

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				
		Newport County	15 East Providence (W) ..	05/31/2024	Washington County
		Bristol County	15 Foster (M)	05/31/2024	22 Block Island (M)
4	Barrington (W)	9 Jamestown (M)	06/03/2024	16 Gloucester (B)	06/03/2024
4	Bristol (B)	9 Little Compton (M)	06/03/2024	16 Johnston (W)	06/03/2024
4	Warren (B)	9 Middletown (W)	06/04/2024	16 Lincoln (W)	06/03/2024
		9 Newport (W)	05/31/2024	17 North Providence (W) ..	05/29/2024
		10 Portsmouth (W)	06/04/2024	17 North Smithfield (W) ..	05/21/2024
		12 Tiverton (W)	06/04/2024	18 Pawtucket (W)	06/04/2024
		Providence County	13 Burrillville (B)	06/04/2024	23 Richmond (B)
5	Coventry (W)	13 Central Falls (M)	05/31/2024	20 Scituate (W)	05/31/2024
5	East Greenwich (W) ..	13 Cranston (W)	05/31/2024	20 Smithfield (W)	05/31/2024
6	Warwick (W)	14 Cumberland (W)	05/31/2024	21 Woonsocket (W)	06/04/2024
7	West Greenwich (M) ..				
8	West Warwick (W) ...				

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.

NARRAGANSETT

PUBLISHED WEEKLY BY



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HOW TO READ THE REAL ESTATE RECORDS

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

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

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

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

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

MARKET STATISTICS THROUGH APRIL

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

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

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

▶ REAL ESTATE SALES

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

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

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

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

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

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

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

▶ REAL ESTATE SALES

32 ELM ST\$175,000

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

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

▶ FORECLOSURE DEEDS

43 MAIN ST\$142,200

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

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

▶ MORTGAGES

102 MAIN ST\$132,000

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

VILLAGE/TOWN GUIDE

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

BRISTOL COUNTY

BARRINGTON

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	37
Median Price	\$628,000	\$605,000

▶ REAL ESTATE SALES

- 8 BAY RD** **\$700,000**
B: Michael A Cantara & Stephanie E Marzen
S: Janice B Oberg Tr, Tr for Bradley M Mcdermott Irt
Vol/Page: 1858/238, Date: 05/31/24
Use: 3 Bdrm Split Level, Lot: 13939sf
Prior Sale: \$370,000 (08/13)
- 507 COUNTY RD** **\$760,000**
B: Sophie Jamison
S: Camila S Dimarco
Vol/Page: 1858/242, Date: 05/31/24
Mtg: CMG Mortgage Inc \$705,000
Use: 2 Bdrm Colonial, Lot: 7240sf
Prior Sale: \$390,000 (09/12)
- 14 ELLIS ST** **\$615,000**
B: Ann Conard
S: Andrew Jordan & Laura-Beth Jordan
Vol/Page: 1858/94, Date: 05/29/24
Use: 2 Bdrm Ranch, Lot: 21845sf
Prior Sale: \$376,500 (08/19)
- 107 HIGHLAND AVE** **\$560,000**
B: Jesse T Pezzillo & Mary K Pezzillo
S: Lamb Robert J Est & Kevin J Lamb
Vol/Page: 1858/105, Date: 05/30/24
Mtg: Guild Mortgage Co \$448,000
Use: 3 Bdrm Colonial, Lot: 6316sf
- 132 NAYATT RD** **\$1,780,000**
B: Jared R Pruzan & Noelle L Pruzan
S: Jerauld C Adams & Sara T Adams
Vol/Page: 1858/210, Date: 05/30/24
Mtg: Berkshire Bank \$1,068,000
Use: 7 Bdrm, Lot: 68860sf
Prior Sale: \$1,325,000 (09/21)
- 139 NAYATT RD** **\$2,500,000**
B: Susan E Frost & Erik M Hunter
S: Jamie B Triebwasser, Tr for Andrew S Triebwasser
Vol/Page: 1858/157, Date: 05/30/24
Mtg: Baycoast Mortgage Co \$1,500,000
Use: 5 Bdrm, Lot: 40106sf
- 17-19 STANLEY AVE** **\$785,000**
B: Shiden Shafie & Ateesh Chanda
S: Keyper LLC
Vol/Page: 1858/271, Date: 05/31/24
Mtg: Fairway Ind Mtg \$549,500
Use: 2-Family Two Family, Lot: 13199sf
Prior Sale: \$442,235 (04/24)
- 28 WINTHROP DR** **\$875,000**
B: Ashley E Leuropa & Miriam E Leuropa
S: Neil R Chelo & John A Chelo
Vol/Page: 1858/265, Date: 05/31/24
Use: 3 Bdrm Ranch, Lot: 12219sf
- 12 WOODBINE AVE** **\$840,000**
B: Roland J Hansen & Erin E Hansen
S: Sarah J Silva & Richard B Irving
Vol/Page: 1858/287, Date: 06/03/24
Mtg: Movement Mtg LLC \$756,000
Use: 4 Bdrm Colonial, Lot: 10520sf
Prior Sale: \$499,000 (08/17)

▶ MORTGAGES

- 110 COUNTY RD** **\$15,000**
Kirk Haltaufderhyde+ from Navigant Credit Union
- 8 HOLLY LN** **\$1,000,000**
Stephen E Tortolani+ from Goldman Sachs Bank US
- 14 LANTERN LN** **\$640,000**
Saul Zeichner Lt+ from BankNewport
- 12 LAUREL LN** **\$200,000**
Michael B Messore 3rd+ from Navigant Credit Union
- 132 NAYATT RD** **\$359,000**
Jared R Pruzan+ from Berkshire Bank
- 19 OAK MANOR DR** **\$25,000**
Per C & Amy M Vaage T+ from Washington Tr Co
- 5 OVERLOOK RD** **\$100,000**
Ehrlich-Baer Ft+ from Coastal One CU

BRISTOL

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	27
Median Price	\$449,000	\$550,000

▶ REAL ESTATE SALES

- 172 BAYVIEW AVE** **\$376,000**
B: Precourt Builds Inc
S: Mary Macedo
Vol/Page: 2245/247, Date: 05/31/24
- 33 BROOKS FARM DR** **\$600,000**
B: Darin Fawcett & Jessica Fawcett
S: Janel S Heath & Zachary R Heath
Vol/Page: 2245/187, Date: 05/31/24
Mtg: Stonewater Mtg Corp \$500,000
Use: 2 Bdrm Cape Cod, Lot: 10001sf
- 75 CHARLES ST** **\$670,000**
B: Dylan R Levesque & Sarina K Olson
S: Wip LLC & Robert F Swift
Vol/Page: 2245/93, Date: 05/29/24
Mtg: Rocket Mortgage LLC \$636,500
Use: 2-Family Two Family, Lot: 5358sf
- 74 CLIFF DR** **\$715,800**
B: Hailey M Gablinske
S: Rsoewood Prop Ent LLC
Vol/Page: 2245/205, Date: 05/31/24
Mtg: Navigant Credit Union \$400,000
Use: 2-Family Two Family, Lot: 10054sf
Prior Sale: \$375,000 (10/17)
- 663 METACOM AVE** **\$362,000**
B: Maskauni Kamlyama & Mino F Kamlyama
S: Sandra Pereira
Vol/Page: 2245/134, Date: 05/30/24
- 93 PERRY ST** **\$438,500**
B: Christopher P Donlan
S: M Lydia-Serpa Tr, Tr for M Lydia Serpa RET
Vol/Page: 2245/291, Date: 06/03/24
Use: 3 Bdrm Ranch, Lot: 11252sf

▶ FORECLOSURE DEEDS

- 231 WOOD ST** **\$550,000**
B: Casa Neri LLC
S: Ethan Tucker & Casa Neri LLC
Vol/Page: 2245/141, Date: 05/30/24
Use: 4 Bdrm Conventional, Lot: 13769sf
Prior Sale: \$405,000 (11/21)

▶ MORTGAGES

- 172 BAY VIEW AVE** **\$700,000**
Precourt Builds Inc from Navigant Credit Union
- 59 BELVEDERE DR** **\$401,403**
David J Giannini+ from United Wholesale Mtg
- 1 BETSY DR** **\$80,000**
Susan M Leger from BankNewport
- 25 JANE LN** **\$50,000**
Sharon W Fusco+ from RI Credit Union
- 5 KATHY CT** **\$30,000**
Jonathan D Camelo+ from Coastal One CU
- 334 STATE ST** **\$264,000**
Albert P Clark+ from Citizens Bank

WARREN

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	19
Median Price	\$438,245	\$415,000

▶ REAL ESTATE SALES

- 19 BARNEY ST** **\$700,000**
B: Laura J Borge & Ann H Macdougall
S: Kevin Luk
Vol/Page: 1124/57, Date: 05/30/24
Mtg: Movement Mtg LLC \$490,000
Use: Apartment Bldg - 4-8 Units, Lot: 14183sf
Prior Sale: \$265,000 (05/10)
- 4 BRITTNEY LN** **\$810,000**
B: James P Hall & Robin L Hall
S: Jason Slotta & Paul D Mendes
Vol/Page: 1123/329, Date: 05/29/24
Use: 4 Bdrm Cape Cod, Lot: 32574sf
Prior Sale: \$629,000 (05/22)
- 992 MAIN ST** **\$540,000**
B: Galt Sharon & Yoav Cohen
S: Helen Zincavage
Vol/Page: 1124/42, Date: 05/30/24
Mtg: Centreville Bank \$440,000
Use: 4 Bdrm Colonial, Lot: 11709sf
Prior Sale: \$297,000 (10/19)
- 11 STUART ST** **\$615,000**
B: Christopher Roque & Heather Roque
S: Michael Silveira & Emily Caner
Vol/Page: 1124/83, Date: 05/31/24
Mtg: Navigant Credit Union \$535,000
Use: 3 Bdrm Colonial, Lot: 11299sf
Prior Sale: \$340,000 (08/20)

▶ MORTGAGES

- 568 CHILD ST** **\$250,000**
Gary M Minassian from BankNewport
- 568 CHILD ST** **\$440,000**
Gary M Minassian from BankNewport
- 28 NAPOLEON ST** **\$30,000**
Raymond Colon+ from Navy FCU

KENT COUNTY

COVENTRY

TOWN CLERK: JOANNE AMITRANO

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	78
Median Price	\$360,000	\$374,950

► REAL ESTATE SALES

145 BOSTON ST \$315,000

B: Yet S Yung
S: King F Tsang
Vol/Page: 2301/108, Date: 05/29/24
Mtg: Citizens Bank \$200,000
Use: 2 Bdrm Ranch, Lot: 20473sf
Prior Sale: \$220,000 (06/20)

44 CHARLOTTE ST \$376,000

B: Matthew E Mallinson 4th
S: James V Cieciorka & Linda L Cieciorka
Vol/Page: 2301/132, Date: 05/30/24
Mtg: Province Mtg Assoc \$362,558
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$167,000 (09/15)

4 CINNAMON DR \$687,500

B: Michelle M Moore & Paul G Omeara
S: Patricia A Oliver Tr, Tr for Patricia A Oliver T
Vol/Page: 2301/232, Date: 05/30/24
Mtg: Fairway Ind Mtg \$515,625
Use: 3 Bdrm Colonial, Lot: 19602sf
Prior Sale: \$369,000 (08/14)

4200 FLAT RIVER RD \$350,000

B: Michael Cavanaugh
S: Susanne E Young
Vol/Page: 2301/470, Date: 05/31/24
Mtg: Centreville Bank \$210,000
Use: 2 Bdrm Ranch, Lot: 153331sf
Prior Sale: \$235,500 (08/20)

82 HIGHWOOD DR \$531,325

B: Christopher Noble & Katie L Noble
S: Daniel J Hankey & Marissa D Brummett
Vol/Page: 2301/355, Date: 05/31/24
Mtg: Bank of Canton \$461,325
Use: 3 Bdrm Raised Ranch, Lot: 21344sf
Prior Sale: \$319,000 (03/20)

27 LANE F \$198,000

B: Karen Tracy
S: Douglas Ouimette
Vol/Page: 2301/209, Date: 05/30/24
Use: Mobile Home

46 MARSHALL CIR \$400,000

B: Kristen R Boyd & William Boyd
S: Susan M Finucci & William L Corcoran
Vol/Page: 2301/449, Date: 05/31/24
Mtg: Movement Mtg LLC \$392,755
Use: 1 Bdrm Cape Cod, Lot: 7841sf

9 MEETING ST \$280,000

B: Scott Blake
S: Christine A Velleco & Gerard J Lesniak
Vol/Page: 2301/76, Date: 05/29/24
Mtg: Guild Mortgage Co \$250,000
Use: 3 Bdrm Colonial, Lot: 11761sf

37 REMINGTON FARM DR \$460,000

B: Emma Marietti
S: Michael L Lenz & Lindsay B Lenz
Vol/Page: 2301/328, Date: 05/31/24
Mtg: Guild Mortgage Co \$368,000
Use: 3 Bdrm Raised Ranch, Lot: 10454sf
Prior Sale: \$295,000 (03/20)

6 SUNSET CIR U:36 \$750,000

B: Olivier Paris & Annie Paris
S: Storybook Homes Inc
Vol/Page: 2301/284, Date: 05/30/24
Use: Condo

20 VANDERBILT TER \$430,000

B: Scott A Fitton & Spencer N Peck
S: Kevin C Ritchotte & Rose Padula
Vol/Page: 2301/294, Date: 05/30/24
Mtg: Northpointe Bank \$344,000
Use: 2 Bdrm Raised Ranch, Lot: 17424sf
Prior Sale: \$249,375 (02/23)

145 WOODSIDE AVE \$445,000

B: Austin D Prario
S: Robert W Caouette Jr
Vol/Page: 2301/408, Date: 05/31/24
Mtg: Movement Mtg LLC \$356,000
Use: 3 Bdrm Raised Ranch, Lot: 21780sf
Prior Sale: \$237,500 (01/17)

► MORTGAGES

22 CENTENNIAL ST \$12,066

Raymond J Martin Jr from USA HUD

44 CHARLOTTE ST \$15,000

Matthew E Mallinson 4th from RI Hsg & Mtg Fin Corp

692 FRANKLIN RD \$300,000

Joseph Henault from Ocean State CU

10 GLENWOOD DR \$100,000

Kristina B Fogg from Citizens Bank

2654 HARKNEY HILL RD \$200,000

Nicole D Bishop+ from Citizens Bank

2774 HARKNEY HILL RD \$83,200

Daniel Santilli+ from US Small Business

30 HARRIS AVE \$25,000

G&c Construction LLC from Resmini Cap Inv

136 HILL ST \$325,000

Jy LLC+ from Builder Fncl Svcs LLC

65 HOWARD AVE \$50,000

Michelle A Labonte from Navigant Credit Union

30 IRONWOOD DR \$103,000

Jake M Fleury+ from Washington Tr Co

51 ISLE OF CAPRI RD \$20,000

Todd D Birmingham+ from Ocean State CU

9 JADE RD \$30,000

Rachel Riley-Schafer+ from Ocean State CU

48 MUMFORD ST \$212,657

Walquinia Solano from New American Funding

50 OLD FLAT RIVER RD \$310,000

Greg J Tedino from Guild Mortgage Co

251 READ AVE \$100,000

James D McCallum+ from Citizens Bank

2 TAMARACK TRL \$255,000

Scott C Lyons+ from Greenwood CU

76 TIFFANY RD \$50,000

Jennifer E Stone+ from Citizens Bank

TOWN FARM RD \$3,525,000

Patriot Builders Inc from Alpha Real Est Lndg

598 TWIN BROOK LN \$200,000

Charles A Brown+ from Westerly Community 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 APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	31
Median Price	\$548,000	\$650,000

