000
 B: Phillip Yi
 S: Elizabeth M Roy & James P Cellini
 Vol/Page: 4783/254, Date: 05/06/24
 Mtg: Cross Country Mtg Inc \$517,750
 Use: 2-Family Two Family, Lot: 10672sf
 Prior Sale: \$375,000 (01/21)

600 N BROADWAY U:1E..... \$278,500
 B: Jeffrey Shuhaiber & Lilif Garibyan
 S: Causeway LLC
 Vol/Page: 4784/41, Date: 05/06/24
 Use: 2 Bdrm Condo

600 N BROADWAY U:3E..... \$285,000
 B: Armenag Antranigian
 S: Causeway LLC
 Vol/Page: 4784/47, Date: 05/06/24
 Use: 2 Bdrm Condo

11 NIMITZ RD \$240,000
 B: Maria J Casimiro
 S: Antonio L Casimiro
 Vol/Page: 4783/74, Date: 05/01/24
 Mtg: Antonio L Casimiro \$50,000
 Use: 3 Bdrm Cape Cod, Lot: 5179sf

48 OAK AVE \$370,000
 B: Jacob P Reilly & Angelina M Lacarubba
 S: Deborah A Tupaj
 Vol/Page: 4784/179, Date: 05/07/24
 Mtg: Movement Mtg LLC \$351,037
 Use: 3 Bdrm Conventional, Lot: 7200sf
 Prior Sale: \$195,000 (07/16)

1001 PAWTUCKET AVE..... \$350,000
 B: Adi Avraham
 S: Frances Lanoue Tr, Tr for Jane C Siniscalchi Lt
 Vol/Page: 4783/102, Date: 05/01/24
 Mtg: Ofer Abraham \$300,000
 Use: 3 Bdrm Ranch, Lot: 9361sf

106 PROVIDENCE AVE \$310,000
 B: Jennifer Smith & Alan Smith
 S: William J Almeida Jr
 Vol/Page: 4784/283, Date: 05/09/24
 Mtg: New American Funding \$260,632
 Use: 3 Bdrm Conventional, Lot: 5001sf
 Prior Sale: \$100,000 (09/10)

89 RICE AVE \$420,000
 B: Shirley Livesey & Michele Guadalupe
 S: Helena Domingues
 Vol/Page: 4782/162, Date: 04/30/24
 Use: 3 Bdrm Ranch, Lot: 9374sf

52 SMITH ST..... \$435,000
 B: Kristen Abatecola
 S: Joseph L Almeida
 Vol/Page: 4783/59, Date: 05/01/24
 Mtg: Mtg Equity Partners \$75,000
 Use: 3 Bdrm Conventional, Lot: 5001sf

73-75 WASHBURN AVE \$650,000
 B: Douglas J Richards
 S: Stephen D Cirelli
 Vol/Page: 4784/84, Date: 05/06/24
 Mtg: Mcilvene Lt \$300,000
 Use: 3-Family Mlti-unt Blg, Lot: 10001sf
 Prior Sale: \$175,000 (04/16)

740 WILLETT AVE..... \$275,000
 B: Paige O Smith
 S: David M Silveira
 Vol/Page: 4783/229, Date: 05/06/24
 Mtg: Bristol Cnty Svgs Bk \$220,000
 Use: 2-Family Two Family, Lot: 4935sf

► FORECLOSURE DEEDS

25 BOYDEN BLVD..... \$306,000
 B: Mako Enterprises LLC
 S: Austin L Chrisman
 Vol/Page: 4785/14, Date: 05/10/24
 Use: 3 Bdrm Ranch, Lot: 9500sf
 Prior Sale: \$247,900 (06/19)

► MORTGAGES

166 BECKER AVE..... \$50,000
 Donald L Anderson from Navy FCU

25 BOYDEN BLVD..... \$341,000
 Mako LLC from Skye Blue IRT

44 BURTON AVE \$110,800
 David Benedetti from US Small Business

80 CAMPBELL AVE \$25,000
 Celia M Resendes from Navigant Credit Union

122 CAMPBELL AVE \$11,160
 Tina M Souza+ from Dawn Hill Home For

62 FERNCREST DR..... \$246,000
 Marilyn Perry from Rocket Mortgage LLC

170 FORBES ST \$15,321
 Joann D Santie from East Providence City

162 HAMILTON ST \$25,000
 Elizabeth J Almeida+ from Shoreham Bank

33 HARTFORD AVE..... \$35,500
 Cynthia Walters+ from CMG Mortgage Inc

99 HILTON AVE..... \$3,200
 Mary A Lund from East Providence City

71 HOLLAND AVE..... \$137,000
 Marc Ricard from City Of Boston CU

10-12 INGLEWOOD RD..... \$18,000
 Arlene Sena from Citizens Bank

65 IRVING AVE..... \$3,830
 Richard C Blade from East Providence City

36 JEFFERSON AVE \$75,000
 Korey Courmoyer from Signature FCU

24 LOTTIE DR \$82,000
 Bernard R Berthiaume+ from Citizens Bank

346 N BROADWAY \$11,075
 Robby Grafals+ from East Providence City

48 OAK AVE \$15,000
 Angelina M Lacarubba+ from RI Hsg & Mtg Fin Corp

105 PARK DR..... \$12,000
 Noah M Kollett from Federal Credit Union

27 PLUM RD \$20,000
 Linda F Peterson from Citizens Bank

246-248 ROGER WILLIAMS AVE..... \$49,000
 Benatty E Assuncao from Coastal One CU

1089 S BROADWAY \$50,000
 Belmira B Barros+ from LoanDepot.Com

12 SHORT ST \$29,845
 Audrey Wasserman from East Providence City

43 VINE ST \$241,859
 Michael E Smith from Freedom Mortgage Corp

168 WATERMAN AVE..... \$487,500
 168 Waterman Ave LLC from BankNewport

682 WILLETT AVE..... \$100,000
 Shannon Koemm+ from BankNewport

114-116 WORCESTER AVE..... \$80,000
 Virginio C Soares from Coastal One CU

FOSTER

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	\$545,000	\$470,000

► MORTGAGES

31 ANTHONY RD \$100,000
 Colleen M Hey+ from Navigant Credit Union

10 BURGESS RD..... \$146,000
 David Regoli+ from Citizens Bank

6 WETHERBEE RD \$85,000
 Hohler RET+ from Navigant Credit Union

GLOCESTER

TOWN CLERK:JEAN M FECTEAU
 PO Box B, Chepachet, RI, 02814
 Phone:401-568-6206

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	20
Median Price	\$400,467	\$417,500

► MORTGAGES

44 FRANCIS RD \$178,600
 Paul J Deschenes+ from Citizens Bank

HARTFORD PIKE..... \$220,000
 Lace Building LLC from Roger Malouin

HARTFORD PIKE..... \$220,000
 Lace Building LLC from Roger Malouin

218 PARIS IRONS RD..... \$70,000
 Keith Turbitt+ from Rocket Mortgage LLC

26 RESERVOIR RD..... \$17,358
 Wayne R Portter from USA HUD

96 STONE DAM RD \$60,000
 Kristopher Knowlton from Coastal One CU

JOHNSTON

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	48
Median Price	\$350,000	\$397,450

► REAL ESTATE SALES

- 16 CLINTON ST..... \$335,000**
B: G&N Real State LLC
S: James R Shaw Tr, Tr for James R Shaw RET
Vol/Page: 3236/135, Date: 05/10/24
Use: 2 Bdrm Cape Cod, Lot: 6970sf
- 47 DEAN AVE..... \$370,800**
B: Ana M Beard
S: Lauren Hawkins
Vol/Page: 3236/216, Date: 05/13/24
Use: 3 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: \$166,500 (07/16)
- 25 GEORGE WATERMAN RD..... \$410,000**
B: Renic Franklin & Aura O Bernardino
S: John D Aldrich & Tanya J Petrone
Vol/Page: 3236/192, Date: 05/13/24
Use: 3 Bdrm Bngl/cottage, Lot: 7841sf
Prior Sale: \$294,900 (04/21)
- 47 MORGAN AVE U:29 \$294,000**
B: Hasan A Iqbal
S: Michael Eaton
Vol/Page: 3236/93, Date: 05/09/24
Mtg: United Wholesale Mtg \$269,000
Use: 2 Bdrm Condo
Prior Sale: \$230,000 (10/21)
- MYRTLE AVE \$250,000**
B: Vel-Tree Property LLC
S: James P Tavares Const Inc
Vol/Page: 3236/44, Date: 05/08/24
- MYRTLE AVE \$250,000**
B: Vel-Tree Property LLC
S: James P Tavares Const Inc
Vol/Page: 3236/44, Date: 05/08/24
- 55 ORCHARD AVE \$775,000**
B: Mainor Aldana & Olga M Aldana
S: Cairo Builders LLC
Vol/Page: 3236/75, Date: 05/08/24
- 64 ORCHARD AVE \$195,000**
B: Lanmar Corp
S: Cavanagh Family Lp
Vol/Page: 3236/85, Date: 05/09/24
- 16 S WILLIAMS ST \$380,000**
B: Naly Chhan & Annie Rong
S: Melanie Marchetti
Vol/Page: 3236/161, Date: 05/10/24
Mtg: Fairway Ind Mtg \$304,000
Use: 2 Bdrm Ranch, Lot: 4792sf
Prior Sale: \$265,000 (11/23)
- 100 SCITUATE AVE \$376,000**
B: Thomas Anderson & Allison J Shaw
S: Emily R Tetreault
Vol/Page: 3236/56, Date: 05/08/24
Mtg: Washington Tr Co \$206,800
Use: 2 Bdrm Ranch, Lot: 23522sf
Prior Sale: \$159,000 (05/14)
- 6 TARRAGON DR \$712,500**
B: Brendan J Croce & Riley Stcyr
S: Jason J Muccio & Aura P Muccio
Vol/Page: 3236/145, Date: 05/10/24
Mtg: NFM Inc \$627,000
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$390,000 (12/16)