► REAL ESTATE SALES

25 CRESTRIDGE DR \$800,000

B: Stephen P Dee Tr, Tr for Stephen P Dee & Lynn A En

S: Kreg New Homes LLC

Vol/Page: 1670/339, Date: 05/28/24

Use: 3 Bdrm Ranch, Lot: 30666sf

Prior Sale: \$392,000 (08/23)

98 DIVISION ST..... \$535,000
 B: Damon Park & Erica Park
 S: Charles M Antonuccio & Meredith Antonuccio
 Vol/Page: 1671/140, Date: 05/30/24
 Mtg: HarborOne Mortgage \$497,550
 Use: 3 Bdrm Conventional, Lot: 10062sf
 Prior Sale: \$480,000 (05/23)

185 PEIRCE ST U:185..... \$350,000
 B: Christian Dwyer
 S: Ashley E Holmes
 Vol/Page: 1671/176, Date: 05/31/24
 Mtg: Fairway Ind Mtg \$280,000
 Use: 2 Bdrm Condo
 Prior Sale: \$138,100 (06/18)

10 RIVER RUN..... \$1,250,000
 B: Christopher Holland & Willow Holland
 S: Neal Dignan & Laura Dignan
 Vol/Page: 1671/2, Date: 05/28/24
 Mtg: Movement Mtg LLC \$937,500
 Use: 3 Bdrm Contemporary, Lot: 55757sf
 Prior Sale: \$629,900 (08/20)

290 SHADY HILL DR..... \$870,000
 B: Jocelyn Remmert & Stephen Lammers
 S: Emily B Stoermer & Russell S Stoermer
 Vol/Page: 1671/29, Date: 05/28/24
 Mtg: Washington Trust Mtg \$652,500
 Use: 3 Bdrm Cape Cod, Lot: 76535sf
 Prior Sale: \$779,000 (12/22)

► **MORTGAGES**

506 DIVISION ST \$139,000
 Alfred E Bucco 3rd+ from Spring EQ LLC

FRENCHTOWN RD \$1,750,000
 Frenchtown Invest LLC from South Meadows No 2

279 GRAND VIEW RD..... \$68,500
 Brian Overton+ from Rocket Mortgage LLC

50 HAMILTON DR..... \$75,000
 Maureen Mccarthy from BayCoast Bank

45 MALLARD WAY \$150,000
 Cory J Bilodeau+ from Bank of Rhode Island

45 PINEHILL DR..... \$225,000
 James J Turl+ from Navigant Credit Union

290 SHADY HILL DR..... \$157,500
 Stephen Lammers+ from Washington Tr Co

175 WATCH HL..... \$225,000
 Eric Dominguez from TD Bank NA

WARWICK

TOWN CLERK:LYNN D'ABROSCA
 3275 Post Rd, Warwick, RI, 02886
 Phone:401-738-2006

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	150	200
Median Price	\$330,556	\$385,000

► **REAL ESTATE SALES**

99 BEACH AVE..... \$395,000
 B: Leroy Brown
 S: Rachel M Fogg
 Vol/Page: 10501/139, Date: 05/31/24
 Use: 4 Bdrm Conventional, Lot: 10019sf
 Prior Sale: \$152,000 (05/15)

37 BREANA LN \$422,900
 B: Stephen Harmon & Heather Harmon
 S: Ewa A Wykretowicz-Sydw
 Vol/Page: 10501/194, Date: 05/31/24
 Mtg: Navy FCU \$422,900
 Use: 3 Bdrm Split Level, Lot: 11761sf

26 BRETT CT..... \$465,000
 B: Stephen-Lawrence K Ellis & Tiffani L Ellis
 S: Franco Miccoli
 Vol/Page: 10501/251, Date: 05/31/24
 Mtg: Mtg Equity Partners \$474,997
 Use: 4 Bdrm Raised Ranch, Lot: 7841sf

135 CANONCHET AVE..... \$556,000
 B: Jordan N Frederick
 S: Sherry A Goldin Tr, Tr for Jane L Perel Lt
 Vol/Page: 10499/267, Date: 05/29/24
 Mtg: Guild Mortgage Co \$567,954
 Use: 4 Bdrm Conventional, Lot: 5663sf

373 CHATHAM CIR U:373..... \$409,000
 B: Hillary Kaplan
 S: Emilce Marinelli
 Vol/Page: 10501/226, Date: 05/31/24
 Mtg: Leader Bank NA \$250,000
 Use: 2 Bdrm Condo

DUNDAS AVE..... \$59,900
 B: Harrington Rlty LLC
 S: Domingos D Santos
 Vol/Page: 10501/165, Date: 05/31/24
 Mtg: Airway Leasing LLC \$60,000

10 ENFIELD RD..... \$365,000
 B: Carol Kalfian & Jason Kalfian
 S: Irene M Fanning
 Vol/Page: 10500/242, Date: 05/30/24
 Mtg: Guaranteed Rate Affin \$250,000
 Use: 3 Bdrm Cape Cod, Lot: 10454sf

137 FAIR ST..... \$50,000
 B: Fair Street LLC
 S: Rabil Sheryl L Est & Debra Pilkington
 Vol/Page: 10499/112, Date: 05/28/24
 Use: 3-Family Family Flat, Lot: 11326sf

11 GEORGE ST..... \$425,500
 B: Maxwell B Frank
 S: Luke Montgomery
 Vol/Page: 10501/107, Date: 05/31/24
 Mtg: United Wholesale Mtg \$397,333
 Use: 2 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$230,000 (06/20)

107 GREYLAWN AVE..... \$150,000
 B: Rwr Re Invest Grp LLC
 S: Raymond D Hallas & Susan L Hallas
 Vol/Page: 10499/310, Date: 05/29/24
 Mtg: Rent Ri Today \$200,000
 Use: 2 Bdrm Conventional, Lot: 3049sf

11 LARGO RD \$305,000
 B: Steven Lucier
 S: Giavanna M Funaro
 Vol/Page: 10499/175, Date: 05/29/24
 Mtg: CMG Home Loans \$299,475
 Use: 2 Bdrm Ranch, Lot: 6970sf
 Prior Sale: \$208,000 (12/20)

LAUDERDALE BLVD L:64..... \$1,325,000
 B: Lauderdale Pvd LLC
 S: Joni Auto Rentals Inc
 Vol/Page: 10501/129, Date: 05/31/24

25 LAUDERDALE BLVD \$1,325,000
 B: Lauderdale Pvd LLC
 S: Joni Auto Rentals Inc
 Vol/Page: 10501/129, Date: 05/31/24
 Use: Commercial Building, Lot: 28750sf

MARIE ST L:26 \$1,325,000
 B: Lauderdale Pvd LLC
 S: Joni Auto Rentals Inc
 Vol/Page: 10501/129, Date: 05/31/24

MARIE ST L:30 \$1,325,000
 B: Lauderdale Pvd LLC
 S: Joni Auto Rentals Inc
 Vol/Page: 10501/129, Date: 05/31/24

49 MEADOWBROOK AVE..... \$286,000
 B: Rihdr Inc
 S: Mcguirl Linda J Est & David J Mcguirl Ex
 Vol/Page: 10499/21, Date: 05/28/24
 Use: 4 Bdrm Cape Cod, Lot: 7841sf

44 OCEAN AVE..... \$375,000
 B: Tauri E Sequeira
 S: Irons Albert F Est & Leon C Boghossian 3rd-Ex
 Vol/Page: 10500/345, Date: 05/31/24
 Mtg: Primary Residentl Mtg \$366,300
 Use: 3 Bdrm Raised Ranch, Lot: 10454sf

OLD MILL BLVD..... \$150,000
 B: Island Flippers LLC
 S: Skyline Rlty LLC
 Vol/Page: 10499/209, Date: 05/29/24
 Mtg: Alpha Real Est Lndg \$150,000

21 OMAHA BLVD..... \$229,000
 B: Jackie Perry
 S: Kerri L Sheehan
 Vol/Page: 10499/115, Date: 05/28/24
 Use: 3 Bdrm Cape Cod, Lot: 4792sf
 Prior Sale: \$1,806 (07/23)

1 PALM BLVD **\$302,500**
 B: Mynor Santos
 S: Harold Cahoon & James P Manning
 Vol/Page: 10499/27, Date: 05/28/24
 Mtg: Harold Cahoon \$242,000
 Use: 3 Bdrm Cape Cod, Lot: 5663sf
 Prior Sale: \$275,000 (03/24)

141 PILGRIM DR..... **\$440,000**
 B: Blanca Garcia-Delacruz
 S: Andrew Smith & Kelly Smith
 Vol/Page: 10500/284, Date: 05/30/24
 Mtg: NFM Lending \$425,315
 Use: 3 Bdrm Colonial, Lot: 6970sf
 Prior Sale: \$249,920 (08/19)

33 PILLA DR **\$385,000**
 B: Inmaculada C Gonzalez & Rafael O Gonzalez
 S: Valerio M Peralta
 Vol/Page: 10498/337, Date: 05/28/24
 Mtg: Movement Mtg LLC \$378,026
 Use: 3 Bdrm Ranch, Lot: 6534sf
 Prior Sale: \$198,000 (08/17)

2814 POST RD **\$3,350,000**
 B: Agree Lp
 S: Fre Warwick LLC
 Vol/Page: 10501/24, Date: 05/31/24
 Use: Commercial Building, Lot: 50530sf
 Prior Sale: \$3,325,000 (10/18)

142 SHENANDOAH RD **\$475,000**
 B: David Blackman & Kristen Eastwood
 S: Megan E Costello
 Vol/Page: 10499/295, Date: 05/29/24
 Mtg: Washington Tr Co \$400,895
 Use: 3 Bdrm Split Level, Lot: 7841sf
 Prior Sale: \$315,000 (12/16)

166 TENNYSON RD **\$250,000**
 B: Walsler Hldg LLC
 S: Robert M Conley & Tracie S Browen Ex
 Vol/Page: 10501/98, Date: 05/31/24
 Use: 2 Bdrm Bngl/cottage, Lot: 4792sf

19 THOMAS ST..... **\$330,000**
 B: Amber Wood
 S: Arlia Salvatore Est & Frances E Arlia Ex
 Vol/Page: 10501/269, Date: 05/31/24
 Mtg: RI Hsg & Mtg Fin Corp \$308,658
 Use: 2 Bdrm Ranch, Lot: 6534sf

870 WARWICK AVE..... **\$290,000**
 B: Aaron Sicard
 S: Patricia I York
 Vol/Page: 10500/311, Date: 05/30/24
 Mtg: Semper Home Loans \$284,747
 Use: 3 Bdrm Conventional, Lot: 4356sf

84 WAUREGAN DR **\$530,000**
 B: Paul N Simas & Mary J Simas
 S: Mark F Oconnor & Kathleen Gentile
 Vol/Page: 10501/157, Date: 05/31/24
 Use: 3 Bdrm Ranch, Lot: 16988sf

828 WILLIAMSBURG CIR U:828 **\$345,000**
 B: Raisa Lomidze
 S: Jill C Gonsalves
 Vol/Page: 10501/94, Date: 05/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$160,600 (01/11)

NO STREET GIVEN..... **\$700,700**
 B: Patricia A Oliver Tr, Tr for Patricia A Oliver T
 S: Stonebridge Crossing Dev
 Vol/Page: 10500/338, Date: 05/30/24

► FORECLOSURE DEEDS

233 COBURN ST **\$265,000**
 B: Benjamin Ricci
 S: Federal Natl Mtg Assn
 Vol/Page: 10500/177, Date: 05/30/24
 Mtg: Jenifer Griffin \$250,000
 Use: 3 Bdrm Conventional, Lot: 5663sf
 Prior Sale: \$185,000 (09/16)

207 OAK TREE AVE **\$351,000**
 B: Alpha Hldg LLC
 S: Rhode Island Hsg & Mtg F
 Vol/Page: 10500/167, Date: 05/30/24
 Use: 3 Bdrm Ranch, Lot: 7405sf
 Prior Sale: \$335,000 (03/21)

► MORTGAGES

133 ADRIAN ST **\$55,000**
 Justin R Vespa+ from Ocean State CU

131 ASH ST..... **\$25,000**
 Jeffrey A Cuttip from Bank of America NA

30 AVON AVE..... **\$52,500**
 Quinn J Britto+ from R & R Associates Inc

269 CASTLE ROCKS RD..... **\$300,000**
 Ilya Reikhrud+ from HarborOne Bank

61 CHAPIN AVE **\$110,000**
 Jonathan J Mcclain from Greenwood CU

307 COVE AVE **\$78,000**
 Mary E Marcello+ from Pennymac Loan Service

72 CRYSTAL DR **\$422,750**
 Merlyn Bonilla from Spindrift Inv

15 FASHION DR..... **\$86,000**
 Marelin Suriel+ from Coastal One CU

37 GERALD ST **\$321,043**
 Dwayne B Aker from Total Mtg Svcs

65 GORHAM AVE..... **\$5,818**
 Jennifer R Ross from USA HUD

973 GREENWICH AVE **\$84,000**
 Michael Kates+ from Greenwood CU

31 LAKEDELL DR..... **\$250,000**
 Gretchen L Toorock from HarborOne Bank

32 LANE 4..... **\$199,600**
 Gaspee Point LLC from Randall E Dugan

71 LARCHMONT RD **\$100,000**
 Dinis Paiva Jr+ from Fall River Five Cents

11 LARGO RD **\$15,000**
 Steven Lucier from RI Hsg & Mtg Fin Corp

71 LLOYD AVE..... **\$268,620**
 Nathan Soares+ from Federal Savings Bank

965 MAIN AVE..... **\$260,000**
 Karen Moniz from Greenwood CU

60 NORTH ST..... **\$40,000**
 Andrew J Tibbetts from Bethpage FCU

5 OBADIAH AVE..... **\$65,000**
 Erika Genao+ from Greenwood CU

44 OCEAN AVE..... **\$15,000**
 Tauri E Sequeira from RI Hsg & Mtg Fin Corp

123 OTTAWA AVE **\$81,400**
 Carol Pereira+ from LoanDepot.Com

1 PALM BLVD **\$45,250**
 Mynor Santos from Harold Cahoon

28 PEARL AVE..... **\$80,000**
 Stephen E Dangelos Jr from Citizens Bank

23 PERKINS ST..... **\$562,500**
 Kathleen A Dee from USA HUD

23 PERKINS ST **\$562,500**
 Kathleen A Dee from Norcom Mortgage

141 PILGRIM DR..... **\$15,000**
 Blanca Garcia-Delacruz from RI Hsg & Mtg Fin Corp

99 POST RD U:F5..... **\$47,000**
 Abbi Seward from Citizens Bank

412 SPRING GREEN RD **\$30,000**
 Thomas Maloney+ from Massachusetts It Fcu

19 THOMAS ST **\$15,000**
 Amber Wood from RI Hsg & Mtg Fin Corp

35 TOPAZ RD..... **\$312,000**
 Kevin Mccartney from CMG Home Loans

52 TRENT AVE..... **\$200,000**
 Sandra J Nichols+ from Bank of America NA

870 WARWICK AVE..... **\$15,000**
 Aaron Sicardi from RI Hsg & Mtg Fin Corp

32 ZACHARIAH PL..... **\$225,000**
 William L Grossi Sr+ from HarborOne Bank

WEST GREENWICH

TOWN CLERK:KELLY LAIHO

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	9
Median Price	\$492,500	\$392,500