► MORTGAGES

- CENTRAL AVE..... \$340,000**
Meadow Lands Invs LLC from Tetrault RE Investmnt
- CENTRAL AVE..... \$340,000**
Meadow Lands Invs LLC from Tetrault RE Investmnt
- 6 DEXTER ST \$102,000**
Ryan Andrews from Spring EQ LLC
- 25 GEORGE WATERMAN ST \$354,598**
Renic Franklin+ from CMG Mortgage Inc
- 4 HEYWOOD LN \$163,739**
Rafael Martinez+ from Guaranteed Rate Affin
- 7 LINWOOD DR \$50,000**
Ruggiero G Cozzo from Spring EQ LLC
- 11 MAPLE AVE \$177,553**
Robert J Card from Reliance First Cap
- 3 MASCO DR \$138,200**
Federico Maiorano+ from US Small Business
- 7 N LOXLEY DR \$67,700**
Melissa Bautista+ from US Small Business
- 44 ORCHARD ST \$85,000**
Roberto C Torres+ from Washington Tr Co
- 11 SHORE DR..... \$31,362**
Adam J Tivnan from USA HUD

LINCOLN

TOWN CLERK:LILLIAN SILVA
100 Old River Rd, Lincoln, RI, 02865
Phone:401-333-8453

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	31
Median Price	\$427,500	\$480,000

► REAL ESTATE SALES

- 1861 OLD LOUISQUISSET PIKE \$450,000**
B: Matthew C Rado & Jennifer L Rado
S: Anthony M Rado & Christine Rado
Vol/Page: 2525/352, Date: 05/10/24
Mtg: Anthony M Rado \$150,000
Use: Residential Open Land, Lot: 224726sf
- 107 OLD RIVER RD U:135 \$429,900**
B: Dorothy J Fahey Tr, Tr for D Janet Fahey Lt
S: Old River Rd Dev LLC
Vol/Page: 2525/387, Date: 05/13/24
Use: Condo
- 2 SCHOOL ST \$310,000**
B: Lauren M Criscione
S: Lois B Abrams
Vol/Page: 2525/280, Date: 05/08/24
- 61 SCHOOL ST \$310,000**
B: Joseph R Zambito Jr
S: Brady R Odonnell & Alexandra M Odonnell
Vol/Page: 2525/354, Date: 05/13/24
Use: 2fam-5fam Residence, Lot: 13591sf
Prior Sale: \$2,721 (08/20)
- 83 UNION ST \$370,000**
B: Francis Odonnell & Kimberly B Odonnell
S: Dina Dumezil
Vol/Page: 2525/368, Date: 05/13/24
Mtg: Bank of England Mtg \$357,651
Use: 3 Bdrm Conventional, Lot: 5706sf
Prior Sale: \$205,000 (08/16)
- MORTGAGES**
- 24 DUCARL DR \$400,000**
Jhonny Leyva+ from HarborOne Bank
- 19 GREAT MEADOWS LN..... \$100,000**
Robert H Turner Jr+ from Navigant Credit Union
- 208 RAILROAD ST \$20,000**
Wade Palazini from Navigant Credit Union

- 2 SCHOOL ST U:305 \$240,000**
Lauren M Criscione from Citizens Bank
- 61 SCHOOL ST U:1 \$225,400**
Beau J Jacquard+ from CMG Mortgage Inc
- 79 WILBUR RD \$155,000**
Seth G Garthee+ from Ocean State CU

NORTH PROVIDENCE

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	32
Median Price	\$340,000	\$405,000

► REAL ESTATE SALES

- 26 CENTREDALE AVE..... \$340,000**
B: Evan Saint Pierre & Catherine Comfort
S: Lucy Marchetti
Vol/Page: 3782/152, Date: 05/02/24
Mtg: Movement Mtg LLC \$333,841
Use: 3 Bdrm Ranch, Lot: 3659sf
Prior Sale: \$82,425 (07/12)
- 42 FISHER ST \$400,000**
B: Alejandra D Paz
S: Tohib A Giwa
Vol/Page: 3782/301, Date: 05/03/24
Mtg: Total Mtg Svcs \$392,755
Use: 4 Bdrm Ranch, Lot: 5881sf
Prior Sale: \$178,000 (10/16)
- 2 GEMELLI DR \$695,000**
B: Jamesetta Gbaba & Etta Gbaba
S: Kenneth J Marandola Sr
Vol/Page: 3781/316, Date: 05/01/24
Mtg: United Wholesale Mtg \$682,411
Use: 4 Bdrm Cape Cod, Lot: 17032sf
- 12 HASLAM ST \$395,000**
B: Josue Gonzalez & Kyra Gonzalez
S: Jonathan A Gamez & Monica P Gamez-Garcia
Vol/Page: 3781/295, Date: 05/01/24
Mtg: Semper Home Loans \$387,845
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$305,000 (09/21)
- 2160 MINERAL SPRING AVE U:11..... \$195,000**
B: Richard Antonio
S: John E Conca
Vol/Page: 3782/216, Date: 05/03/24
Use: Condo
- 2204 MINERAL SPRING AVE \$550,000**
B: Nova Prop LLC
S: Tri Cnty Cmty Action Agen
Vol/Page: 3782/274, Date: 05/03/24
Mtg: Navigant Credit Union \$314,228
Use: Other Exempt, Lot: 34107sf
- 107 OVERLOOK CIR U:D \$349,900**
B: Julie A Drainville
S: Spirito Andrew J Est & Christopher J Spirito Ex
Vol/Page: 3782/71, Date: 05/02/24
Mtg: Movement Mtg LLC \$279,920
Use: 2 Bdrm Condo
- 300 SMITHFIELD RD \$279,900**
B: Regina Smith
S: Stephanie Corsetti Tr, Tr for Moran Corsetti Family RET
Vol/Page: 3783/297, Date: 05/10/24
- 300 SMITHFIELD RD U:25-3..... \$178,500**
B: Peyton R Judge
S: David R Isherwood
Vol/Page: 3781/345, Date: 05/02/24
Use: Condo

300 SMITHFIELD RD U:7-4	\$215,000
B: Matthew A Farren S: Stephanie Corsetti Tr, Tr for Moran Corsetti Family RET Vol/Page: 3783/223, Date: 05/10/24 Mtg: LoanDepot.Com \$189,000 Use: Condo	
72 THELMA ST	\$365,000
B: Codner Investments LLC S: William L Campos Vol/Page: 3783/62, Date: 05/07/24 Mtg: Resmini Cap Inv \$405,000 Use: 3 Bdrm Raised Ranch, Lot: 6011sf Prior Sale: \$319,000 (04/24)	
145 URBAN AVE	\$395,000
B: Elizabeth Barros & Jalyssa Barros S: Jonso Co LLC Vol/Page: 3783/307, Date: 05/10/24 Mtg: CMG Home Loans \$387,845 Use: 3 Bdrm Ranch, Lot: 5009sf Prior Sale: \$252,000 (10/23)	
420 WOODWARD RD U:22	\$160,000
B: Dorothy P Loreto S: Daniel Navedo Vol/Page: 3782/233, Date: 05/03/24 Mtg: Baycoast Mortgage Co \$100,000 Use: 2 Bdrm Condo Prior Sale: \$80,000 (10/23)	
► MORTGAGES	
8 BENNETT ST	\$44,100
Ronald R Lariviere+ from US Small Business	
27 CONIFER DR	\$360,000
Graciella R Chidiac from Citizens Bank	
5 CRAIGIE ST	\$27,400
Jane F Guerrero from US Small Business	
1483 DOUGLAS AVE	\$73,000
Marjorie T Murphy from Washington Tr Co	
52 GREAT VIEW AVE	\$44,000
John M Gloria+ from Mr Cooper	
10 HAMPSHIRE ST	\$100,000
Ryan Fournier from US Small Business	
73 HOLDEN ST U:1	\$185,000
Adam Glick from LoanDepot.Com	
17 JEFFRES ST	\$248,432
Shannon L Almonte+ from Rocket Mortgage LLC	
12 KIMBERLY CT	\$309,320
Timothy Pires from LoanDepot.Com	
2 MILLARD AVE	\$336,000
Shawn Tavares+ from David C Tavares	
1006 MINERAL SPRING AVE	\$287,952
Yendry Kelly from Movement Mtg LLC	
83 NIPMUC TRL U:A	\$45,000
Michelle M Remington+ from S Eastern Econ Dev	
119 ORLANDO DR	\$170,000
Antonio A Martins+ from Navigant Credit Union	
REMINGTON ST	\$100,000
Chosen Generation LLC from Briry LLC	
1-A RICCI DR	\$320,000
Jan Wolowski+ from Citizens Bank	
74 SUPERIOR VIEW BLVD	\$130,000
Stephen D Dinobile from Citizens Bank	
145 URBAN AVE	\$15,000
Elizabeth Barros+ from RI Hsg & Mtg Fin Corp	
35 WRIGHT ST	\$16,672
Alicyn A Mollicone+ from USA HUD	