► REAL ESTATE SALES

HENRY BROWN RD **\$720,000**
 B: Colleen Dejure & Bernard F Harrington Jr
 S: David E Harrington
 Vol/Page: 649/268, Date: 05/30/24

► **MORTGAGES**

HENRY BROWN RD **\$60,000**
 Samuel B Derjue from Colleen Derjue

32 SUZANNE CT **\$100,000**
 Scott A Boyd from Shoreham Bank

WEST WARWICK

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	55
Median Price	\$333,050	\$350,000

► **REAL ESTATE SALES**

290 E GREENWICH AVE **\$560,000**
 B: Deborah Bennett & James Bennett
 S: Rhode Island Custom Bldrs
 Doc#: 000002489-1783, Date: 05/31/24
 Mtg: First Federal Bank \$350,000
 Use: 4 Bdrm Colonial, Lot: 52272sf
 Prior Sale: \$599,000 (06/23)

650 E GREENWICH AVE **\$350,000**
 B: Richard L Osborne & Linda M Osborne
 S: Lynn M Almond & Jayne M Derouin
 Doc#: 000002489-1825, Date: 06/04/24

43 GOUGH AVE **\$26,000**
 B: Rpa Services LLC
 S: Mjv Enterprises LLC
 Doc#: 000002489-1813, Date: 06/03/24

13 HARLEY ST **\$405,000**
 B: Aida M Bucio
 S: J&m Home Buyers LLC
 Doc#: 000002489-1747, Date: 05/29/24
 Mtg: Nations Direct Mtg \$397,486
 Use: 3 Bdrm Ranch, Lot: 7200sf
 Prior Sale: \$248,000 (01/24)

107 HARRIS AVE **\$360,000**
 B: Haronid M Cabrera
 S: Paul W Laferriere
 Doc#: 000002489-1794, Date: 05/31/24
 Mtg: Guaranteed Rate Affin \$342,000
 Use: Residential Open Land, Lot: 3515sf

11 KIWANIS RD **\$403,000**
 B: Terssa M Johnson
 S: Manuel D Couto
 Doc#: 000002489-1777, Date: 05/31/24
 Use: 3 Bdrm Ranch, Lot: 10511sf

KULAS RD **\$444,000**
 B: Ryan Haffrey & Jessica Sansone
 S: Best Life Homes LLC
 Doc#: 000002489-1786, Date: 05/31/24

98 LONSDALE ST **\$95,000**
 B: Brooks Carpentry & Remode
 S: Marc D Dionne
 Doc#: 000002489-1761, Date: 05/29/24
 Mtg: Bcplan Partners Llc \$125,000
 Use: 4 Bdrm Cape Cod, Lot: 18199sf

22 MILL ST **\$330,000**
 B: Brian Molina & Carrie Molina
 S: Eliseo Vallejo
 Doc#: 000002489-1807, Date: 06/03/24
 Use: 5 Bdrm Old Style, Lot: 6412sf
 Prior Sale: \$210,000 (06/22)

22 MILL ST **\$330,000**
 B: Brian Molina & Carrie Molina
 S: Eliseo Vallejo
 Doc#: 000002489-1807, Date: 06/03/24
 Use: 5 Bdrm Old Style, Lot: 6412sf
 Prior Sale: \$210,000 (06/22)

22 MILL ST **\$330,000**
 B: Brian Molina & Carrie Molina
 S: Eliseo Vallejo
 Doc#: 000002489-1807, Date: 06/03/24
 Mtg: Mortgage Research Ctr \$333,841
 Use: 5 Bdrm Old Style, Lot: 6412sf
 Prior Sale: \$210,000 (06/22)

22 MILL ST **\$330,000**
 B: Brian Molina & Carrie Molina
 S: Eliseo Vallejo
 Doc#: 000002489-1807, Date: 06/03/24
 Use: 5 Bdrm Old Style, Lot: 6412sf
 Prior Sale: \$210,000 (06/22)

565 QUAKER LN U:23 **\$277,500**
 B: Kelsey M Holmes
 S: Brainne M Neptin
 Doc#: 000002489-1756, Date: 05/29/24
 Mtg: Pennymac Loan Service \$208,125
 Use: 2 Bdrm Condo
 Prior Sale: \$162,000 (05/18)

30 SAINT MARY ST **\$382,000**
 B: Lisete D Almada-Brito
 S: Jarod D Disanto
 Doc#: 000002489-1767, Date: 05/30/24
 Mtg: Towne Mortgage Co \$375,081
 Use: 2-Family Two Family, Lot: 4426sf
 Prior Sale: \$205,000 (05/22)

5 SISSON ST **\$415,000**
 B: Pedro L Munoz & Keyla L Gomez
 S: Lyon Kings LLC
 Doc#: 000002489-1797, Date: 05/31/24
 Mtg: NFM Inc \$407,483
 Use: 2-Family Two Family, Lot: 3180sf

W VALLEY CONDO U:1 **\$449,400**
 B: Carolyn J Johnston
 S: Residences Vly West Vly I
 Doc#: 000002489-1779, Date: 05/31/24
 Use: Condo

16 WILLOW ST **\$460,000**
 B: Cheyano U Ramirez
 S: Dennyfer C Gutierrez & Dennyfer C Rivas
 Doc#: 000002489-1790, Date: 05/31/24
 Mtg: Movement Mtg LLC \$451,668
 Use: 2-Family Two Family, Lot: 5279sf
 Prior Sale: \$280,000 (05/23)

► **MORTGAGES**

56 ALDEN DR **\$43,900**
 Albert B Cassell from US Small Business

15 FAIRMONT ST **\$60,000**
 Ryan Burhans+ from Spring EQ LLC

42 GOUGH AVE **\$50,000**
 Rpa Services LLC from Semper Home Loans

57 GREENE ST **\$442,816**
 Karen M Black+ from Rocket Mortgage LLC

15 HARMONY ST **\$4,326**
 Erick Barrientos from USA HUD

107 HARRIS AVE **\$342,000**
 Haronid M Cabrera from Guaranteed Rate Affin

22-26 JAMES ST **\$35,000**
 William Dubois+ from Federal Credit Union

25 KULAS RD **\$20,000**
 Jessica Sansone+ from RI Hsg & Mtg Fin Corp

25 KULAS RD **\$435,958**
 Jessica Sansone+ from NFM Inc

33 MEGGAN CT **\$200,000**
 Alfred G Paolantonio+ from Citizens Bank

26 N GATE DR **\$120,000**
 Kerie L Swanson from Centreville Bank

5 SISSON ST **\$15,000**
 Pedro L Munoz+ from RI Hsg & Mtg Fin Corp

25 SUNRISE AVE **\$200,000**
 Patricia L Webb from Wave Federal CU

26 SUNSET AVE **\$175,000**
 Raymond K Burdick 3rd+ from Coastal One CU

83 W VALLEY CIR **\$163,800**
 Carolyn J Johnston from Semper Home Loans

18 WOODLAND DR **\$30,000**
 Michael Boscio+ from Citizens Bank

105 YOUNGS AVE **\$28,888**
 Arron M Gilmore+ from USA HUD

106 YOUNGS AVE **\$63,000**
 Alex Boisclair from Webster Bank

NEWPORT COUNTY

JAMESTOWN

TOWN CLERK:ROBERTA J. FAGAN

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	8
Median Price	\$895,000	\$1,585,000

► MORTGAGES

394 FELUCCA AVE..... \$70,000

Joseph V Delvecchio from TD Bank NA

87 RESERVOIR CIR..... \$350,000

Mark H Hickox+ from Citizens Bank

LITTLE COMPTON

TOWN CLERK:CAROL A WORDELL

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	\$716,000	\$718,784

► REAL ESTATE SALES

509 W MAIN RD \$2,250,000

B: Deborah Wiley

S: Elizabeth P Millikin

Vol/Page: 403/203, Date: 06/03/24

Use: 3 Bdrm Cape Cod, Lot: 174240sf

Prior Sale: \$2,000,000 (10/23)

► MORTGAGES

13 AUSTIN LN..... \$81,000

John R Pelletier+ from Pennymac Loan Service

11 POTTERSVILLE RD..... \$425,000

B Mcdonald Const LLC from Crowd Lending Fund

VINEYARD WAY..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

1 VINEYARD WAY..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

11 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

12 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

26 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

30 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

32 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

35 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

38 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

53 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

54 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

55 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

63 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

75 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

79 WINERY RD..... \$524,314

Dionysus Acquisition LLC+ from Farm Credit East AC

MIDDLETOWN

TOWN CLERK:WENDY J. W. MARSHALL

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	25
Median Price	\$675,000	\$715,000

► REAL ESTATE SALES

173 BAYRIDGE DR U:173..... \$590,000

B: William Sutphin & Sharon Sutphin

S: Lalli William C Est & Jessica Lalli

Vol/Page: 1830/262, Date: 05/30/24

Mtg: BankESB \$250,000

Type: Adj

Use: 2 Bdrm Condo

51 JAMES CT..... \$710,000

B: Norman W Palmer & Jodi A Palmer

S: Ester Stewart

Vol/Page: 1831/16, Date: 05/31/24

9 MARINER WAY..... \$475,000

B: Thomas Baldwin

S: Kenneth M Mcdonald Tr, Tr for Kenneth M Mcdonald Lt

Vol/Page: 1831/65, Date: 06/03/24

Mtg: Navy FCU \$450,000

Use: Residential Undvlpble Land

211 MORRISON AVE..... \$1,900,000

B: Joanne D Foley & George D Foley

S: Morrison Farm LLC

Vol/Page: 1830/302, Date: 05/31/24

Mtg: Salem Five Mtg Co \$1,350,000

Type: Adj

Use: Possible New Construction, Lot: 20038sf

24 PERRY AVE..... \$830,000

B: Sean Sullivan & Colleen Sullivan-Burns

S: Timothy D Corr

Vol/Page: 1830/256, Date: 05/30/24

Use: 3 Bdrm Ranch, Lot: 6970sf

► MORTGAGES

91 JOHN KESSON LN..... \$200,000

Jeong W Bae+ from BayCoast Bank

62 KANE AVE..... \$500,000

Christopher Lirakis from BankNewport

233 MEADOW LN..... \$400,000

Daniel J Otoole+ from Citizens Bank

231 MIANTONOMI AVE..... \$60,000

Nicole P Gianetis from Navy FCU

163 PARADISE AVE..... \$226,242

Christopher Brown+ from TD Bank NA

30 STOCKTON DR..... \$135,000

David M Sparks from Citizens Bank

1778 W MAIN RD..... \$6,904

Joshua Chamberlin from USA HUD

NEWPORT

TOWN CLERK:LAURA C. SWISTAK

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	52
Median Price	\$752,500	\$789,500

► REAL ESTATE SALES

127 HARRISON AVE U:4..... \$2,000,000

B: Richard K Mcmanus & Faith E Barash

S: Carl J Culotta

Vol/Page: 3197/103, Date: 05/30/24

Use: 3 Bdrm Condo

1 MAITLAND CT..... \$920,000

B: Jason L Bertsch & Anne C Kuuskvere

S: John Butler & Tricia Butler

Vol/Page: 3197/143, Date: 05/31/24

Use: 2 Bdrm Conventional, Lot: 4469sf

Prior Sale: \$695,000 (04/21)

16 POND AVE..... \$775,000

B: Tammi M Wortham & Gloria Lopez

S: Theodore M Gibbons

Vol/Page: 3197/248, Date: 05/31/24

Mtg: Guild Mortgage Co \$581,250

Use: 2-Family Two Family, Lot: 2200sf

18 RHODE ISLAND AVE..... \$2,125,000

B: Nothing Like Newport LLC

S: Montgomery Mcfate

Vol/Page: 3197/181, Date: 05/31/24

Mtg: Morgan Stanley Privat \$1,110,000

Use: 3-Family Mlti-unt Bldg, Lot: 10568sf

15 SHEFFIELD AVE..... \$502,500

B: Bella Bee Estates LLC

S: Lawrence Z Webman & Michael Creamer

Vol/Page: 3197/219, Date: 05/31/24

Mtg: RFLF 4 LLC \$592,000

Use: 2-Family Two Family, Lot: 3999sf

Prior Sale: \$478,000 (07/22)

23 SIMMONS ST..... \$689,900

B: Simmos St Hldg LLC

S: Jeremy A Dennis

Vol/Page: 3197/151, Date: 05/31/24

Mtg: Crowd Lending Fund \$100,000

Use: 3 Bdrm Conventional, Lot: 4909sf

► **MORTGAGES**

73 BRENTON RD.....	\$750,000
Victor J Melfa Jr RET+ from Avidia Bank	
22 COUNTY ST.....	\$384,250
Christine L Moore+ from Rocket Mortgage LLC	
4 KATZMAN PL.....	\$400,000
Shawn Burns RET+ from Navy FCU	
3 SERGEANT WEIDEMANN.....	\$7,643
Raymond W Bailey Jr from USA HUD	
34 WHITWELL AVE.....	\$200,000
Thomas R Groff+ from BankNewport	

PORTSMOUTH

TOWN CLERK:JENNIFER M WEST
 2200 East Main Rd, Portsmouth, RI, 02871
 Phone:401-683-2101

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	52
Median Price	\$565,000	\$599,950

► **REAL ESTATE SALES**

3 2ND ST.....	\$175,000
B: Paul Brum & Julie E Brum S: James E Machado Vol/Page: 2211/151, Date: 05/01/24 Use: Mobile Home	
BAYSIDE AVE.....	\$187,500
B: Caver St Inc S: Judith A Kelley Vol/Page: 2213/50, Date: 05/14/24	
BAYVIEW AVE.....	\$46,500
B: Michael D Malloux S: Thiago Alves Vol/Page: 2211/40, Date: 04/26/24	
121 BELMONT DR U:121.....	\$700,000
B: Raymond A Arsenault & Jane S Arsenault S: Cathy Taitz & Marshall Taitz Vol/Page: 2212/302, Date: 05/13/24 Mtg: CMG Mortgage Inc \$525,000 Use: 2 Bdrm Condo Prior Sale: \$370,000 (07/17)	
139 BELMONT DR U:139.....	\$777,900
B: Timothy Corbett & Anne M Corbett S: Cheryl-Lynne Ferreira Tr, Tr for R E & Elsa S Lendrum Irt Vol/Page: 2213/316, Date: 05/22/24 Use: 3 Bdrm Condo	
23 BIRCH ST.....	\$550,000
B: Gregory J Delade & Shauna A Delade S: Chad Kritaz & Diane Dailey Vol/Page: 2209/335, Date: 04/16/24 Mtg: Mtg Equity Partners \$522,500 Use: 3 Bdrm Ranch, Lot: 7385sf Prior Sale: \$406,500 (12/23)	
29 BIRCHWOOD DR.....	\$465,000
B: Michael P Montanaro & Elizabeth A Montanaro S: Ferenc Karoly Jr & Christine E Karoly Vol/Page: 2213/151, Date: 05/17/24 Mtg: Cross Country Mtg Inc \$441,750 Use: 3 Bdrm Ranch, Lot: 10030sf	
469 BRISTOL FERRY RD.....	\$380,000
B: 469 Bristol Ferry Rd LLC S: Soares Lorraine L Est & Pauline Axile Vol/Page: 2209/282, Date: 04/15/24 Use: 3 Bdrm Conventional, Lot: 7200sf	

18 BUTTS ST.....	\$416,000
B: Kathleen A Roberge S: Allison N Brooks & Sonya L Ford Vol/Page: 2213/208, Date: 05/20/24 Use: 2 Bdrm Bngl/cottage, Lot: 8160sf	
103 CANTON AVE.....	\$580,000
B: Katherine E Brown S: James Piner & Katie Piner Vol/Page: 2211/104, Date: 04/30/24 Mtg: Mtg Equity Partners \$464,000 Use: 2 Bdrm Colonial, Lot: 3600sf Prior Sale: \$374,500 (10/19)	
67 CEDAR AVE.....	\$649,000
B: Lei-Ann M Ibboston Tr, Tr for Lei-Ann M Ibboston RET S: Noelle D Claveloux Vol/Page: 2213/89, Date: 05/15/24 Use: 2 Bdrm Conventional, Lot: 2825sf Prior Sale: \$320,000 (07/19)	
19 COLONEL BARTON DR.....	\$1,050,000
B: Edward O Kenney & Allyson B Kenney S: Stephanie Martland Tr, Tr for Karanikolas Ft Vol/Page: 2211/187, Date: 05/01/24 Use: 4 Bdrm Cape Cod, Lot: 21307sf	
69 CORNELL DR U:69.....	\$549,000
B: John S Mitchell Tr, Tr for John S Mitchell T S: Frances A Blumenthal Vol/Page: 2214/314, Date: 05/31/24 Use: 2 Bdrm Condo, Lot: 1sf	
12 CORYS CT.....	\$765,000
B: Malachy J Soller & Alison L Soller S: Robert Gibson & Veronika Gibson Vol/Page: 2209/244, Date: 04/12/24 Use: 4 Bdrm Colonial, Lot: 17770sf	
196 CROMWELL DR.....	\$1,585,000
B: Christopher H Sharman & Georgia U Sharman S: George C Tager Tr, Tr for George C Tager Lt Vol/Page: 2210/286, Date: 04/25/24 Use: 4 Bdrm Colonial, Lot: 40909sf	
E MAIN RD.....	\$40,000
B: 2560 East Main Rd LLC S: Emanuel Pita & Elizabeth Pita Vol/Page: 2210/188, Date: 04/22/24	
1625 E MAIN RD.....	\$305,000
B: David Dent S: Alexandria J White Vol/Page: 2215/81, Date: 06/04/24 Use: 3 Bdrm Ranch, Lot: 21742sf	
3102 E MAIN RD.....	\$600,000
B: 3102 E Main Rd LLC S: Ka Realty Vol/Page: 2212/344, Date: 05/13/24 Mtg: Denise L Hingorany \$550,000 Use: Commercial Building, Lot: 34865sf Prior Sale: \$235,000 (04/14)	
FAIRVIEW LN.....	\$187,500
B: Tiverton Investments LLC S: Judith A Kelley Vol/Page: 2213/48, Date: 05/14/24	
161 FERRY LANDING CIR U:161.....	\$720,000
B: Michael G Macrides S: Steven Short Tr, Tr for Steven Short Lt Vol/Page: 2211/20, Date: 04/26/24 Mtg: BankNewport \$300,000 Use: 2 Bdrm Condo Prior Sale: \$756,000 (04/22)	

353 FREEDOM TRAIL DR U:353.....	\$703,449
B: Randall Riewerts & Melanie Riewerts S: Island View Partners LLC Vol/Page: 2211/339, Date: 05/03/24 Mtg: T2 Financial LLC \$712,770 Use: Possible New Construction	
357 FREEDOM TRAIL DR U:5-18.....	\$679,000
B: Karen L Vandermeyde & Shelley E Amaral S: Island View Partners LLC Vol/Page: 2210/10, Date: 04/17/24 Use: Condo	
361 FREEDOM TRAIL DR U:6-19.....	\$803,993
B: Ratana Hoan & Tithdaranat Lim S: Island View Partners LLC Vol/Page: 2211/121, Date: 05/01/24 Mtg: BankNewport \$607,200 Type: Adj Use: Condo	
51 JAMES CT.....	\$710,000
B: Norman W Palmer & Jodi A Palmer S: Ester Stewart Vol/Page: 2214/288, Date: 05/31/24 Use: 3 Bdrm Raised Ranch, Lot: 21742sf	
21 KING CHARLES DR U:B1.....	\$600,000
B: Portsmouth Realty LLC S: Louann Lawrence Tr, Tr for L & A Lawrence Iii RET Vol/Page: 2211/250, Date: 05/01/24 Use: Office Condo Unit	
21 KING CHARLES DR U:B2.....	\$600,000
B: Portsmouth Realty LLC S: Louann Lawrence Tr, Tr for L & A Lawrence Iii RET Vol/Page: 2211/250, Date: 05/01/24 Use: Office Condo Unit	
60 LADEIRA AVE.....	\$315,000
B: Alexander O Grimes S: Teresa E Downes & Elizabeth M Grimes Vol/Page: 2214/345, Date: 06/03/24 Mtg: Peoples Credit Union \$252,000 Use: 3 Bdrm Cape Cod, Lot: 5950sf	
52 LAKEVILLE AVE.....	\$309,900
B: 52 Lakeville LLC S: Lawrence J Faryniarz & A D Faryniarz Vol/Page: 2212/208, Date: 05/09/24 Use: 2 Bdrm Conventional, Lot: 4190sf	
86 LAMBIE CIR.....	\$2,995,000
B: Mark W Edwards Tr, Tr for Lambie Cir Rt S: Ag Construction Inc Vol/Page: 2213/148, Date: 05/17/24 Use: Accessory Land Improved, Lot: 22178sf Prior Sale: \$900,000 (12/21)	
42 LEPES RD.....	\$875,000
B: Maxwell Silvia & Connie Dam-Silvia S: David E Belezarian Vol/Page: 2214/292, Date: 05/31/24 Mtg: CMG Mortgage Inc \$743,750 Use: 3 Bdrm Cape Cod, Lot: 33939sf Prior Sale: \$425,000 (02/13)	
316 MAIL COACH RD.....	\$429,000
B: Rachael C Queern S: Jeffrey S Field & Deborah F Souza Vol/Page: 2212/61, Date: 05/06/24 Mtg: NFM Inc \$407,550 Use: 3 Bdrm Ranch, Lot: 11250sf	
108 NEWPORT BEACH DR U:20B.....	\$1,395,000
B: Kevin Obrien & Betsey A Obrien S: Newport Beach Club LLC Vol/Page: 2214/161, Date: 05/28/24 Use: Condo	

112 NEWPORT BEACH DR U:112 \$1,375,000 B: Andrew T Savage & Julie A Savage S: Newport Beach Club LLC Vol/Page: 2214/15, Date: 05/22/24 Use: Possible New Construction	272 SEA MEADOW DR \$1,200,000 B: Alex Hood & Margaret Hood S: Kevin M Mccarthy Tr, Tr for Kevin M Mccarthy Lt Vol/Page: 2211/314, Date: 05/02/24 Mtg: Kevin M Mccarthy \$650,000 Use: 5 Bdrm Colonial, Lot: 36988sf	2355 W MAIN RD \$410,000 B: Travis C Montique & Jennifer S Jackson S: Valles Matilda H Est & Cort B Chappell Vol/Page: 2210/316, Date: 04/25/24 Mtg: Total Mtg Svcs \$402,573 Use: 3 Bdrm Raised Ranch, Lot: 13170sf
157 NEWPORT BEACH DR U:157 \$3,050,000 B: Kevin M Kane Tr, Tr for Kane F Cmnty Prop T S: Robert A Salk & Teresa E Salk Vol/Page: 2211/275, Date: 05/01/24 Use: 5 Bdrm Condo Prior Sale: \$3,607,500 (04/22)	5 SEACONNET AVE \$2,000,000 B: Tamara Jason & Regan Jason S: Samuel Murray & Athena Murray Vol/Page: 2213/91, Date: 05/15/24 Use: 4 Bdrm Colonial, Lot: 5600sf Prior Sale: \$405,000 (04/18)	86 WILKEY AVE \$625,000 B: Makayla L Klb S: Taj Residences LLC Vol/Page: 2213/320, Date: 05/22/24 Mtg: Movement Mtg LLC \$325,000 Use: 3 Bdrm Ranch, Lot: 12500sf Prior Sale: \$350,000 (11/23)
202 OLD MILL LN \$385,000 B: Michael Parmore S: Carlton Viveiros & Jennifer L Viveiros Vol/Page: 2213/256, Date: 05/21/24 Use: Residential-multiple Bldgs, Lot: 22178sf	3 SOUTH DR \$126,000 B: Marilou Gouveia S: Moss Home Solutions LLC Vol/Page: 2212/43, Date: 05/03/24 Use: Mobile Home Prior Sale: \$42,500 (01/24)	142 YOUNG DR U:142 \$690,000 B: John R Utzschneider Tr, Tr for John R Utzschneider T S: Joseph P Keohane Vol/Page: 2211/287, Date: 05/02/24 Use: 3 Bdrm Condo
319 OLD MILL LN \$252,225 B: Veronica Chobanian S: Veronica Chobanian & Tyrrell N Stewart Vol/Page: 2214/85, Date: 05/24/24 Use: 3 Bdrm Raised Ranch, Lot: 16047sf Prior Sale: \$330,000 (11/16)	30 STONY BROOK LN U:30 \$815,000 B: Nicholas R Gentile Tr, Tr for N R & Marie A Gentile RET S: Kristy J Garside Tr, Tr for Irene A Johnson Lt Vol/Page: 2211/50, Date: 04/26/24 Use: 2 Bdrm Condo Prior Sale: \$408,000 (05/16)	NO STREET GIVEN \$145,000 B: Michael Conneton S: Fredette Jean Est & Christine Harper Vol/Page: 2211/96, Date: 04/30/24
3 PALMER ST \$630,000 B: Richard J Cotta Tr, Tr for Richard J & C L Cotta Irt S: Susan Cotta Tr, Tr for Cotta Income Only Ft Vol/Page: 2210/158, Date: 04/22/24 Use: 3 Bdrm Ranch, Lot: 22178sf	TOWER DR U:166 \$20,000 B: Aquidneck Ventures LLC S: Carnegie At 1 Tower Dr LL Vol/Page: 2213/81, Date: 05/14/24 Use: Condo	NO STREET GIVEN \$42,000 B: Richard S Hart S: Richard Alegria Vol/Page: 2214/12, Date: 05/22/24
90 PHEASANT DR \$780,000 B: Jose P Amaral S: William C Biggerstaff & Maty B Biggerstaff Vol/Page: 2212/330, Date: 05/13/24 Use: 4 Bdrm Cape Cod, Lot: 17360sf Prior Sale: \$548,250 (04/21)	1 TOWER DR U:1003 \$912,600 B: Sarah S Henken & Darrah C Oconnor S: St Andre Ft & Arthur F St Andre Jr Tr Vol/Page: 2214/332, Date: 06/03/24 Use: 3 Bdrm Condo Prior Sale: \$780,000 (06/21)	► MORTGAGES
222 POINT RD \$2,100,000 B: Samuel Murray & Athena P Murray S: Ann M Kidd Vol/Page: 2213/239, Date: 05/21/24 Mtg: Sage Home Loans Corp \$1,150,000 Use: 4 Bdrm Raised Ranch, Lot: 33634sf Prior Sale: \$453,870 (12/19)	1 TOWER DR U:205 \$491,300 B: Catherine A Washburn S: Carnegie At 1 Tower Dr LL Vol/Page: 2213/166, Date: 05/20/24 Mtg: BankNewport \$393,000 Type: Adj Use: 1 Bdrm Condo	43 ATTLEBORO AVE \$100,000 Brenda Whalen Munro T+ from BankNewport
PRESCOT POINT CONDO U:6-4 \$759,000 B: Philip J Guy Jr & Robin L Guy S: Island View Partners LLC Vol/Page: 2209/299, Date: 04/15/24 Use: Condo	243 TURNPIKE AVE \$490,000 B: Bradley Head & Morgan Head S: Jonathan C Caron & Amy L Caron Vol/Page: 2215/84, Date: 06/04/24 Mtg: Baycoast Mortgage Co \$465,500 Use: 3 Bdrm Ranch, Lot: 13000sf	65 BANCROFT DR \$650,000 Ryan J Kirwin+ from Centreville Bank
26 RANDALL LN \$139,037 B: Francis A Augustus S: Eric M Cardoza-Augustus Vol/Page: 2214/67, Date: 05/23/24 Use: 3 Bdrm Cape Cod, Lot: 10001sf	74 VALLEY LN U:74 \$430,000 B: Larry Hatcher S: Jaquelyn M Appleton Vol/Page: 2215/14, Date: 06/03/24 Mtg: Stonewater Mtg Corp \$258,000 Use: 2 Bdrm Condo Prior Sale: \$250,000 (05/20)	65 BANCROFT DR \$565,000 Ryan J Kirwin+ from Centreville Bank
79 ROGER WILLIAMS CT \$622,000 B: Moss Home Solutions LLC S: Paula Georgiou Vol/Page: 2213/260, Date: 05/21/24 Mtg: Fourpoint Cap Grp Lic \$580,000 Use: 3 Bdrm Ranch, Lot: 29148sf	2335 W MAIN RD \$581,000 B: Beverly N Furtado & Kim A Furtado S: Ryan Kalasz Vol/Page: 2215/57, Date: 06/04/24 Mtg: Coastal One CU \$200,000 Type: Adj Use: 3 Bdrm Raised Ranch, Lot: 13100sf Prior Sale: \$245,000 (05/19)	BEACH RD \$16,776 Joseph M Polubinski+ from RI Hsg & Mtg Fin Corp
117 ROLLING HILL RD U:117 \$442,300 B: Elizabeth King S: Gerald Auclair & Bridget Auclair Vol/Page: 2214/101, Date: 05/24/24 Mtg: CMG Mortgage Inc \$292,900 Use: 2 Bdrm Condo Prior Sale: \$218,500 (07/20)		61 BRANCROFT DR \$450,000 Joseph G Giacobbi+ from BankESB
88 ROSS AVE \$130,000 B: Ark Prudence LLC S: Ann M Medeiros Vol/Page: 2214/199, Date: 05/28/24 Use: Residential Open Land, Lot: 23049sf		557-A BRISTOL FERRY RD \$1,400,000 557 Bfr LLC from BankNewport