NORTH SMITHFIELD

TOWN CLERK: JOANNE BUTTIE

83 Greene St, North Smithfield, RI, 02896
Phone: 401-767-2200

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	12
Median Price	\$410,000	\$372,500

► REAL ESTATE SALES

5 PATRICIA AVE..... **\$260,852**

B: Sin Limites LLC
S: Juan F Miqui & Maria M Miqui
Vol/Page: 989/222, Date: 05/06/24
Use: 3 Bdrm Ranch, Lot: 19994sf

5 PATRICIA AVE..... **\$310,000**

B: Jeffrey Lace
S: Sin Limites LLC
Vol/Page: 989/247, Date: 05/07/24
Mtg: Briry LLC \$310,000
Use: 3 Bdrm Ranch, Lot: 19994sf
Prior Sale: \$260,852 (05/24)

► MORTGAGES

842 GREAT RD..... **\$280,000**

Normand Pouliot Sr+ from Province Mtg Assoc

51 ORCHARD ST..... **\$79,500**

Alysa M Coleman+ from Navigant Credit Union

26 TALL TIMBER TRL..... **\$120,000**

Richard J Trimble+ from Citizens Bank

PAWTUCKET

TOWN CLERK: RICHARD J. GOLDSTEIN

137 Roosevelt Ave, Pawtucket, RI, 02860
Phone: 401-728-0500

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	53
Median Price	\$315,000	\$355,000

► REAL ESTATE SALES

123 BLOODGOOD ST..... **\$380,000**

B: Stephanie E Torres & Denice Hernandez
S: Regina Smith
Vol/Page: 5086/94, Date: 05/10/24
Mtg: RI Hsg & Mtg Fin Corp \$373,117
Use: 3 Bdrm Cape Cod, Lot: 4500sf
Prior Sale: \$340,000 (11/22)

CYNTHIA DR..... **\$10,000**

B: Anne Walsh
S: Bald Hill Realty Co
Vol/Page: 5087/182, Date: 05/14/24

32 DAWSON ST..... **\$530,000**

B: Oscar L Cornello-Garcia & Kevin A Rivera-Mejia
S: Bryan Gaviria
Vol/Page: 5086/61, Date: 05/10/24
Mtg: NFM Inc \$520,400
Use: 2-Family Two Family, Lot: 7500sf
Prior Sale: \$222,000 (08/17)

111 DAWSON ST..... **\$500,000**

B: Jonathan Grandoit & Brittany Grandoit
S: Daniel S Piedade & Mary A Piedade
Vol/Page: 5086/316, Date: 05/13/24
Mtg: Semper Home Loans \$490,943
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: \$110,000 (11/12)

300 FRONT ST U:101..... **\$300,000**

B: Mwenga Mundende
S: Joan Malone
Vol/Page: 5086/178, Date: 05/13/24
Mtg: Contour Mtg Corp \$300,000
Use: 2 Bdrm Condo
Prior Sale: \$129,900 (09/16)

300 FRONT ST U:V3..... **\$270,000**

B: Shakira T Carim
S: Jeana K Connolly & Kallus Kona
Vol/Page: 5086/344, Date: 05/13/24
Mtg: Shoreham Bank \$202,500
Use: 2 Bdrm Condo

126 GREELEY ST..... **\$125,000**

B: Paul J Valois
S: Denise C Valois
Vol/Page: 5086/286, Date: 05/13/24
Use: 3 Bdrm Ranch, Lot: 5000sf

104 LAWN AVE..... **\$170,000**

B: Mambe LLC
S: Sheila A Stauff
Vol/Page: 5085/349, Date: 05/10/24
Use: 3-Family Family Flat, Lot: 4000sf
Prior Sale: \$160,000 (06/20)

362 LONSDALE AVE..... **\$593,000**

B: Louise J Barias
S: William Devine
Vol/Page: 5085/294, Date: 05/09/24
Mtg: Primary Residentl Mtg \$553,850
Use: 3-Family Family Flat, Lot: 15475sf

41 LYON ST..... **\$725,000**

B: Katherine Prentice
S: Tran V Tu
Vol/Page: 5085/241, Date: 05/08/24
Mtg: United Wholesale Mtg \$711,868
Use: 2-Family Two Family, Lot: 6600sf
Prior Sale: \$650,000 (12/22)

700 SCHOOL ST..... **\$860,000**

B: Sethna Props
S: Jbd Realty TLLC
Vol/Page: 5086/224, Date: 05/13/24
Mtg: Rockland Tr Co \$630,000

236 VINE ST..... **\$450,000**

B: Brian Forde Sr
S: Augusto C Moniz & Gaida M Moniz
Vol/Page: 5086/39, Date: 05/10/24
Mtg: Movement Mtg LLC \$343,406
Use: 2 Bdrm Ranch, Lot: 8000sf

274 VINE ST..... **\$390,000**

B: Shaquiri J Manus
S: Iolanda V Lopes & Jucella Lopes
Vol/Page: 5087/22, Date: 05/13/24
Mtg: Guaranteed Rate Affin \$382,936
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$310,000 (11/21)

580 WEEDEN ST..... **\$540,000**

B: Alexa Hernandez & Alejandro Hernandez
S: Andre Silva
Vol/Page: 5086/258, Date: 05/13/24

113 WOODSIDE AVE..... **\$335,000**

B: Karsumo W Johnson
S: Claire A Valquette Tr, Tr for Claire A Valquette Lt
Vol/Page: 5087/421, Date: 05/14/24
Use: 3 Bdrm Conventional, Lot: 5000sf

► MORTGAGES

5 ANAWAN RD..... **\$50,000**

Christina M Smith from Coastal One CU

53 BALCH ST..... **\$55,000**

Roger Buteau+ from Cranston Municipal CU

90 BENEFIT ST..... **\$350,000**

Milen T King from Newtek Bank Na

239 BENEFIT ST **\$12,912**
 Stephan Serra+ from USA HUD

197 BEVERAGE HILL AVE **\$219,900**
 Ri Mgmt Services LLC from US Small Business

123 BLOODGOOD ST **\$15,000**
 Stephanie E Torres+ from RI Hsg & Mtg Fin Corp

32 DAWSON ST **\$15,000**
 Oscar I Garcia+ from RI Hsg & Mtg Fin Corp

212 GLENWOOD AVE **\$92,200**
 Peterson Carto from US Small Business

37 HAZEL ST **\$103,873**
 Beatrix C Vieira+ from USA HUD

36 HEATON ST **\$7,041**
 Monique Perkins from USA HUD

94 HURLEY AVE **\$250,000**
 Mambe LLC from Bluedog Capital Partn

362 LONSDALE AVE **\$20,000**
 Louis J Barias from RI Hsg & Mtg Fin Corp

56 MARTIN ST **\$75,000**
 Liliiveth Castano from Navigant Credit Union

103 MARTIN ST **\$35,000**
 Maria S Ferrage+ from BankNewport

6 MORRIS AVE **\$9,366**
 Gilberto Vazquez from USA HUD

800 NEWPORT AVE **\$1,000,000**
 800 Newport Ave LLC from Ronald F Cahaly Tr

15 NOTRE DAME AVE **\$140,000**
 Herbert D Payne+ from Newrez LLC

74 OAKDALE AVE **\$150,000**
 Mohamed M Shaker+ from Coastal One CU

125 PERRIN AVE **\$200,000**
 Karen J Kane+ from Navigant Credit Union

67 PINECREST DR **\$310,000**
 Melissa A Delvecchio from Coastal One CU

17 RUFUS ST **\$50,000**
 William Melgar from Bank of America NA

21 RUTH ST **\$379,300**
 Charles W Morin Sr from Texana Bank NA

380 WEEDEN ST **\$513,000**
 Alejandro Hernandez+ from First Home Mtg

526 WEEDEN ST **\$100,000**
 Weeden Pro LLC from Mark C Murtagh

113 WOODSIDE AVE **\$328,932**
 Karsumo W Johnson from Guaranteed Rate Affn

113 WOODSIDE AVE **\$15,000**
 Karsumo W Johnson from RI Hsg & Mtg Fin Corp

PROVIDENCE

TOWN CLERK:TINA L. MASTROIANNI
 25 Dorrance St, Providence, RI, 02903
 Phone:401-680-5545