371 FREEDOM TRAIL DR U:6-21	\$450,000
Island View Partners LLC from Scot Hallberg	
379 FREEDOM TRAIL DR U:6-23	\$450,000
Island View Partners LLC from Thomas A Santilli	
392 FREEDOM TRAIL DR U:6-27	\$450,000
Island View Partners LLC from Peter A Santilli	
64 GIDEON LAWTON LN	\$135,000
Richard S Tanner+ from Citizens Bank	
115 GIDEON LAWTON LN	\$600,000
Norman D Macleod 3rd+ from Washington Tr Co	
82 GLEN RD	\$490,000
Daniel Abedon+ from Citizens Bank	
GOVERNOR PAINE RD	\$29,500
James B Mccauley+ from RI Hsg & Mtg Fin Corp	
124 HILLTOP DR	\$604,000
Wagner Irt+ from BankNewport	
9 ISLAND AVE	\$158,000
Sean P Fitzgibbon+ from Rocket Mortgage LLC	
31 ISLINGTON AVE	\$45,000
Stephanie L Mediate+ from RI Credit Union	
154 JEPSON LN	\$100,000
Christopher L Toro from BankNewport	
21 KING CHARLES DR	\$450,000
Portsmouth Realty LLC from Louann Lawrence	
52 LAKEVIEW AVE	\$512,000
52 Lakeville LLC from Qs Lending Two Trust	
72 LOCK LN	\$100,000
Raymond L Noreau+ from BankNewport	
105 MADISON WAY	\$100,000
Kevin M Deluca RET+ from TD Bank NA	
316 MAIL COACH RD	\$15,000
Rachel C Queern from RI Hsg & Mtg Fin Corp	
25 MAIZE CORN RD	\$5,000
Bernadette F Spano from Church Comm Hsg Corp	
25 MAIZE CORN RD	\$30,000
Bernadette F Spano from Church Comm Hsg Corp	
25 MAIZE CORN RD	\$3,000
Bernadette F Spano from Church Comm Hsg Corp	
25 MAIZE CORN RD	\$5,000
Bernadette F Spano from Church Comm Hsg Corp	
61 MARTENS RD	\$300,000
Laura J Deady RET+ from Fall River Five Cents	
13 NARRAGANSETT AVE	\$43,800
Matthew F Wheeler+ from Citizens Bank	
3 NARRAGANSETT BLVD	\$738,928
Narragansett Group LLC from Loan Funder LLC	
108 NEWPORT BEACH DR U:20B	\$500,000
Betsey A Obrien+ from Baycoast Mortgage Co	
17 NORSEMAN DR	\$30,000
Stephen J Macdonald+ from RI Hsg & Mtg Fin Corp	
76 NORSEMAN DR	\$275,000
Michael J Medeiros+ from Mechanics Cp Bk	
99 ORMEROD AVE	\$100,000
David S Tracy from BankNewport	
65 PARK AVE	\$480,000
Susan H Cosimini+ from Movement Mtg LLC	
498 PARK AVE	\$77,000
Nathan W Costa from Washington Tr Co	
596 PARK AVE	\$209,600
Stephane Dumont+ from Homebridge Financial	
726 PARK AVE	\$290,000
Intergirly Holdings LLC from BankNewport	
62 PELEG RD	\$297,800
Derik J Gaudini+ from Bank of Rhode Island	
84 POWER ST	\$152,800
Michael H Lalli+ from Citizens Bank	
86-88 PRESIDENT AVE	\$200,000
Tracie L Arel+ from BankNewport	

19 PROSPECT LN	\$150,000
David Sanders+ from BankNewport	
RHODE ISLAND BLVD	\$24,000
Kenneth Joaquin from RI Hsg & Mtg Fin Corp	
79 ROGER WILLIAMS CT	\$42,000
Moss Home Solutions LLC from Meryl Moss	
SCHOONER DR	\$500,000
Anthony M Amaio+ from RI Hsg & Mtg Fin Corp	
337 SEA MEADOW DR	\$100,000
Scott M Smith+ from Navy FCU	
167 SHERWOOD TER	\$78,200
Christopher K Cooney+ from Navy FCU	
86 SUMMIT RD	\$154,455
Brandon W Brake+ from Pennymac Loan Service	
160 SWEET FARM RD	\$100,000
Christian M Barnaby+ from TD Bank NA	
28 WALNUT ST	\$100,000
David S Tracy from BankNewport	
79 WAPPING RD	\$530,000
Nicholas R Liuzza Jr from Hoover Consulting Llc	
79 WAPPING RD	\$1,140,000
Nicholas R Liuzza Jr from Oaktree Funding Corp	
58 WATER ST	\$275,000
Michael J Medeiros+ from Mechanics Cp Bk	
432 WATER ST	\$280,000
Benjamin H Ott from Westerly Community CU	
26 WESTWOOD DR	\$380,000
Eleanor S Tabak+ from Westerly Community CU	
NO STREET GIVEN	\$75,000
Peckham Bros Co Inc from Daniel J Rubiano	
NO STREET GIVEN	\$530,000
Nicholas R Liuzza Jr from Hoover Consulting Llc	

TIVERTON

TOWN CLERK:JOAN CHABOT

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	39
Median Price	\$448,000	\$455,000

► REAL ESTATE SALES

831 CRANDALL RD	\$690,000
B: Henry R Flores	
S: Joshua W Stone & Chelsey L Stone	
Vol/Page: 1990/87, Date: 05/31/24	
Mtg: United Wholesale Mtg \$552,000	
Use: 4 Bdrm Colonial, Lot: 109205sf	
Prior Sale: \$469,000 (08/18)	
197 HAYDEN AVE	\$574,000
B: Messias Pedro & Ana Pedro	
S: Roland J Hansen & Erin E Hansen	
Vol/Page: 1990/41, Date: 05/31/24	
Mtg: Baycoast Mortgage Co \$400,000	
Use: 2 Bdrm Ranch, Lot: 47480sf	
Prior Sale: \$372,000 (06/20)	
26 KENYON RD	\$457,000
B: Katie Doonan	
S: Lsf9 Master Part T & Us Bank TNa Tr	
Vol/Page: 1990/148, Date: 06/03/24	
Mtg: NFM Inc \$434,150	
Use: 3 Bdrm Ranch, Lot: 8494sf	

115 LEESHORE LN U:115	\$1,700,000
B: Rita Lau-Kee & Glenn Lau-Kee	
S: Michael J Yelle Tr, Tr for Manger R Yelle Ft	
Vol/Page: 1990/74, Date: 05/31/24	
Use: 3 Bdrm Condo	
58 LEONARD DR	\$550,000
B: Edmond Tessier	
S: Marlene L Robinson	
Vol/Page: 1990/2, Date: 05/30/24	
Mtg: Randy Landsberger \$350,000	
Use: 3 Bdrm Ranch, Lot: 42123sf	
684 MAIN RD	\$343,000
B: Jeremy Dennis	
S: Nicholas A Gaspar	
Vol/Page: 1990/123, Date: 06/03/24	
Use: 2 Bdrm Ranch, Lot: 10977sf	
Prior Sale: \$126,500 (08/11)	
4201 MAIN RD	\$555,000
B: Charles H Patterson 3rd	
S: Joyce M Andrews	
Vol/Page: 1989/272, Date: 05/29/24	
Mtg: Nations Lending Corp \$278,000	
Use: 2 Bdrm Cape Cod, Lot: 10019sf	
33 YARDARM DR U:33	\$1,350,000
B: Charles Mitchell & Sally Mitchell	
S: Thomas J Sgagliardich & Joseph A Sgagliardich	
Vol/Page: 1990/127, Date: 06/03/24	
Use: 2 Bdrm Condo	
Prior Sale: \$716,940 (05/19)	

► MORTGAGES

24 ALAN ST	\$8,735
Cody A Deoliveira from USA HUD	
112 BELLEVIEW AVE	\$100,000
Aileen K Rocheleau from Citizens Bank	
520 BULGARMARSH RD	\$462,534
Richard Correia Jr+ from Northpointe Bank	
290 CANONICUS ST	\$100,000
Michael J Pacheco+ from BankNewport	
135 EAGLEVILLE RD	\$218,500
Daniel B Paris+ from Homebridge Financial	
427 FISH RD	\$381,053
Joel Walsh+ from LoanDepot.Com	
575 FISH RD	\$100,000
Russell J Wilcox+ from BayCoast Bank	
210 INDIAN CIR	\$100,000
Jska LLC from Russell Johnston	
7 JOHN ST	\$154,400
Nicole Reis+ from Citizens Bank	
26 KENYON RD	\$15,000
Katie L Doonan from RI Hsg & Mtg Fin Corp	
1660 MAIN RD	\$2,550,000
Westport I T+ from Finance America LLC	
100 SANDRA LEE LN	\$100,000
Angelo F Medeiros+ from BayCoast Bank	

PROVIDENCE COUNTY

BURRILLVILLE

TOWN CLERK:VICKI MARTIN

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	43
Median Price	\$356,000	\$406,000

► REAL ESTATE SALES

510 EAST AVE \$560,000

B: Erin B Russo-Priest & Sherrie L Russo-Priest
S: Douglas M McClure & Jessica L McClure
Vol/Page: 1332/35, Date: 05/30/24
Mtg: Equity Prime Mtg \$488,400
Use: 4 Bdrm Colonial, Lot: 41034sf
Prior Sale: \$312,500 (04/15)

63 KRISTEN LN..... \$530,000

B: Rachel Naylor
S: Gerard R Lafleur
Vol/Page: 1332/58, Date: 05/31/24
Mtg: Movement Mtg LLC \$424,000
Use: 3 Bdrm Colonial, Lot: 22041sf

265 SAYLES AVE U:4 \$185,000

B: Justin Kachanis & Lindsay F Griffin
S: Kurt Jacobi
Vol/Page: 1332/143, Date: 06/03/24
Mtg: Paramount Res Mtg Gp \$181,649
Use: 2 Bdrm Condo
Prior Sale: \$177,000 (08/23)

10 SMITH RD \$352,000

B: John E Soares Jr & Gabrielle Stevens
S: Ernest Racicot
Vol/Page: 1332/4, Date: 05/30/24
Mtg: NFM Inc \$345,624
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$240,000 (09/19)

► MORTGAGES

81 FOSTER ST \$3,140

Justin L Laplume from USA HUD

170 NICHOLS RD \$8,536

Linda L Thomas+ from USA HUD

33 PAULA DR..... \$30,600

Paul J Mcnamara Jr+ from US Small Business

780 ROUND TOP RD \$315,000

Shane Gravel from Michael A Jackman

265 SAYLES AVE U:4 \$15,000

Justin Kachanis+ from RI Hsg & Mtg Fin Corp

10 SMITH RD \$15,000

John E Soares Jr+ from RI Hsg & Mtg Fin Corp

CENTRAL FALLS

TOWN CLERK:ALBERTO DEBURGO

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$305,000	\$260,000

► REAL ESTATE SALES

126 SUMNER AVE \$1,070,000

B: Sumner Ave LLC
S: Andrze J Pliszka & Fanya Pliszka
Vol/Page: 1072/312, Date: 05/30/24
Mtg: Bristol Cnty Svgs Bk \$856,000
Use: Apartment Building, Lot: 8168sf

► MORTGAGES

1 VALLEY ST \$100,000

Ingrid V Salazar from Coastal One CU

CRANSTON

TOWN CLERK:TRACY A. NELSON

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	145
Median Price	\$380,500	\$415,000

► REAL ESTATE SALES

22 APPLETON ST..... \$270,000

B: Chapin Dev LLC
S: Arnold Robert T Est & Natalie Arnold
Vol/Page: 6794/127, Date: 05/31/24
Mtg: Rij Llc \$300,000
Use: 2 Bdrm Cape Cod, Lot: 5000sf

39 BLUEBIRD LN \$925,000

B: Raymond Durigan 3rd & Laura Mandell
S: Aparna Ramaswami & Karthik Ramaswami
Vol/Page: 6792/217, Date: 05/29/24
Use: 4 Bdrm Colonial, Lot: 20000sf
Prior Sale: \$535,000 (07/18)

2038 BROAD ST \$585,000

B: Justin Shiver & Breeauna Shiver
S: Scott Stefanski
Vol/Page: 6793/37, Date: 05/30/24
Mtg: Movement Mtg LLC \$468,000
Use: 3 Bdrm Colonial, Lot: 4891sf
Prior Sale: \$330,000 (06/18)

59 COMMON ST..... \$527,500

B: Brandon A Aston & Kathryn M Aston
S: Bridgette A Casalino & Joseph Casalino
Vol/Page: 6794/2, Date: 05/31/24

833 DYER AVE..... \$1,950,000

B: 833 Dyer LLC
S: Blues All Night Prop LLC
Vol/Page: 6793/80, Date: 05/30/24
Mtg: Navigant Credit Union \$1,850,000
Use: Industrial Building, Lot: 53579sf
Prior Sale: \$865,000 (02/13)

17 FLETCHER AVE..... \$280,000

B: Santos Invest LLC
S: Alpha Hldg LLC
Vol/Page: 6793/195, Date: 05/31/24
Use: Mixed Use-prim Indust & Othr, Lot: 63598sf
Prior Sale: \$125,000 (05/24)

53 FORSYTHIA LN \$555,000

B: Francisco J Saavedra & Stacy L Saavedra
S: Lara A Cherone Tr, Tr for Judith Umbriano RET
Vol/Page: 6794/62, Date: 05/31/24
Mtg: Province Mtg Assoc \$375,000
Use: 3 Bdrm Ranch, Lot: 17000sf

331 HOPE RD..... \$625,000

B: Matthew Hawkins & Lauren Hawkins
S: Vicki R Fox-Mowry Tr, Tr for Vicki R Fox-Mowry T
Vol/Page: 6792/170, Date: 05/29/24
Mtg: Coastal One CU \$500,000
Type: Adj
Use: 3 Bdrm Ranch, Lot: 125017sf
Prior Sale: \$170,500 (02/19)

121 LAKE GARDEN DR..... \$440,000

B: Elba M Adames Devezle & Esperanza C Perez
S: David P Home & Adelaide S Home
Vol/Page: 6792/316, Date: 05/30/24
Mtg: RI Hsg & Mtg Fin Corp \$15,000
Use: 3 Bdrm Ranch, Lot: 10923sf
Prior Sale: \$204,000 (12/11)

70 LONG CT \$540,000

B: Ricardo R Castillo
S: Maria T Gomes & Jose M Gomes
Vol/Page: 6793/59, Date: 05/30/24
Mtg: Northpointe Bank \$510,581
Use: 3 Bdrm Ranch, Lot: 8848sf
Prior Sale: \$475,000 (10/23)