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	104
Median Price	\$327,500	\$355,000

► REAL ESTATE SALES

187-189 ACADEMY AVE **\$635,000**
 B: Jose C Garcia
 S: Brande B Giron-Perez
 Vol/Page: 14125/41, Date: 05/09/24
 Mtg: American Natnwide Mtg \$581,501
 Use: 3-Family Mlti-unt Blg, Lot: 5200sf
 Prior Sale: \$315,000 (12/19)

15 ADELPHI AVE **\$1,100,000**
 B: Nir Kaissar & Anne S Raish
 S: Justin A Reid & Laura G Shawhughes
 Vol/Page: 14125/82, Date: 05/09/24
 Mtg: Baycoast Mortgage Co \$750,000
 Use: 5 Bdrm Antique, Lot: 4000sf
 Prior Sale: \$521,800 (05/11)

34 ALISON ST **\$90,000**
 B: Ana Talo Const E Invs LLC
 S: Capital Assoc Iii Rigp
 Vol/Page: 14125/73, Date: 05/09/24

109 ARBOR DR U:109 **\$369,000**
 B: Marita J Torbick Tr, Tr for Marita J Torbick RET
 S: Krista J Hoffman
 Vol/Page: 14127/128, Date: 05/13/24
 Use: 2 Bdrm Condo
 Prior Sale: \$225,000 (09/19)

26 BALTIMORE ST **\$92,500**
 B: Je Enterprises LLC
 S: Kathleen Jacotin
 Vol/Page: 14124/281, Date: 05/09/24

26 BALTIMORE ST **\$92,500**
 B: Chosen Generation LLC
 S: Kathleen Jacotin
 Vol/Page: 14124/287, Date: 05/09/24
 Mtg: Briry LLC \$100,000

180 BERKSHIRE ST **\$462,500**
 B: Manasa Yata
 S: Prefferd Properties LLC
 Vol/Page: 14126/287, Date: 05/10/24
 Mtg: Fall River Five Cents \$416,250
 Use: 2-Family Two Family, Lot: 4000sf
 Prior Sale: \$130,000 (07/11)

10 BURLEIGH ST **\$171,000**
 B: Bryan J Tavares
 S: Santander Bank Na
 Vol/Page: 14126/49, Date: 05/10/24

244 CAMP ST U:2 **\$450,000**
 B: Eva M Ward
 S: Mary Penniman
 Vol/Page: 14124/117, Date: 05/08/24
 Mtg: Sofi Bank Na \$250,000
 Use: 2 Bdrm Condo
 Prior Sale: \$363,000 (08/22)

429 CHARLES ST **\$501,000**
 B: Kathleen Scanlon & Nicholas P Poulos
 S: Ryan D Page & Sana Amini
 Vol/Page: 14128/29, Date: 05/14/24
 Mtg: JPMorgan Chase Bank \$350,000
 Use: 4 Bdrm Colonial, Lot: 7884sf
 Prior Sale: \$353,000 (05/21)

102 CUMERFORD ST **\$600,000**
 B: Manuel L Rodriguez & Darleny L Gomez
 S: Elite Prop Solutions LLC
 Vol/Page: 14126/116, Date: 05/10/24
 Mtg: NFM Inc \$589,132
 Use: 2 Bdrm Conventional, Lot: 3795sf
 Prior Sale: \$4,793 (10/23)

34 DANBY ST **\$440,000**
 B: C A Gonzales-Asencio
 S: Michael Lebalnc
 Vol/Page: 14126/304, Date: 05/10/24
 Mtg: NFM Inc \$418,000
 Use: 3 Bdrm Raised Ranch, Lot: 5040sf
 Prior Sale: \$284,900 (07/20)

8 GROTTO AVE U:1 **\$935,000**
 B: Yeojin Kim & Leland K Perice
 S: William Mark & Denis Roche
 Vol/Page: 14124/158, Date: 05/08/24
 Mtg: US Bank NA \$841,500
 Type: Adj
 Use: 4 Bdrm Condo
 Prior Sale: \$645,000 (07/21)

377 HOPE ST **\$279,000**
 B: Anna S Boyd
 S: Jenny Mongeon
 Vol/Page: 14124/254, Date: 05/08/24

38 JOHN ST **\$1,349,000**
 B: Byron Alexis & Victoria Restler
 S: Antonia Steinberg LLC
 Vol/Page: 14126/166, Date: 05/10/24
 Use: 4 Bdrm Antique, Lot: 6718sf
 Prior Sale: \$583,000 (10/18)

13 LEWIS ST **\$869,000**
 B: Yury Faktorovich
 S: Kathryn H Minkin & Nadav Minkin
 Vol/Page: 14124/248, Date: 05/08/24
 Use: 3-Family Mlti-unt Blg, Lot: 4513sf
 Prior Sale: \$390,000 (07/18)

68 LUBEC ST **\$325,000**
 B: West Prop Acquis LLC
 S: Steven Kowalewski
 Vol/Page: 14124/191, Date: 05/08/24

44 MERINO ST **\$472,000**
 B: Jimmy A Lopez-Mendez & Yesenia Y P Morales
 S: Kingdom Properties LLC
 Vol/Page: 14123/293, Date: 05/08/24
 Mtg: NFM Inc \$463,450
 Use: 2-Family Two Family, Lot: 5000sf
 Prior Sale: \$160,000 (06/21)

93 NAPLES AVE **\$360,000**
 B: Samih A Muhtaseb
 S: Bassam Chebbo
 Vol/Page: 14125/16, Date: 05/09/24
 Mtg: Marchionte Captl LLC \$306,000
 Use: 2-Family Two Family, Lot: 3200sf
 Prior Sale: \$7,003 (07/23)

106 NAPLES AVE **\$320,000**
 B: Corey Fontes
 S: Santaniello A A Est & Anne M Gleaso
 Vol/Page: 14126/149, Date: 05/10/24
 Mtg: Coastal One CU \$240,000
 Use: 2 Bdrm Ranch, Lot: 4000sf

44 NELLIE ST **\$562,500**
 B: Kadesha C Fletcher
 S: Charles F Dick Tr, Tr for Charles F Dick Lt
 Vol/Page: 14125/112, Date: 05/09/24
 Mtg: AFC Mortgage Grp LLC \$506,250
 Use: 2-Family Two Family, Lot: 5025sf

312 NELSON ST **\$400,000**
 B: Brina P Dylus & Greta K Dylus
 S: Evan S Desrosiers
 Vol/Page: 14126/13, Date: 05/10/24
 Mtg: Guild Mortgage Co \$320,000
 Use: 4 Bdrm Cape Cod, Lot: 4000sf
 Prior Sale: \$265,000 (06/21)

278 NIAGARA ST **\$585,000**
 B: Yafriesy C Espinal
 S: Alvin Herrington
 Vol/Page: 14125/218, Date: 05/09/24
 Mtg: Homespire Mortgage \$574,404
 Use: 2-Family Two Family, Lot: 4900sf
 Prior Sale: \$3,383 (10/20)

11 NORTH AVE **\$265,000**
 B: Michael Laznik & Amy Perry
 S: Robert M Ellsworth
 Vol/Page: 14127/95, Date: 05/13/24

55 NORTH AVE **\$785,000**
 B: Susan Smulyan
 S: Michael J Sweeney
 Vol/Page: 14128/68, Date: 05/14/24
 Use: 3 Bdrm Ranch, Lot: 6650sf
 Prior Sale: \$17,836 (08/23)

110 PARNELL ST **\$590,000**
 B: Intigam Akbarov
 S: Lv LLC
 Vol/Page: 14124/9, Date: 05/08/24
 Use: 2-Family Two Family, Lot: 3237sf
 Prior Sale: \$147,000 (09/14)