1391 NARRAGANSETT BLVD U:3006..... \$850,000

B: Everest 2024 LLC
S: Christopher N Dawson & Maureen Curley-Dawson
Vol/Page: 6793/347, Date: 05/31/24
Use: Condo

1391 NARRAGANSETT BLVD U:3007..... \$850,000

B: Everest 2024 LLC
S: Christopher N Dawson & Maureen Curley-Dawson
Vol/Page: 6793/347, Date: 05/31/24
Use: Condo

115 OCEAN AVE \$1,100,000

B: Margot Karlin & Joel Karlin
S: Peter J Tarakajian
Vol/Page: 6793/290, Date: 05/31/24
Use: 3 Bdrm Colonial, Lot: 5000sf

179 PAWTUXET AVE	\$415,000
B: Narcissa V Segura, Tr for Matthew J Tracy S: Delfina Dasilva Tr, Tr for Antonio F Santos T Vol/Page: 6791/306, Date: 05/28/24 Mtg: Bank of Rhode Island \$332,000 Use: 4 Bdrm Colonial, Lot: 6269sf	
39 PLAZA ST	\$324,000
B: Joseph Dickenson S: Edna F Micheletti Vol/Page: 6794/29, Date: 05/31/24 Mtg: Guild Mortgage Co \$318,131 Use: 3 Bdrm Ranch, Lot: 4467sf	
814 PONTIAC AVE	\$410,000
B: Jasmine Franco & Gerald Pacheco S: Ricardo Castillo Vol/Page: 6792/220, Date: 05/29/24 Mtg: Semper Home Loans \$402,573 Use: 2 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$345,000 (08/22)	
36 VERSAILLES ST	\$390,000
B: Neal Drake S: Edward R Pelli Vol/Page: 6792/193, Date: 05/29/24 Mtg: Movement Mtg LLC \$312,000 Use: 3 Bdrm Ranch, Lot: 6000sf	
3 W HARRY ST	\$564,000
B: William A Morales Perdomo S: Kim L Sun & Soeum Seng Vol/Page: 6793/198, Date: 05/31/24 Mtg: Nations Direct Mtg \$553,784 Use: 3-Family Family Flat, Lot: 4000sf Prior Sale: \$210,000 (03/20)	
61 WARWICK AVE	\$360,000
B: Katayoun Alidadi S: Zhongyuan Williams Vol/Page: 6794/96, Date: 05/31/24 Mtg: Navigant Credit Union \$288,000 Use: 3 Bdrm Conventional, Lot: 3572sf Prior Sale: \$260,000 (03/22)	
► FORECLOSURE DEEDS	
46 HORNBEAM DR	\$295,097
B: Freddie Mac & Federal Home Loan Mtg Cor S: Freddie Mac & Fed Home Loan Mtg Corp Vol/Page: 6792/96, Date: 05/29/24 Use: 3 Bdrm Cape Cod, Lot: 13230sf	
► MORTGAGES	
62 ALLARD ST	\$18,499
Samuel C Crooks 3rd from USA HUD	
25 AMBROSE ST	\$199,000
Donald G Monroe+ from Citizens Bank	
105 AMY DR	\$569,800
Shane R Watts+ from Citizens Bank	
96 ARMINGTON ST	\$180,000
Nicholas A Usenia+ from Wave Federal CU	
64 BANE BERRY DR	\$100,000
John Cruz+ from Navigant Credit Union	
112 BELMONT RD	\$333,740
Sokhorn Yem from Guild Mortgage Co	
127 BLACKAMORE AVE U:678	\$125,000
Jennifer Dacosta+ from CMG Home Loans	
127 BLACKAMORE AVE U:679	\$125,000
Jennifer Dacosta+ from CMG Home Loans	
39 BLUEBIRD LN	\$766,550
Raymond Durigan 3rd+ from Leader Bank NA	

59 CANNON ST	\$489,250
Kathryn M Aston+ from Movement Mtg LLC	
16 CENTURY LN	\$100,000
Nicholas Manocchio+ from Greenwood CU	
1231 CRANSTON ST	\$12,077
Jose E Montan-Hernandez from USA HUD	
1479 CRANSTON ST	\$435,000
Joseph Montella from Guild Mortgage Co	
407 DORIC AVE	\$25,000
Antonio Dias from Carrington Mtg Svcs	
761 DYER AVE	\$30,000
Regena M Johnson from Wave Federal CU	
45 ERIC CT	\$100,000
Michael E Flaherty+ from HarborOne Bank	
9 FENNER ST U:1563	\$40,000
Fernando A Matos from Namquid Fncl LLC	
9 FENNER ST U:1582	\$40,000
Fernando A Matos from Namquid Fncl LLC	
224 FIAT AVE	\$50,000
Chamroeun Nguon+ from Navigant Credit Union	
55 FLEN AVE	\$60,000
Sean P Rogan+ from BankNewport	
56 FRIENDLY RD	\$50,000
William J Given from Centreville Bank	
87 GARDEN HILLS DR	\$506,170
Marcus J Stephenson+ from Sierra Pacific Mtg	
252 GLEN HILLS DR	\$200,000
Carolyn Pires from Navigant Credit Union	
40 GRANT AVE	\$75,000
Teomel Vargas from Bank of Rhode Island	
121 LAKE GARDEN DR	\$432,030
Elba M Adames Delevez+ from Guaranteed Rate Inc	
16 MAPLEWOOD AVE	\$53,000
Wilfredo Caraballo from New American Funding	
131 MOCKINGBIRD DR	\$154,500
Gail Scudieri from Citizens Bank	
130 MORGAN ST	\$82,000
Leonard Croft+ from Citizens Bank	
1043 NARRAGANSETT BLVD	\$125,000
Ack Prop LLC from Marc Cohen	
42 NEWWOOD DR	\$100,000
James S Cook+ from Citizens Bank	
115 NORFOLK ST	\$307,285
Lori A Rossi from New American Funding	
57 OAKLAND AVE	\$265,000
Betty I Beauchemin from Citizens Bank	
1703 PHENIX AVE	\$232,000
Theodore T Haley 3rd+ from Navigant Credit Union	
39 PLAZA ST	\$15,000
Joseph Dickenson from RI Hsg & Mtg Fin Corp	
814 PONTIAC AVE	\$15,000
Jasmine Franco+ from RI Hsg & Mtg Fin Corp	
49 SHARON ST	\$220,000
Dawn M Pare from Centreville Bank	
SMITH ST L:433	\$125,000
Ack Prop LLC from Marc Cohen	
SMITH ST L:434	\$125,000
Ack Prop LLC from Marc Cohen	
51 SPRAGUE AVE	\$140,000
Derrick A Estrada from Centreville Bank	
4 TOPHILL DR	\$70,000
Cindy M Ariza from Discover Bank	
115 WARMAN AVE	\$242,450
Jillian Pezza+ from NFM Lending	
51 WASHINGTON ST	\$500,000
51 Washington Ave Solar L from BayCoast Bank	

15 WATKINS AVE	\$25,089
Jason Cogan from USA HUD	
60 WHISPERING PINES DR	\$340,000
Daniello Cimarelli+ from Citizens Bank	
30 WILD BERRY DR	\$208,587
Elizabeth A Martino from Seacoast Mortgage Cor	
39 ZINNIA DR	\$330,000
Richard C Demaria+ from Citizens Bank	

CUMBERLAND

TOWN CLERK:SANDRA GIOVANELLI

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	85
Median Price	\$387,500	\$465,000

► REAL ESTATE SALES

24 ALTON AVE	\$350,000
B: Jeffrey J Saint Laurent S: John J Saint Laurent Tr, Tr for Laurent lrt 2016 Vol/Page: 1978/810, Date: 05/31/24 Mtg: Rocket Mortgage LLC \$332,500 Use: 3 Bdrm Ranch, Lot: 11979sf	
2590 DIAMOND HILL RD	\$500,000
B: Gimo S Barrera & Hannah B Mcconnell S: Terese Curtin Tr, Tr for Terese Curtin Relt Vol/Page: 1978/446, Date: 05/28/24 Mtg: Centreville Bank \$350,000 Use: 3 Bdrm Raised Ranch, Lot: 12807sf	
18 DOIRE RD	\$660,000
B: Robert Jaworski & Rachele Romano-Jaworski S: John A Dolbec Jr & Diana L Dolbec Vol/Page: 1978/721, Date: 05/31/24 Mtg: JPMorgan Chase Bank \$528,000 Use: 3 Bdrm Colonial, Lot: 19994sf Prior Sale: \$395,000 (04/19)	
6 DOUGLAS DR	\$761,500
B: Hannah Brown & Ricky Yang S: Stephen J Acello Vol/Page: 1978/500, Date: 05/29/24 Mtg: Donald Brown \$600,000 Use: 4 Bdrm Colonial, Lot: 31581sf	
27 GERALD ST	\$539,000
B: Myowa Durojaiye S: Daniel A Guerra Vol/Page: 1978/399, Date: 05/28/24	
33 HARRISON ST	\$388,135
B: Parker Shea & Hannah Shea S: Katherine Shea Vol/Page: 1978/476, Date: 05/29/24 Mtg: NBKC Bank \$353,135 Use: Residential Open Land, Lot: 2091sf Prior Sale: \$385,000 (03/24)	
33 HARRISON ST	\$388,135
B: Parker Shea & Hannah Shea S: Katherine Shea Vol/Page: 1978/476, Date: 05/29/24 Mtg: NBKC Bank \$353,135 Use: Residential Open Land, Lot: 2091sf Prior Sale: \$385,000 (03/24)	

33 HARRISON ST	\$388,135
B: Parker Shea & Hannah Shea S: Katherine Shea Vol/Page: 1978/476, Date: 05/29/24 Use: Residential Open Land, Lot: 2091sf Prior Sale: \$385,000 (03/24)	
2970 MENDON RD U:32	\$370,000
B: Ehsan Norouzi & Nikoo S Shemshaki S: Angela Harrop Tr, Tr for Rose A Chianese RET Vol/Page: 1978/772, Date: 05/31/24 Use: Condo	
NATE WHIPPLE HWY	\$260,000
B: Robert Stanton & Christina Ray S: 565 Const LLC Vol/Page: 1978/474, Date: 05/29/24	
705 NATE WHIPPLE HWY	\$260,000
B: Robert Stanton & Christina Ray S: 565 Const LLC Vol/Page: 1978/474, Date: 05/29/24 Use: Residential Open Land, Lot: 43560sf Prior Sale: \$4,379 (01/23)	
166 OLD WILLIS RD	\$425,000
B: Ryan Odonnell & Sarah Erban S: Therese E Haworth Relt & Clyde E Haworth Jr-Tr Vol/Page: 1978/557, Date: 05/30/24 Mtg: Province Mtg Assoc \$340,000 Use: 3 Bdrm Ranch, Lot: 6490sf	
45 PINE SWAMP RD	\$975,000
B: Wesley Silva S: Charles W Connors Jr & Paula F Connors Vol/Page: 1978/672, Date: 05/31/24 Mtg: CMG Home Loans \$766,550 Use: 5 Bdrm Colonial, Lot: 80063sf	
11 QUAIL ST	\$478,000
B: Tessa Bohnert & Benjamin Franco S: Matthew S Comeau & Emily Comeau Vol/Page: 1978/743, Date: 05/31/24 Mtg: Primary Residentl Mtg \$430,200 Use: 3 Bdrm Ranch, Lot: 9975sf Prior Sale: \$239,900 (09/16)	
► MORTGAGES	
164 ANGELL RD	\$100,000
Ellen M Vella+ from Navigant Credit Union	
251 CURRAN RD	\$250,000
Carlos Silva+ from Fall River Five Cents	
82 ENGLAND ST	\$56,600
Nicholas A Parker+ from US Small Business	
27 GELDARD ST	\$529,237
Mayowa Durojaiye from NFM Lending	
27 GELDARD ST	\$15,000
Mayowa Durojaiye from RI Hsg & Mtg Fin Corp	
33 HARRISON ST	\$353,135
Parker Shea+ from NBKC Bank	
41 HOUTMAN AVE	\$80,000
Thomas P Guerin from Citizens Bank	
500 MENDON RD U:2	\$100,000
Paul M Cote from Webster Bank	
500 MENDON RD U:20	\$315,000
Donna R Begin+ from Rocket Mortgage LLC	
2736 MENDON RD	\$1,850,000
2736 Mendon LLC from Navigant Credit Union	
2970 MENDON RD U:409	\$333,000
Ehsan Norouzi+ from Navigant Credit Union	
32 METCALF DR	\$80,000
David S Ferreira from Guild Mortgage Co	

47 PAINE RD	\$100,000
Filonow Family Relt+ from Coastal One CU	
73 PAINE RD	\$100,000
Sebastien Perron+ from TD Bank NA	
48 POUND RD	\$20,000
Bruce W Cobb from Coastal One CU	
12 SANDY WAY	\$100,000
Smith Family Relt+ from Navigant Credit Union	
39 SCOTT RD	\$340,800
Brett Martins+ from US Small Business	
39 TAYLOR CT	\$73,500
Linda Reis T+ from Citizens Bank	
12 WATERBROOK WAY	\$96,627
Sherrie Sharp from Coastal One CU	

EAST PROVIDENCE

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	127
Median Price	\$355,000	\$375,000

► REAL ESTATE SALES

153 BENTLEY ST	\$343,750
B: Stacey L Pimentel & Alexandre Raposo S: Paul Chantre & Nancy Chantre Vol/Page: 4790/287, Date: 05/30/24 Mtg: Coastal One CU \$275,000 Type: Adj Use: 2 Bdrm Bngl/cottage, Lot: 4800sf	
9 BOND RD	\$650,000
B: Edwin M Kellogg & Diane M Kellogg S: Peter E Augustyn & Erika E Augustyn Vol/Page: 4791/76, Date: 05/31/24 Use: 3 Bdrm Conventional, Lot: 6525sf	
1 HOLLY ST	\$340,000
B: Yong Wang S: Gabriel E Sullivan Vol/Page: 4790/192, Date: 05/29/24 Mtg: Baycoast Mortgage Co \$255,000 Use: 3 Bdrm Ranch, Lot: 4047sf Prior Sale: \$169,000 (07/15)	
4 HOYT AVE	\$427,500
B: Andrew Nixon & Katelyn Nixon S: Kate M Simpson Vol/Page: 4791/49, Date: 05/31/24 Mtg: Guild Mortgage Co \$414,675 Use: 3 Bdrm Cape Cod, Lot: 9579sf Prior Sale: \$200,000 (03/15)	
14 MURIEL ST	\$415,000
B: Gabriel Sullivan S: Janet Thompson Vol/Page: 4790/262, Date: 05/30/24 Mtg: Guild Mortgage Co \$250,000 Use: 3 Bdrm Cape Cod, Lot: 4800sf	
291 ROGER WILLIAMS AVE	\$551,000
B: Nicole M Rosa S: Brian F Poole Jr Vol/Page: 4790/218, Date: 05/29/24 Mtg: Northpointe Bank \$440,800 Use: 2-Family Two Family, Lot: 7976sf	