668 PUBLIC ST	\$62,500	719 ACADEMY AVE	\$120,000	225 MASSACHUSETTS AVE	\$125,000
B: Walter King Ent Ltd		Salvatore Palumbo Jr from RI Credit Union		La Nona Construction LLC from Geneci Silva	
S: Linda K Davis-Grffin		207 ADMIRAL ST	\$9,873	44 MERINO ST	\$15,000
Vol/Page: 14126/197, Date: 05/10/24		Edward A Coker from USA HUD		Yesenia Y Morales+ from RI Hsg & Mtg Fin Corp	
Use: Residential Open Land, Lot: 3214sf		34 ALLSTON ST	\$70,000	80 MURRAY ST	\$6,370
Prior Sale: \$5,402 (09/18)		RI Adventures LLC from Cap Assoc Iii Rigp		Rafael Vazquez+ from USA HUD	
39 RILL ST	\$340,000	40 ALLSTON ST	\$70,000	278-280 NAGARA ST	\$15,000
B: Jacqueline Albano & Julio Pineda		RI Adventures LLC from Cap Assoc Iii Rigp		Yafriesty C Espinal from RI Hsg & Mtg Fin Corp	
S: Esvin D Pineda		7 ALMIRA AVE	\$50,000	244 OAK ST	\$800,000
Vol/Page: 14127/157, Date: 05/13/24		Regina F Correa from LoanDepot.Com		Roger Williams Brewery from Stage Point Fund LLC	
Mtg: Baycoast Mortgage Co \$272,000		129 ALVERSON AVE	\$10,356	141 OPHELIA ST	\$90,000
Use: 2-Family Two Family, Lot: 3200sf		Armando G Millan+ from USA HUD		Michael Dingel from Coastal One CU	
90 ROWLEY ST	\$420,000	34 APPEGATE LN	\$15,000	10 OVERHILL RD	\$55,000
B: Ketia A Boutin & Yversen Boutin		Eddy D Liriano+ from RI Hsg & Mtg Fin Corp		Richard M Rigby+ from Digital FCU	
S: Adelina Mabgual Tr, Tr for Adelina Mangual RET		34 APPEGATE LN	\$466,396	47 PARNELL ST	\$13,784
Vol/Page: 14126/6, Date: 05/10/24		Eddy D Liriano+ from Primary Residentl Mtg		Wilma A Flores from USA HUD	
Use: 3 Bdrm Colonial, Lot: 3280sf		58 ASHMONT ST	\$8,436	51 PARNELL ST	\$13,784
111 S ANGELL ST	\$585,000	Dorothy E Perreault from USA HUD		Wilma A Flores from USA HUD	
B: Mercade Clifton & Rodney Clifton		34 BELMONT AVE	\$12,680	118 PARNELL ST	\$15,000
S: Roger F Giraud Tr, Tr for Anne Freeman Giraud RET		Betty Harris from USA HUD		Intigam Akbarov from RI Hsg & Mtg Fin Corp	
Vol/Page: 14124/216, Date: 05/08/24		650 BLACKSTONE BLVD	\$1,000,000	118 PARNELL ST	\$579,313
201 SESSIONS ST	\$1,189,000	Stephen J Shechtman from BayCoast Bank		Intigam Akbarov from NFM Inc	
B: Edward Hinnefeld & Sarah D Oren		44 BRINKLEY ST	\$25,000	577 PRAIRIE AVE	\$380,000
S: Chana F Twersky & Samuel Twesly		Inelises Santiago from Citizens Bank		Kaimmes Hm Improvement from Pawtucket Sdg & Roof	
Vol/Page: 14125/169, Date: 05/09/24		858 BROAD ST	\$100,000	REMINGTON ST	\$100,000
Mtg: Primary Residentl Mtg \$544,000		Rjzba LLC from James L Heureux		Chosen Generation LLC from Briry LLC	
Use: 4 Bdrm Colonial, Lot: 11995sf		858 BROAD ST	\$334,000	140 RESERVOIR AVE	\$232,000
Prior Sale: \$402,500 (12/11)		Rjzba LLC from Briry LLC		312 California Ave Rigp from Integrity Investments	
141 STANWOOD ST	\$62,500	142 COLE AVE	\$400,000	434 RIVER AVE	\$160,000
B: Walter King Ent Ltd		Giuseppe Resta from Coastal One CU		Jennifer L Mohamed from Newrez LLC	
S: Linda K Davis-Grffin		39 CONSTITUTION ST	\$315,425	99 RUGGLES ST	\$247,400
Vol/Page: 14126/197, Date: 05/10/24		Luz M Delossantos+ from Rocket Mortgage LLC		Sakonh Vongkaisone from Rocket Mortgage LLC	
Use: Residential Open Land, Lot: 3108sf		51 CRANDALL ST	\$100,000	148 RUTHERGLEN AVE	\$26,400
Prior Sale: \$4,351 (09/18)		Stacy J Toabe+ from Coastal One CU		Alexael Martinez from Citizens Bank	
32 WALSH ST	\$452,000	102 CUMERFORD ST	\$15,000	81 S ANGELL ST	\$240,800
B: Sujan Marasini		Darley L Gomez+ from RI Hsg & Mtg Fin Corp		Kirsty Smith+ from Citizens Bank	
S: His Investments LLC		48 CYPRESS ST	\$56,000	180 SHAW AVE	\$34,000
Vol/Page: 14126/269, Date: 05/10/24		Richard S Moreno from Better Mortgage Corp		Philip D Thornton+ from Navigant Credit Union	
Mtg: RI Hsg & Mtg Fin Corp \$367,928		118 DABOLL ST	\$371,200	220 SILVER SPRING ST	\$219,000
Use: Residential Open Land, Lot: 4318sf		Richard D Park+ from Bank of Rhode Island		Carlos M Marquez+ from Wells Fargo Bank	
Prior Sale: \$100,000 (04/23)		107 DEXTERDALE RD	\$187,500	11 STONE ST	\$775,000
58 WALSH ST	\$100,000	Michelle Drake from Rocket Mortgage LLC		11stone St LLC from Bank of Rhode Island	
B: Maria A Fonseca & Robert C Fonseca		453 ELMWOOD AVE	\$105,000	153-155 SUMTER ST	\$400,000
S: Ana Talo Const Invetsment		Cs Construction LLC from BlueDog Capital Partn		Olivio Goncalves from BlueDog Capital Partn	
Vol/Page: 14124/232, Date: 05/08/24		13 FLORA ST	\$25,000	157 SUMTER ST	\$400,000
Mtg: Coastal One CU \$304,000		Daniel Amenyto from Citizens Bank		Olivio Goncalves from BlueDog Capital Partn	
Type: Adj		6 GAINER ST	\$775,000	46 SUSSEX ST	\$6,368
Use: Residential Open Land, Lot: 4190sf		11stone St LLC from Bank of Rhode Island		Yisis A Jerez from USA HUD	
Prior Sale: \$2,185 (01/18)		79 GODDARD ST	\$365,000	70 SWIFT ST	\$9,980
206 WATERMAN ST U:1A	\$699,000	Oswaldo Mercado from Equity Trust Co		Christina E Garcia from USA HUD	
B: Youjin Lee & Hyun J Cho		46 HELME ST	\$150,000	8 TAPPAN ST	\$12,470
S: Waterman 206 LLC		Jessica J Maldonado+ from Marchionte Captl LLC		Raymond Hiraldo from USA HUD	
Vol/Page: 14124/38, Date: 05/08/24		377 HOPE ST U:3	\$223,200	32 TECUMSEH ST	\$400,000
Mtg: Guaranteed Rate Inc \$524,250		Anna S Boyd from Rocket Mortgage LLC		Lra Group LLC from Smart Homes Llc	
Type: Adj		567 HOPE ST	\$233,900	48 TOP ST	\$50,000
Use: Condo		Mahran A Izoli from US Small Business		Andrew R Tate+ from Navigant Credit Union	
85 WAVERLY ST	\$360,000	202 JEWETT ST	\$320,000	61-71 TROY ST	\$800,000
B: Vasquez Properties LLC		Kenneth S Twitchell+ from Shoreham Bank		Roger Williams Brewery from Stage Point Fund LLC	
S: Andrew R Scanlon Jr		33 JILLSON ST	\$346,500	458 UNION AVE	\$12,278
Vol/Page: 14125/201, Date: 05/09/24		Gregorio R Lopez from Oaktree Funding Corp		Eleticia Garcia from USA HUD	
Mtg: Marisela Vasquez \$380,000		KENTLAND AVE	\$125,000	72 UNIT ST	\$150,000
Use: 2-Family Two Family, Lot: 3960sf		La Nona Construction LLC from Geneci Silva		Ernesto J Vasquez+ from Navigant Credit Union	
65 WEYBOSSET ST	\$240,601	117 KENTLAND AVE	\$125,000	130 WADSWORTH ST	\$11,172
B: Rajeev Ravindran & Sheila H Ravindran		La Nona Construction LLC from Geneci Silva		Travis Smart from USA HUD	
S: Jessica Wang		186 LABAN ST	\$190,000	62 WARRINGTON ST	\$100,000
Vol/Page: 14126/254, Date: 05/10/24		Marlon E Orellana from Citizens Bank		Jose Astacio from Coastal One CU	
► MORTGAGES		179 LANGDON ST	\$140,000	55 ZONE ST	\$337,067
13 7TH ST	\$200,000	Kenneth E Baker Jr+ from Citizens Bank		Brian R Marzilli from Carrington Mtg Svcs	
M J M & C A Moody RET+ from Citizens Bank		38 LENNON ST	\$50,000		
187-189 ACADEMY AVE	\$15,000	Kasey Hunsaker+ from TD Bank NA			
Jose C Garcia from RI Hsg & Mtg Fin Corp		33 MAGNOLIA ST	\$800,000		
		Roger Williams Brewery from Stage Point Fund LLC			