989-991 WATERMAN AVE	\$1,925,000
B: I Realty Way LLC S: Primco Waterman LLC Vol/Page: 4790/79, Date: 05/28/24 Mtg: Digital FCU \$1,177,800 Use: Commercial Building, Lot: 42972sf	

► FORECLOSURE DEEDS

72 FAITH ST	\$270,000
B: Vargas Prop LLC S: Frank Medeiros Vol/Page: 4790/66, Date: 05/28/24 Mtg: Joseph Vargas \$260,000 Use: 2 Bdrm Ranch, Lot: 7000sf	

► MORTGAGES

88 ALLEN AVE	\$269,637
Valerie L Azevedo from LoanDepot.Com	
76 CEDAR AVE	\$535,000
Christopher Roque+ from Navigant Credit Union	
18 ELINORA ST	\$189,600
Robyn L Sanders+ from Citizens Bank	
75 ESTRELL DR	\$75,000
Heather M Welshman+ from RI Credit Union	
312 FORT ST	\$100,000
Dereck M Mendoza from RI Credit Union	
10-12 ISLAND AVE	\$222,000
John M Ramos from CMG Home Loans	
58 KINGSFORD AVE	\$100,000
Tammy L Lavin from Citizens Bank	
1523 PAWTUCKET AVE	\$20,000
Clifford Hoy from Coastal One CU	
169-171 WALNUT ST	\$74,000
Dindeeyal Somaru from Citizens Bank	
39 WENDELL ST	\$100,000
Stephen J Silva+ from RI Credit Union	
780 WILLETT AVE	\$45,000
David V Peixoto+ from Community&Teacher FCU	
245 WOODWARD AVE	\$217,800
David E Mcdonald from LoanDepot.Com	

FOSTER

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	14
Median Price	\$455,000	\$460,000

► MORTGAGES

5 ABBEY LN	\$15,515
Anthony Mastroiilli+ from USA HUD	
80 NIPMUC RD	\$28,000
Julie A Hargreaves+ from Milford Fed Svgs Bk	
28 NORTH RD	\$80,000
Jordan A Griffiths+ from Ocean State CU	
104-A OLD PLAINFIELD PIKE	\$209,000
Michelle L Loxley from Citizens Bank	

GLOCESTER

TOWN CLERK:JEAN M FECTEAU

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	27
Median Price	\$400,467	\$453,000

► REAL ESTATE SALES

101 CRANBERRY RIDGE RD..... \$642,000

B: Krista Lascola & Derek Lascola
S: Ronald J Bardsley & Tracy L Bardsley
Vol/Page: 946/183, Date: 05/30/24
Mtg: Newrez LLC \$512,000
Use: 3 Bdrm Contemporary, Lot: 170450sf

1698 PUTNAM PIKE..... \$370,000

B: Shannon M Cinieri & Guy Rioux
S: Peckham Maria V Est & Constance E Elliott
Vol/Page: 946/216, Date: 05/31/24
Mtg: Movement Mtg LLC \$408,500
Use: 3 Bdrm Log, Lot: 389121sf

1873 PUTNAM PIKE..... \$790,000

B: Paul Chevrette & Stephora Chevrette
S: Edward C Walusiak & Caitlin Walusiak
Vol/Page: 946/163, Date: 05/30/24
Mtg: Northpointe Bank \$632,000
Use: Farm And Forest Use, Lot: 1054718sf
Prior Sale: \$90,000 (05/11)

► MORTGAGES

HARTFORD PIKE..... \$150,000

Lace Building LLC from Roger Malouin

HARTFORD PIKE..... \$150,000

Lace Building LLC from Roger Malouin

195-A HARTFORD PIKE..... \$105,000

Wayne B Beaumier from Citizens Bank

170 INDIAN TRL..... \$556,270

Christopher J Peirolo+ from Federal Savings Bank

1096 REYNOLDS RD..... \$450,000

Philip J Doar Lt+ from Citizens Bank

JOHNSTON

TOWN CLERK:VINCENT P BACCARI JR

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	63
Median Price	\$350,000	\$405,000

► REAL ESTATE SALES

89 BISHOP HILL RD..... \$499,900

B: Sarah Gauthier & Tyler Deschke
S: Adam D Homerston
Vol/Page: 3239/191, Date: 05/29/24
Mtg: Movement Mtg LLC \$490,845
Use: 3 Bdrm Cape Cod, Lot: 23522sf

2 BYRON RANDALL RD U:3..... \$675,000

B: Gafar Ishola
S: Oak & Pallet LLC & Difilippo Const LLC
Vol/Page: 3240/292, Date: 06/04/24
Use: Condo

3 CADY ST..... \$442,000

B: John T Sarah
S: Pavia Michael R Est & Gayle M Jarvis
Vol/Page: 3240/269, Date: 06/04/24
Mtg: Seacoast Mortgage Cor \$433,994
Use: 3 Bdrm Bngl/cottage, Lot: 25700sf

90 ENFIELD ST..... \$436,250

B: Shaun Mitchell & Shantel Owusu-Mitchell
S: James H Dove & Chelsea Dove
Vol/Page: 3240/37, Date: 05/31/24
Mtg: Centreville Bank \$414,438
Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 5663sf
Prior Sale: \$239,900 (05/18)

59 MERINO ST..... \$310,000

B: Emely T Acosta & Maximo A Calderon
S: Omar R Diaz
Vol/Page: 3240/205, Date: 06/03/24
Use: 2 Bdrm Ranch, Lot: 8276sf
Prior Sale: \$52,500 (05/19)

42 NARDOLILLO ST..... \$465,000

B: Nicholas Giorgio & Teresa Nocera
S: Thomas N Comella Jr & Beth H Comella
Vol/Page: 3240/8, Date: 05/31/24
Mtg: Northpointe Bank \$441,750
Use: 3 Bdrm Raised Ranch, Lot: 22216sf

18 QUAKER RD..... \$605,000

B: Glenn Therriault & Dane Mendes
S: Christopher A Derham Tr, Tr for Michael A Derham Ft
Vol/Page: 3240/124, Date: 06/03/24
Mtg: Navigant Credit Union \$595,000
Type: Adj
Use: 2 Bdrm Raised Ranch, Lot: 18731sf

15 SCHOOL ST..... \$410,000

B: David J Kougias & Katherine Holzbaur
S: Edward X Barrios
Vol/Page: 3239/276, Date: 05/30/24
Mtg: Movement Mtg LLC \$369,000
Use: 3 Bdrm Conventional, Lot: 5663sf
Prior Sale: \$256,000 (08/19)

34 TAYLOR RD..... \$390,000

B: Crystal D Trementozzi
S: Michael J Maresca
Vol/Page: 3239/173, Date: 05/29/24
Mtg: Province Mtg Assoc \$270,000
Use: Farm Use, Lot: 189050sf
Prior Sale: \$165,000 (12/21)

7 WILSON AVE..... \$450,000

B: Murat Ozbay & Onur Ozbay
S: Jonathan E Prata & Angie M Prata
Vol/Page: 3240/98, Date: 06/03/24
Mtg: LoanDepot.Com \$427,500
Use: 3 Bdrm Split Level, Lot: 7405sf
Prior Sale: \$266,500 (10/18)

► MORTGAGES

1975 ATWOOD AVE..... \$62,800

Ivonne Otero+ from US Small Business

2 BYRON RANDALL RD U:3..... \$662,774

Gafar Ishola from Movement Mtg LLC

716 CENTRAL AVE..... \$220,000

Alba Baez+ from Elite Investments Llc

87 ELM ST..... \$80,918

Christopher Osorio+ from USA HUD

99 ENFIELD ST..... \$459,910

Carlos Menduina+ from Province Mtg Assoc

2812 HARTFORD AVE..... \$108,000

Ioanna Tsioplakis from Citizens Bank

30-R HOPKINS AVE..... \$350,000

Emilio R Pilozzi from CMG Mortgage Inc

36 LEADING ST..... \$175,000

Carluis E Mercedes+ from Coastal One CU

13 MERINO ST U:59..... \$304,385

Emely T Acosta+ from American Natnwide Mtg

9 MILLER CIR..... \$675,000

Michael Storti+ from Fairway Ind Mtg

9 MILLER CIR..... \$675,000

Michael Storti+ from USA HUD

47 MORGAN AVE U:42..... \$20,000

Raul Henandez Jr from Central One FCU

41 N WILLIAMS ST..... \$50,000

Rose Molina from Coastal One CU

32 ONEIDA ST..... \$70,000

Joseph A Casiano+ from Citizens Bank

91 PINE HILL AVE..... \$100,000

Brandon Privitera+ from BankNewport

91 PINE HILL AVE..... \$100,000

Brandon Privitera+ from BankNewport

1603 PLAINFIELD PIKE U:B10..... \$40,000

Tracie A Russell from Discover Bank

1318 PLAINFIELD ST..... \$61,800

Kelvin Taveras Agency LLC from US Small Business

44 ROLLINGWOOD DR..... \$495,000

Joshua M Catalano+ from Planet Home Lending L

141 SPRINGFIELD AVE..... \$163,460

Judith S Hawk from CMG Mortgage Inc

15 WASHINGTON DR..... \$400,000

Pellegrino Maselli+ from Coastal One CU

LINCOLN

TOWN CLERK:LILLIAN SILVA

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	43
Median Price	\$445,000	\$536,000

► REAL ESTATE SALES

21 BREAKNECK HILL RD..... \$325,000

B: Doire Props
S: Mark L Zarlenga & Rebecca A Zarlenga
Vol/Page: 2527/276, Date: 06/04/24
Mtg: Cobble Hill Dev LLC \$400,000
Use: 2 Bdrm Raised Ranch, Lot: 6229sf

114 COBBLE HILL RD..... \$710,000

B: James Stefanchin
S: David M Rodrigues & Becky L Rodrigues
Vol/Page: 2527/304, Date: 06/04/24
Mtg: Semper Home Loans \$710,000
Use: 3 Bdrm Colonial, Lot: 28053sf

149 DEFRONT ST..... \$200,000

B: Jn Relaty Solutions LLC
S: 179 Front St LLC
Vol/Page: 2527/322, Date: 06/04/24

780 GREAT RD..... \$700,000
 B: Danqing Gao & Da Hao
 S: James T Carlton Jr & David Carlton
 Vol/Page: 2527/162, Date: 05/31/24
 Mtg: Emporium TPO LLC \$525,000
 Use: 3 Bdrm Ranch, Lot: 47045sf

40 KENNEDY BLVD..... \$719,000
 B: Nathan Beauvais
 S: David Cioffi
 Vol/Page: 2527/58, Date: 05/29/24
 Mtg: Leader Bank NA \$539,250
 Use: 4 Bdrm Colonial, Lot: 33933sf

52 LAKEVIEW AVE..... \$445,000
 B: Allen Vorholt & Madelaine Heaven
 S: Erin Robertson
 Vol/Page: 2527/123, Date: 05/30/24
 Mtg: Mortgage Research Ctr \$450,421
 Use: 3 Bdrm Ranch, Lot: 10019sf

21 PORTLAND ST..... \$430,000
 B: Mocholas Brosseau & Amelia A Towe
 S: Derek P Lascola & Krista J Lascola
 Vol/Page: 2527/104, Date: 05/30/24
 Mtg: CMG Mortgage Inc \$422,211
 Use: 3 Bdrm Cape Cod, Lot: 6360sf

228 RAILROAD ST..... \$475,000
 B: 228 Railrd LLC
 S: Cheryl A Duguay & Denis Duguay
 Vol/Page: 2527/140, Date: 05/31/24
 Use: Mixed Use-prim Res & Comm, Lot: 30056sf
 Prior Sale: \$400,000 (09/22)

8 SUMMER ST..... \$417,000
 B: Abelino G Quizhpi & Lucia E Zamora-Velasquez
 S: Joshua A Martin & Kelsey A Martin
 Vol/Page: 2527/250, Date: 06/04/24
 Mtg: Semper Home Loans \$409,447
 Use: 4 Bdrm Cape Cod, Lot: 5837sf
 Prior Sale: \$247,000 (05/18)

TUCKER ST..... \$388,000
 B: Joel Rose & Jacqueline Dickmann
 S: Cynthia M Richmond Tr, Tr for Cynthia M H Richmond T
 Vol/Page: 2527/77, Date: 05/29/24

► **MORTGAGES**

16 AVENUE F..... \$8,866
 Andrew Harrison from USA HUD

38 CABOT ST..... \$70,000
 Ricardo Leal+ from Navigant Credit Union

149 FRONT ST..... \$170,000
 Jn Realty Solutions LLC from 179 Front St Llc

7 LAKEVIEW AVE..... \$200,000
 Monique Chiacchia RET+ from Webster Bank

2 MAIN ST..... \$22,000
 Steven M Carvalho from Navigant Credit Union

131 OLD MAIN ST..... \$77,500
 George C Sanberg from Navigant Credit Union

115 REED FULTON AVE..... \$1,017,400
 Sean Barry+ from Navigant Credit Union

40 STEEPLE LN..... \$400,000
 Paul A Caccia+ from Navigant Credit Union

67 TUCKER ST..... \$374,420
 Joel Rose+ from Northpointe Bank

NORTH PROVIDENCE

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	48
Median Price	\$345,000	\$418,595

► **REAL ESTATE SALES**

25 BROOKSIDE AVE..... \$342,000
 B: Rayna M Skomin
 S: Amanda M Brule
 Vol/Page: 3788/59, Date: 05/30/24
 Mtg: Primary Residentl Mtg \$332,722
 Use: 2 Bdrm Ranch, Lot: 4008sf
 Prior Sale: \$269,850 (04/21)

23 ESTHER DR..... \$470,000
 B: El H Diouf & Josephine M Desilva
 S: Wayne Moreau & Cheryl A Moreau
 Vol/Page: 3788/9, Date: 05/30/24
 Mtg: NFM Lending \$423,000
 Use: 3 Bdrm Raised Ranch, Lot: 10803sf
 Prior Sale: \$175,000 (11/11)

33 GREAT VIEW AVE..... \$540,000
 B: Christine Vitolo
 S: Donna M Dipalma Tr, Tr for Hilda N Catafamo lrt
 Vol/Page: 3788/168, Date: 05/31/24
 Use: 3 Bdrm Ranch, Lot: 11805sf

31 HIGHLAND AVE..... \$335,000
 B: Luis Peraza
 S: Jose Tavares
 Vol/Page: 3788/124, Date: 05/31/24
 Mtg: Semper Home Loans \$328,932
 Use: 4 Bdrm Bngl/cottage, Lot: 10019sf

23 SALTER ST..... \$396,000
 B: Jakub K Romaniuk
 S: Paul R Chevrette & Stephora Chevrette
 Vol/Page: 3788/24, Date: 05/30/24

1 SANTINI ST U:J..... \$365,000
 B: John Gesualdi & Alexa Tavares
 S: Danny Parenteau & Bianca Corriveau
 Vol/Page: 3788/117, Date: 05/31/24
 Use: 2 Bdrm Condo
 Prior Sale: \$255,000 (08/20)