SCITUATE

TOWN CLERK:MARGARET M LONG
 195 Danielson Pike, North Scituate, RI, 02857
 Phone:401-647-2822

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	20
Median Price	\$410,000	\$417,500

► REAL ESTATE SALES

107 BEN BROWN AVE..... \$579,500

B: Skylah D Elman-Jones
 S: Melanie M Leathers
 Vol/Page: 888/295, Date: 05/09/24
 Mtg: Melanie M Leathers \$373,500
 Use: 2 Bdrm Ranch, Lot: 18295sf

460 ROCKLAND RD..... \$381,200

B: Stephen A Lombardi & Kimberly E Lombardi
 S: Kayte Sousa & Colleen Rose
 Vol/Page: 888/219, Date: 05/06/24
 Mtg: Rocket Mortgage LLC \$304,960
 Use: 3 Bdrm Ranch, Lot: 24999sf
 Prior Sale: \$229,000 (10/21)

19 SAINT MARYS RD..... \$510,000

B: Richard Varnum & Donna Varnum
 S: Kathryn E Manning
 Vol/Page: 889/34, Date: 05/10/24
 Use: 2 Bdrm Ranch, Lot: 25661sf
 Prior Sale: \$239,000 (09/17)

► MORTGAGES

107 BEN BROWN AVE..... \$106,000

Skylah D Elman-Jones from Melanie M Leathers

869 DANIELSON PIKE..... \$98,550

Jacob D Hopkins+ from Bank of Rhode Island

249 PEEPTOAD RD..... \$210,000

Michael Decesare+ from Citizens Bank

122 PINE HILL RD..... \$17,000

Edward Brizard+ from Navigant Credit Union

SMITHFIELD

TOWN CLERK:LYN ANTONUCCIO
 64 Farnum Pike, Smithfield, RI, 02917
 Phone:401-233-1000

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	22
Median Price	\$420,000	\$472,500

► REAL ESTATE SALES

4 APPLESEED DR..... \$545,000

B: Mikaela Almeida
 S: Samue L Bryan & Jessica Matchett
 Vol/Page: 1499/328, Date: 05/10/24
 Mtg: Newrez LLC \$436,000
 Use: 3 Bdrm Raised Ranch, Lot: 11761sf
 Prior Sale: \$490,000 (01/22)

5 GREENBRIER CT W..... \$520,000

B: Floyd L Uran
 S: Karen L Disano
 Vol/Page: 1500/26, Date: 05/10/24
 Mtg: TD Bank NA \$520,000
 Use: 3 Bdrm Raised Ranch, Lot: 15682sf

8 LINCOLN ST..... \$565,000

B: Ralph G Buontempo 3rd
 S: Richard P Almonte Tr, Tr for Almonte Ft
 Vol/Page: 1499/199, Date: 05/06/24
 Mtg: United Wholesale Mtg \$452,000
 Use: Apartment Bldg - 4-8 Units, Lot: 15682sf

17 MANN SCHOOL RD..... \$500,000

B: Allison Lipka & Nicholas Powers
 S: Bellucci Karen A Est & Brian A Belucci
 Vol/Page: 1500/49, Date: 05/10/24
 Mtg: CMG Home Loans \$360,000
 Use: 3 Bdrm Raised Ranch, Lot: 62726sf

22 OAKHURST DR..... \$565,000

B: Abigail Petruccio & Edwin Cadorette
 S: Donna M Mancini
 Vol/Page: 1499/308, Date: 05/09/24
 Mtg: Leader Bank NA \$536,750
 Use: 3 Bdrm Ranch, Lot: 17424sf
 Prior Sale: \$530,000 (07/23)

23 PHEASANT RUN U:A..... \$270,000

B: Erin R Wood
 S: Tasca Peter John Est & Ann Richards
 Vol/Page: 1499/234, Date: 05/06/24
 Mtg: Navigant Credit Union \$216,000
 Use: 2 Bdrm Condo

125 PLEASANT VIEW AVE U:54..... \$350,000

B: Lois Caplinger & Christopher B Caplinger
 S: Arline M Proulx & Karen A King
 Vol/Page: 1500/44, Date: 05/10/24
 Use: 2 Bdrm Condo
 Prior Sale: \$152,000 (05/15)

► MORTGAGES

20 BALDWIN DR..... \$50,000

Marc G Audette+ from Navigant Credit Union

1 HAWTHORNE RD..... \$250,000

Gregory F Coupe+ from Navigant Credit Union

55 MOUNTAINDALE RD..... \$140,000

Robert J Murillo+ from BankNewport

WOONSOCKET

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	35
Median Price	\$319,500	\$320,000

► REAL ESTATE SALES

93 ANDREWS ST..... \$265,000

B: Westbriar Properties Inc
 S: Maria Suazo
 Vol/Page: 2872/201, Date: 05/08/24
 Use: 3 Bdrm Conventional, Lot: 10485sf
 Prior Sale: \$133,500 (12/15)

12 BLACKSTONE ST..... \$275,000

B: Delsim Ventures LLC
 S: Pelletie Ronald Est & Alaysia Pelletier
 Vol/Page: 2872/335, Date: 05/09/24

53 BURNSIDE AVE..... \$525,000

B: Charles Wright
 S: Richard Levesque
 Vol/Page: 2873/120, Date: 05/10/24
 Mtg: Guild Mortgage Co \$515,490
 Use: 3-Family Family Flat, Lot: 7742sf
 Prior Sale: \$210,000 (03/23)

91 DIANA DR..... \$403,750

B: Jose E Caguana
 S: Trevor D Gould & Sara Andrade
 Vol/Page: 2873/199, Date: 05/13/24
 Mtg: Primary Resident Mtg \$323,000
 Use: 3 Bdrm Ranch, Lot: 10871sf
 Prior Sale: \$168,000 (06/16)

50 ERIE ST..... \$310,000

B: Angeliqwe Hardaway
 S: Zmetra Peter G Est & Kathleen A Zmetra
 Vol/Page: 2873/64, Date: 05/10/24
 Mtg: William Raveis Mtg Co \$304,385
 Use: 2 Bdrm Ranch, Lot: 10049sf

48 MILL ST U:104..... \$180,000

B: Nitish Singhal
 S: Wesley F Cook Jr & Ann M Cook
 Vol/Page: 2873/84, Date: 05/10/24
 Use: Condo

126 SAYLES ST..... \$880,000

B: Sayles 126 LLC
 S: 126 Sayles LLC
 Vol/Page: 2873/255, Date: 05/14/24
 Use: Apartment Building, Lot: 10356sf
 Prior Sale: \$600,000 (05/22)

► MORTGAGES

99 ALLEN ST U:202..... \$10,000

Linda S Plays from Navigant Credit Union

11 BLUE STONE DR..... \$25,000

Delsim Ventures LLC from Red Balloon Capital

11 BLUE STONE DR..... \$258,500

Delsim Ventures LLC from Marchionte Captl LLC

53 BURNSIDE AVE..... \$15,000

Charles Wright from RI Hsg & Mtg Fin Corp

253 CARNATION ST..... \$259,462

Beth J Young from Nationstar Mtg

170 CIRCLE ST..... \$90,000

Renee L Dussault from Citizens Bank

487 CONGRESS ST..... \$103,266

Fernando J Rodrigues+ from USA HUD

2338 DIAMOND HILL RD..... \$130,000

Jason E Smith+ from Blackstone River FCU

542 E SCHOOL ST..... \$685,000

Monarch Investments LLC from Dean Cp Bk

60 FAIRLAWN AVE..... \$100,000

Ricardo Guzman+ from Navigant Credit Union

177 HAWTHORN CIR..... \$387,000

Viens Ft+ from Rocket Mortgage LLC

1631 MANVILLE RD..... \$10,722

Richard E Bouchard from USA HUD

98 MILL ST U:104..... \$135,000

Nitish Singhal from Taunton Federal Cr Un

78 NEWBURY AVE..... \$149,000

Michael D Florio from Navigant Credit Union

130 NEWBURY AVE..... \$65,150

Melissa Mazzarella from Figure Lending LLC

727 PARK AVE..... \$685,000

Fenway Realty Capital LLC from Dean Cp Bk

542 PRIVILEGE ST..... \$685,000

Fenway Realty Capital LLC from Dean Cp Bk

487 PROSPECT ST..... \$75,000

Peter Groleau+ from Navigant Credit Union

31 WILSON AVE..... \$225,000

Fenway Realty Capital LLC from Dean Cp Bk

WASHINGTON COUNTY

BLOCK ISLAND

TOWN CLERK:MILLIE MCGINNES

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$2,000,000	\$1,363,500

► MORTGAGES

1576 BEACON HILL RD..... \$250,000
Jacob Nelson+ from United Wholesale Mtg

CHARLESTOWN

TOWN CLERK:AMY ROSE WEINREICH

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	14
Median Price	\$400,000	\$550,000

► REAL ESTATE SALES

32 BURNHAM ST..... \$200,000
B: Tracey M Fortier
S: John W Manion
Vol/Page: 503/419, Date: 05/14/24
Use: 1 Bdrm Ranch, Lot: 4792sf

37 CHARLES AVE..... \$730,000
B: Kathleen A Fafard & Theresa A Santilli
S: Eric Posillo
Vol/Page: 503/338, Date: 05/10/24
Mtg: Bay Equity LLC \$160,000
Use: Residential Open Land, Lot: 20038sf
Prior Sale: \$110,000 (01/22)

41 DEER RUN..... \$820,000
B: Dana J Adams
S: Aquidneck Builders LLC
Vol/Page: 503/381, Date: 05/10/24
Mtg: Baycoast Mortgage Co \$770,000
Type: Adj

► MORTGAGES

1 BAXTER ST..... \$363,800
Herbert A Schmoelzer+ from Pentagon FCU

31 KINGFISHER RD..... \$770,000
Dana J Adams from Baycoast Mortgage Co

158 NARROW LN..... \$35,000

Patricia M Lee from Washington Tr Co

78 SEA LEA AVE..... \$247,000

Ryan K Hultquist+ from Westerly Community CU

24 TIMBER RIDGE RD..... \$132,000

Bryan E Rogers+ from Washington Tr Co

24 TIMBER RIDGE RD..... \$35,000

Bryan E Rogers+ from Washington Tr Co

EXETER

TOWN CLERK:LYNN HAWKINS

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$573,950	\$500,000

► REAL ESTATE SALES

TRIPPS CORNER RD..... \$165,000
B: Lisa Mumford
S: Rim Realty Inc
Vol/Page: 619/283, Date: 05/13/24
Mtg: Michele T Dellena \$175,000

265 WHISPERING PINE WAY U:65..... \$615,000
B: Corinne Smith & James T Newton
S: Mary Lynch
Vol/Page: 619/311, Date: 05/13/24
Use: Condo

► FORECLOSURE DEEDS

342 NOOSENECK HILL RD..... \$17,000
B: Albert Beauparlant
S: Richard G Leham & Freedom Mortgage Corp
Vol/Page: 620/13, Date: 05/14/24
Mtg: Clayton A Shackleton \$250,000
Use: 2 Bdrm Ranch, Lot: 18295sf

► MORTGAGES

37 HEMLOCK DR..... \$50,000
Crystal M Edwards+ from Bank of Rhode Island

65 WHISPERING PINE WAY U:65..... \$472,000
Corinne Smith+ from BankNewport

HOPKINTON

TOWN CLERK:MARITA D. MURRAY

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$450,000	\$446,500

► REAL ESTATE SALES

52 ARCADIA RD..... \$635,000
B: Naomie Robert
S: Ri Property Wire LLC
Vol/Page: 620/104, Date: 05/03/24
Mtg: RI Hsg & Mtg Fin Corp \$623,498
Use: 2-Family Two Family, Lot: 181645sf
Prior Sale: \$195,000 (04/16)

495 MAIN ST..... \$319,900
B: Pamela J Dennen
S: Rcf 2 Acquisition T & Us Bank Na Tr
Vol/Page: 620/138, Date: 05/03/24
Use: 5 Bdrm Colonial, Lot: 52272sf
Prior Sale: \$2,998 (05/22)

► MORTGAGES

14 SHADY GROVE RD..... \$40,000
Adam N Brusseau+ from Navigant Credit Union

NARRAGANSETT

TOWN CLERK:JANET TARRO

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	21
Median Price	\$649,750	\$680,000

► REAL ESTATE SALES

853 BOSTON NECK RD..... \$900,000
B: Christopher M Gordan
S: Casey Moffett
Vol/Page: 1030/929, Date: 05/08/24
Mtg: CMG Home Loans \$550,000
Use: 3 Bdrm Cape Cod, Lot: 8599sf

19 PONTIAC RD **\$656,500**
 B: Donna M Langer & Michael Langer
 S: A & E Co LLC
 Vol/Page: 1030/859, Date: 05/06/24
 Use: 3 Bdrm Cape Cod, Lot: 7501sf
 Prior Sale: \$500,000 (09/23)

► **MORTGAGES**

945 BOSTON NECK RD..... **\$56,500**
 Cmd Prop LLC from US Small Business

13 HOMESTEAD RD..... **\$340,000**
 Slim Investments LLC from Kickemuit River Cap

13 HOMESTEAD RD..... **\$236,100**
 Slim Investments LLC from Kickemuit River Cap

34 PIER MARKET PL..... **\$463,000**
 Ryan H Murray+ from Movement Mtg LLC

NORTH KINGSTOWN

TOWN CLERK:JEANNETTE ALYWARD
 100 Fairway Dr, North Kingstown, RI, 02852
 Phone:401-268-1552

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	43
Median Price	\$489,900	\$605,000

► **REAL ESTATE SALES**

50 BEA DR **\$545,000**
 B: Cory Dexter & Kathryn Zimmerman
 S: Palmer Anne D Est & Barbara J Bogosian
 Vol/Page: 3629/26, Date: 05/09/24
 Mtg: LoanDepot.Com \$540,746
 Use: 2-Family Two Family, Lot: 35030sf

CAMP AVE **\$27,625,000**
 B: Creek Side Landings LLC
 S: Millcreek Lited Liability
 Vol/Page: 3629/219, Date: 05/13/24
 Mtg: Lument Re Capital Llc \$23,756,000

520 DEVILS FOOT RD..... **\$379,000**
 B: Tashya Jackson
 S: Supreme Enterprise LLC
 Vol/Page: 3629/163, Date: 05/13/24
 Mtg: Movement Mtg LLC \$372,135
 Use: 2 Bdrm Conventional, Lot: 25067sf
 Prior Sale: \$265,000 (07/23)

59 HIMES ST..... **\$392,000**
 B: Lauren Steven
 S: Marha E Mclaughlin & Mary F Mclaughlin
 Vol/Page: 3629/135, Date: 05/10/24
 Mtg: CMG Mortgage Inc \$383,597
 Use: 2 Bdrm Ranch, Lot: 36050sf

25 PHILLIPS ST **\$499,900**
 B: Catherine Moran & Timothy Moran Jr
 S: Shearer Edith Est & Mark Shearer
 Vol/Page: 3629/305, Date: 05/14/24

250 SAGE TRL **\$950,000**
 B: Joseph Rosati & Judith Rosati
 S: Danielle M Reffitt & Michael Reffitt
 Vol/Page: 3629/74, Date: 05/10/24

97 SYCAMORE LN..... **\$1,450,000**
 B: John Lapointe & Nicole A Lapointe
 S: Joseph R Rusillo
 Vol/Page: 3629/78, Date: 05/10/24
 Mtg: Movement Mtg LLC \$1,160,000
 Use: 4 Bdrm Colonial, Lot: 143748sf

► **MORTGAGES**

240 10 ROD RD **\$200,000**
 James R Lynch from Westerly Community CU

375 BEACON DR..... **\$200,000**
 Goulding Ft+ from Wave Federal CU

43 CONGDON AVE..... **\$60,000**
 Franceen Munson+ from Washington Tr Co

520 DEVILS FOOT RD..... **\$15,000**
 Tashya Jackson from Rhode Island Hsg Rsrc

153 ECCLESTON AVE..... **\$750,000**
 Quonset Airport LLC from Washington Tr Co

142 EXPLORER DR..... **\$900,000**
 Lillia M Floskins+ from Coastal One CU

24 HARDING ST..... **\$340,000**
 Stephen E Barr from Citizens Bank

59 HIMES ST..... **\$15,000**
 Lauren Stevens from RI Hsg & Mtg Fin Corp

67 HUCKLEBERRY RD..... **\$230,000**
 Thomas J Ricci+ from Washington Tr Co

38 MAXWELL DR..... **\$50,000**
 Nathaniel J Law from Navy FCU

46 POJAC POINT RD **\$1,000,000**
 Joseph A Sousa T+ from BayCoast Bank

6454 POST RD **\$158,500**
 Mcneill Childrens Inst HI from US Small Business

82 ROSEMARY DR..... **\$70,000**
 Patricia M Calise+ from Citizens Bank

19 WILLETT RD **\$321,000**
 Anthony W Hill from Washington Tr Co

66 WINSOR AVE **\$100,000**
 Susan L Hannel from Coastal One CU

RICHMOND

TOWN CLERK:ERIN LIESE

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	\$429,900	\$427,450

► **REAL ESTATE SALES**

309 HILLSDALE RD **\$300,000**
 B: Montgomery Engineering In
 S: Atlantic Control Systems
 Vol/Page: 369/723, Date: 05/07/24
 Use: 4 Bdrm Colonial, Lot: 383328sf
 Prior Sale: \$250,000 (06/19)

► **FORECLOSURE DEEDS**

342 NOOSENECK HILL RD **\$170,000**
 B: Albert Beauparlant
 S: Richard G Lehman
 Vol/Page: 369/740, Date: 05/10/24
 Mtg: Clayton A Shackleton \$250,000
 Use: 3 Bdrm Cape Cod, Lot: 83635sf
 Prior Sale: \$205,000 (02/17)

► **MORTGAGES**

14 ORIELEY CT **\$80,000**
 Amanda Lilly+ from Scient FCU

SOUTH KINGSTOWN

TOWN CLERK:SUSAN FLYNN

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	48
Median Price	\$544,272	\$551,500

► **REAL ESTATE SALES**

69 CHRISTOPHER ST **\$575,000**
 B: Christopher J Perri & Ann E Perri
 S: Louise A Mcleod
 Vol/Page: 1879/757, Date: 05/10/24
 Mtg: TD Bank NA \$237,000
 Type: Adj
 Use: 2 Bdrm Ranch, Lot: 9148sf

17 COLUMBIA ST **\$1,100,000**
 B: Trinity Hldg LLC
 S: Campus Cinema LLC
 Vol/Page: 1879/446, Date: 05/07/24
 Mtg: Campus Cinema Llc \$600,000
 Use: Commercial Building, Lot: 24830sf

73-A FIRE LN..... **\$1,150,000**
 B: Reid Re & Investment LLC
 S: Carolyn C Skaggs Tr, Tr for Carolyn C Skaggs Declar O
 Vol/Page: 1879/361, Date: 05/03/24

73-A FIRE LN U:3 **\$1,150,000**
 B: Reid Re & Investment LLC
 S: Carolyn C Skaggs
 Vol/Page: 1879/364, Date: 05/03/24
 Use: Condo

FOREST PARK CT **\$200,000**
 B: Robert M Botsford & Doreen E Regan
 S: Earle S Sharpe 3rd & Brenna E Rheinberger
 Vol/Page: 1879/706, Date: 05/09/24
 Use: Residential Open Land, Lot: 22216sf

FOREST PARK CT **\$200,000**
 B: Robert M Botsford & Doreen E Regan
 S: Earle S Sharpe 3rd & Brenna E Rheinberger
 Vol/Page: 1879/706, Date: 05/09/24
 Use: Residential Open Land, Lot: 21780sf

FOREST PARK CT **\$200,000**
 B: Robert M Botsford & Doreen E Regan
 S: Earle S Sharpe 3rd & Brenna E Rheinberger
 Vol/Page: 1879/706, Date: 05/09/24
 Use: Residential Open Land, Lot: 21344sf

121 GREEN HILL AVE..... **\$1,425,000**
 B: Sean Harmon & Victoria Schoenhaar
 S: Noreen Obrien
 Vol/Page: 1879/197, Date: 05/01/24
 Mtg: Centreville Bank \$1,068,750
 Use: 3 Bdrm Colonial, Lot: 11326sf

2 HAZARD ST..... **\$760,000**
 B: Eugene M Breaux 3rd & Clara V Breaux
 S: John Mccann & Nancy F Loizzo
 Vol/Page: 1879/662, Date: 05/09/24
 Mtg: Movement Mtg LLC \$776,340
 Use: 2-Family Two Family, Lot: 9583sf

281 OSPREY RD **\$925,000**
 B: Ellen Morin & Robert Morin
 S: Monica A Costa Tr, Tr for Monica A Ward T
 Vol/Page: 1879/504, Date: 05/07/24
 Mtg: Movement Mtg LLC \$647,500
 Use: 3 Bdrm Cape Cod, Lot: 45302sf
 Prior Sale: \$405,000 (04/13)

53 UNCLE SAM'S LN..... **\$130,000**
 B: Prop Solutions LLC
 S: Anderson Jacquelyn Est & Frank A Frisella Ex
 Vol/Page: 1879/645, Date: 05/09/24
 Use: 4 Bdrm Conventional, Lot: 6970sf

WILD GOOSE RD..... **\$199,000**
 B: Sheila Botka & Charles Botka
 S: Deborah K Weymouth & Roy A Weymouth
 Vol/Page: 1879/584, Date: 05/08/24
 Mtg: Deborah K Weymouth \$189,000

NO STREET GIVEN..... **\$337,500**
 B: Jeanluc C Bellefleur & Elizabeth Aponte
 S: Jeffrey Gruskay Tr, Tr for Frank Gruskay Declar T
 Vol/Page: 1879/560, Date: 05/08/24

NO STREET GIVEN..... **\$87,500**
 B: Jeanluc C Bellefleur & Elizabeth Aponte
 S: Jeffrey Gruskay Tr, Tr for Brette Gruskay Declaratio
 Vol/Page: 1879/570, Date: 05/08/24

NO STREET GIVEN..... **\$75,000**
 B: Jeanluc C Bellefleur & Elizabeth Aponte
 S: Jeffrey Gruskay
 Vol/Page: 1879/580, Date: 05/08/24

► MORTGAGES

81 CANTERBURY RD..... **\$310,000**
 Ronald Goff Jr+ from Citizens Bank

332 CHESTNUT HILL RD **\$35,000**
 Thomas A Buol+ from Washington Tr Co

78 CHURCH ST **\$100,000**
 29 Long Pond LLC from Signature Lending LLC

2581 COMD OLIVER HAZARD PERRY..... **\$12,075**
 Jeremiah J Sardelli+ from USA HUD

2717-A COMMODORE OLIVER HAZARD P..... **\$400,000**
 Andrew K Fisher+ from Westerly Community CU

94 DRIVER LN U:94 **\$200,000**
 Michael C Grafeld+ from Citizens Bank

173 KENYON AVE **\$330,000**
 Timothy T Rose+ from Washington Tr Co

274 KENYON AVE **\$100,000**
 Carolyn Mason from Navigant Credit Union

31 KINGFISHER RD **\$770,000**
 Dana J Adams from Baycoast Mortgage Co

1231 KINGSTOWN RD..... **\$365,000**
 Jonnycake Ctr Inc from Centreville Bank

1345 KINGSTOWN RD..... **\$318,750**
 Neil J Garceau from HomeXpress Mtg

2170 KINGSTOWN RD..... **\$160,000**
 Andrew E Burke+ from Navigant Credit Union

40 KOGOLI WAY **\$100,000**
 Mark J Zamperini+ from Westerly Community CU

285 NORTH RD **\$175,000**
 Nathan W Mcgillivray from Movement Mtg LLC

50 PLEASANT VIEW DR **\$60,000**
 Steven P Mathers Jr from RI Credit Union

36 TIDAL ST..... **\$235,300**
 Tanya M Donahue+ from Washington Tr Co

WESTERLY

TOWN CLERK:MARY LEBLANC

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	29
Median Price	\$421,000	\$475,000

► REAL ESTATE SALES

14 COASTWIND DR **\$710,000**
 B: Mario Fahed
 S: Suzanne L Huang Tr, Tr for S L & Dehui Huang RET
 Vol/Page: 2024/5605, Date: 05/09/24
 Mtg: Navigant Credit Union \$568,000
 Use: 3 Bdrm Colonial, Lot: 9049sf
 Prior Sale: \$370,000 (06/16)

25 PIERCE ST **\$425,000**
 B: Benjamin T Shields
 S: Carrie S Kittel Tr, Tr for Carrie E Kittel Lt
 Vol/Page: 2024/5731, Date: 05/14/24
 Mtg: Centreville Bank \$415,000
 Use: 2-Family Two Family, Lot: 19068sf

157 WINNAPAUG RD..... **\$210,000**
 B: Sb Construction LLC
 S: Aniello O Nigro
 Vol/Page: 2024/5676, Date: 05/10/24
 Use: Residential Open Land, Lot: 26098sf

► MORTGAGES

134 DUNNS CORNER RD..... **\$100,000**
 Timothy A Cheatham+ from Westerly Community CU

39 MOONLIGHT DR **\$280,000**
 David E Perkins from Washington Tr Co

5 NEVIS CT..... **\$15,000**
 Kenneth J Allario from Washington Tr Co

7 NEWALL TER **\$110,000**
 Michael J Turano+ from Jewett City Svgs Bk

113 OAK ST **\$230,000**
 Stefanie Giangan+ from Washington Tr Co

30 PIERCE ST **\$321,900**
 Eric F Nelson+ from Chelsea Groton Bank

39 SALT POND WAY **\$125,000**
 George Wuornos+ from TD Bank NA

12 TOM HARVEY RD **\$191,000**
 Eliza Mckendree from Washington Tr Co