186 SMITHFIELD RD..... \$540,000
 B: Joseph L Bizier & Katie E Bizier
 S: Cumberland Homes LLC
 Vol/Page: 3788/142, Date: 05/31/24
 Mtg: Washington Tr Co \$432,000

19 SUNSET AVE..... \$487,700
 B: Angel L Plaza
 S: John J Pinto
 Vol/Page: 3788/174, Date: 05/31/24
 Mtg: LoanDepot.Com \$455,331
 Use: 2fam-5fam Residence, Lot: 6142sf

105 WINDMILL ST..... \$340,000
 B: Jnc Investments LLC
 S: Charles F Gryguc & Elaine P Gryguc
 Vol/Page: 3787/315, Date: 05/29/24
 Mtg: Jan Co Inc \$276,000
 Use: 3 Bdrm Ranch, Lot: 7579sf

105 WOODSIDE DR U:105..... \$352,000
 B: Christine M Demers
 S: Jeffrey Forgue Jr
 Vol/Page: 3787/212, Date: 05/28/24
 Mtg: Movement Mtg LLC \$281,600
 Use: 2 Bdrm Condo
 Prior Sale: \$135,000 (07/14)

► **MORTGAGES**

31 ALEXANDER ST..... \$40,000
 Alexander Maratta from Navigant Credit Union

8 ANGELO AVE..... \$14,833
 Juliana Martins+ from USA HUD

25 BROOKSIDE AVE..... \$15,000
 Rayna M Skomin from RI Hsg & Mtg Fin Corp

61 ELENA ST..... \$172,113
 Steven M Coletti from Coastal One CU

69 EMANUEL ST..... \$260,000
 Katherine C Cardarelli+ from BankNewport

38 GILLEN AVE..... \$77,100
 Albert Carvalho+ from Navigant Credit Union

36 HAWTHORNE ST..... \$342,982
 Christopher Valencia+ from Mir Cooper

75 LONGUE VUE AVE..... \$50,000
 Richard Taylor+ from Navigant Credit Union

30 MAPLECREST AVE..... \$126,400
 Michael J Reynolds+ from Citizens Bank

40 MCARTHUR DR..... \$50,000
 Lynn T Derosier from Coastal One CU

23 SADLER ST..... \$384,120
 Jakub K Romaniuk from Movement Mtg LLC

19 SUNSET AVE..... \$15,000
 Angel L Plaza from RI Hsg & Mtg Fin Corp

200 WOODLAWN AVE U:317..... \$175,000
 A & K LLC from Keith D Strickland

NORTH SMITHFIELD

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	21
Median Price	\$440,000	\$400,000

► **REAL ESTATE SALES**

106 BELLEVUE AVE..... \$500,000
 B: Joseph C Bueno
 S: Kevin T Hazebrouck
 Vol/Page: 991/75, Date: 05/31/24
 Mtg: Navigant Credit Union \$475,000
 Use: 2fam-5fam Residence, Lot: 10193sf
 Prior Sale: \$222,000 (04/17)

42 MORSE AVE..... \$901,000
 B: Devanshi M Thakker & Umang Jani
 S: Neil T Stafford Tr, Tr for Stafford Family Reit
 Vol/Page: 991/19, Date: 05/28/24
 Mtg: Fall River Five Cents \$720,800
 Use: 4 Bdrm Antique, Lot: 168795sf

1 TUPPERWARE DR U:221 **\$472,000**
 B: Bruce R Maines Tr, Tr for Maines Williams Ft
 S: Benjamin Burdon & Shane Burdon
 Vol/Page: 991/1, Date: 05/28/24
 Use: 2 Bdrm Condo
 Prior Sale: \$472,000 (09/23)

► **MORTGAGES**

447 BUXTON ST U:1 **\$45,000**
 John H Gallagher 3rd Relt+ from Bristol Cnty Svgs

447 BUXTON ST U:149 **\$45,000**
 John H Gallagher 3rd Relt+ from Bristol Cnty Svgs

447 BUXTON ST U:2 **\$45,000**
 John H Gallagher 3rd Relt+ from Bristol Cnty Svgs

447 BUXTON ST U:4 **\$45,000**
 John H Gallagher 3rd Relt+ from Bristol Cnty Svgs

1 CEDAR FOREST RD **\$90,000**
 Thomas Vieira+ from Spring EQ LLC

42 MORSE AVE **\$90,100**
 Umang Jani+ from Fall River Five Cents

1460 OLD SMITHFIELD RD **\$50,000**
 Louise M Lampe+ from Milford Fed Svgs Bk

118 SAYLES HILL RD **\$100,000**
 Denis P Chamberland+ from Navigant Credit Union

PAWTUCKET

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	81
Median Price	\$322,500	\$360,000

► **REAL ESTATE SALES**

2ND ST **\$385,000**
 B: Frank P Gasparro
 S: Donna M Glavin
 Vol/Page: 5093/49, Date: 05/29/24

51 BENEDICT ST **\$390,000**
 B: Michale S Collins
 S: Katie E Hammond
 Vol/Page: 5094/180, Date: 06/03/24
 Mtg: Shoreham Bank \$380,562
 Use: 3 Bdrm Ranch, Lot: 5300sf
 Prior Sale: \$122,000 (10/17)

322 BENEFIT ST **\$400,000**
 B: Mcc Investments LLC
 S: David A Racine & Karen L Racine
 Vol/Page: 5093/16, Date: 05/29/24
 Mtg: NFM Inc \$300,000
 Use: Apartment Bldg - 4-8 Units, Lot: 4500sf

263 GRAND AVE **\$492,500**
 B: Michaela Bacon
 S: Joan T Walton
 Vol/Page: 5094/119, Date: 06/03/24
 Mtg: Washington Tr Co \$456,018
 Use: 3-Family Family Flat, Lot: 6667sf

80 GREENE ST **\$632,000**
 B: Axel J Del-Cid & Sandra M Del-Cid
 S: Ryan M Glantz
 Vol/Page: 5094/246, Date: 06/03/24
 Mtg: Guild Mortgage Co \$537,200
 Use: 3-Family Family Flat, Lot: 4750sf
 Prior Sale: \$314,000 (02/20)

276 GROTTO AVE **\$280,000**
 B: Jessica Porter
 S: Margaret Hunt
 Vol/Page: 5093/204, Date: 05/30/24

85 HUGHES AVE **\$350,000**
 B: Matthew D Burch
 S: Paul Mackinnon & Heather Mackinnon
 Vol/Page: 5094/58, Date: 05/31/24
 Mtg: Guild Mortgage Co \$275,000
 Use: 2 Bdrm Conventional, Lot: 4899sf
 Prior Sale: \$145,000 (07/15)

169 HUGHES AVE **\$660,000**
 B: Kim Do & Thao Nguyen
 S: Defeng Zheng
 Vol/Page: 5094/219, Date: 06/03/24
 Mtg: Liberty Bay CU \$495,000
 Use: 3-Family Family Flat, Lot: 7540sf
 Prior Sale: \$540,000 (12/22)

112 LINCOLN AVE **\$355,000**
 B: Mario Giraud
 S: Claudio Pereira
 Vol/Page: 5093/223, Date: 05/30/24
 Mtg: Semper Home Loans \$348,570
 Use: 2 Bdrm Ranch, Lot: 7440sf
 Prior Sale: \$187,500 (10/17)

808 MINERAL SPRING AVE **\$605,000**
 B: Katherine Lopes
 S: Guillermo Turcios
 Vol/Page: 5093/129, Date: 05/30/24
 Mtg: CMG Mortgage Inc \$453,750
 Use: 3-Family Family Flat, Lot: 5000sf
 Prior Sale: \$347,000 (06/22)

92 OAKLAND AVE **\$410,000**
 B: Claudia Contreras
 S: Rachel Brule
 Vol/Page: 5094/273, Date: 06/03/24
 Mtg: Guild Mortgage Co \$387,667
 Use: 2 Bdrm Bngl/cottage, Lot: 4250sf
 Prior Sale: \$260,000 (09/18)

457 PAWTUCKET AVE **\$557,000**
 B: Angelo Kapsimalis
 S: Karen A Durand
 Vol/Page: 5094/148, Date: 06/03/24
 Mtg: Country Bank \$444,800
 Use: Apartment Bldg - 4-8 Units, Lot: 5000sf

266 SAYLES AVE **\$655,000**
 B: Michael Kennet & Ciaran Farley
 S: Caron L Macdonald
 Vol/Page: 5094/87, Date: 06/03/24
 Mtg: Cross Country Mtg Inc \$491,250
 Use: 3-Family Family Flat, Lot: 6895sf

576 SCHOOL ST **\$410,000**
 B: William Santos
 S: Bcc Homes LLC
 Vol/Page: 5093/52, Date: 05/29/24
 Mtg: NFM Inc \$369,000
 Use: 3 Bdrm Ranch, Lot: 5327sf
 Prior Sale: \$335,000 (04/24)

127 SHERMAN ST **\$463,000**
 B: Anthonia Grant
 S: Richard G Lemmond
 Vol/Page: 5093/301, Date: 05/30/24
 Use: 2-Family Two Family, Lot: 2420sf
 Prior Sale: \$352,500 (08/22)

441 SMITHFIELD AVE U:7 **\$190,000**
 B: Quatia Osorio
 S: Ri Property Wire LLC
 Vol/Page: 5093/249, Date: 05/30/24
 Mtg: Rocket Mortgage LLC \$129,500
 Use: 2 Bdrm Condo
 Prior Sale: \$24,500 (03/16)

78 STERANS ST **\$332,500**
 B: Darbert Chery & Daphney Mervillas
 S: Albert S Seale
 Vol/Page: 5094/312, Date: 06/03/24

13 WILLOW AVE **\$335,000**
 B: Angela E Taylor
 S: Providence Apts LLC
 Vol/Page: 5094/202, Date: 06/03/24
 Mtg: Shoreham Bank \$301,500
 Use: 2-Family Two Family, Lot: 11521sf
 Prior Sale: \$200,000 (05/23)

126 WINDSOR RD **\$260,000**
 B: Jm Property Holdings LLC
 S: Jessica Mcculley
 Vol/Page: 5094/4, Date: 05/31/24
 Mtg: Marchionte Captl LLC \$315,000
 Use: 3 Bdrm Bngl/cottage, Lot: 4800sf
 Prior Sale: \$200,000 (01/24)

NO STREET GIVEN **\$4,333**
 B: Litigation Holdings LLC
 S: Irina Gorman
 Vol/Page: 5093/342, Date: 05/31/24

► **MORTGAGES**

60 BALLSTON AVE **\$227,000**
 Lori J Smith+ from TD Bank NA

51 BENEDICT ST **\$15,000**
 Michael S Collins from RI Hsg & Mtg Fin Corp

87-89 CARTER AVE **\$140,000**
 Roberto Sequeira from Coastal One CU

308 COLUMBUS AVE **\$15,000**
 Jaclyn H Glover from RI Hsg & Mtg Fin Corp

308 COLUMBUS AVE **\$376,475**
 Jaclyn H Glover from Guild Mortgage Co

30 DAGGETT AVE **\$300,000**
 Marcus V Siniak from Coastal One CU

106 DUNNELL AVE **\$377,100**
 Antonio Dasilva from Province Mtg Assoc

55 ELIZA ST **\$315,000**
 Ajm Property Holdings LLC from Marchionte Captl LL

80 FOUNTAIN ST **\$1,725,000**
 80 Fountain St LLC from Rockland Tr Co

125 GOFF AVE **\$1,900,000**
 Waterloo Lofts LLC from Digital FCU

263 GRAND AVE **\$15,000**
 Michael M Bacon from RI Hsg & Mtg Fin Corp

19 GROTTO AVE U:19 **\$30,000**
 Fluvia Y Lopez+ from BankNewport

275 GROTTO AVE U:32 **\$240,000**
 Jessica Porter from Norwich Commercial Grp

29 HARRIS ST **\$50,000**
 Billy Rodriguez+ from Citizens Bank

48 HARVARD ST	\$20,000
Concord Construction LLC from Axe Capital	
112 LINCOLN AVE	\$20,000
Mario Giraud from RI Hsg & Mtg Fin Corp	
161 MENDON AVE	\$60,000
Angelo Kapsimalis+ from Joshua Dygon	
92 OAKLAND AVE	\$20,000
Claudia Contreras from RI Hsg & Mtg Fin Corp	
95 PARK PL W U:101	\$225,000
John W Flynn 3rd from S Eastern Econ Dev	
95 PARK PL W U:101	\$15,000
John W Flynn 3rd from S Eastern Econ Dev	
541 POWER RD	\$475,000
Vision Realty Group LLC from Resmini Cap Inv	
576 SCHOOL ST	\$15,000
William Santos from RI Hsg & Mtg Fin Corp	
234 SENECA AVE	\$220,000
Joseph A Garganese+ from Citizens Bank	
78 STEARNS ST	\$315,875
Darbens J Chery+ from United Wholesale Mtg	
78 STEARNS ST	\$9,975
Darbens J Chery+ from United Wholesale Mtg	
103 TERRACE AVE	\$100,000
Henry D Orellana from RI Credit Union	
61 WARWICK RD	\$9,721
Fabiola A Alikpokou from USA HUD	
171 WOODHAVEN RD	\$280,830
Jerry M Baroon from Lakeview Loan Servic	

PROVIDENCE

TOWN CLERK:TINA L. MASTROIANNI

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	151	136
Median Price	\$325,000	\$370,000

► REAL ESTATE SALES

50 ASHTON ST	\$555,000
B: Ahmed M Alnazeer-Ali	
S: Raffaele Jacobovone	
Vol/Page: 14139/263, Date: 05/30/24	
Mtg: LoanDepot.Com \$544,947	
Use: 2-Family Two Family, Lot: 6622sf	
19 BARNES ST	\$1,150,000
B: Caroline E Beimford & Joshua A Idaszek	
S: Jon M Wigren & Barbara C Wigren	
Vol/Page: 14140/159, Date: 05/31/24	
Mtg: Movement Mtg LLC \$920,000	
Use: 2-Family Two Family, Lot: 4750sf	
45 BURROWS ST	\$501,000
B: Carlos T Garcia Carrasco & Carlos E Garcia Carrasco	
S: Teresa Garcia	
Vol/Page: 14139/210, Date: 05/30/24	
Mtg: Movement Mtg LLC \$491,925	
Use: 2-Family Two Family, Lot: 5000sf	
53 DIAMOND ST	\$423,000
B: Rajeev A Kadam	
S: Ana Mestres	
Vol/Page: 14140/36, Date: 05/31/24	
Mtg: Movement Mtg LLC \$415,140	
Use: 2-Family Two Family, Lot: 2269sf	
Prior Sale: \$315,000 (03/22)	

68 ETHAN ST	\$530,000
B: Diana Roman	
S: Angela A Haynes & Jeffrey M Haynes	
Vol/Page: 14141/17, Date: 05/31/24	
Mtg: Primary Residentl Mtg \$520,400	
Use: 2-Family Two Family, Lot: 2000sf	
Prior Sale: \$175,000 (08/18)	
69 FEDERAL ST	\$483,500
B: Kyle J Herrington	
S: Michael Galib	
Vol/Page: 14138/46, Date: 05/29/24	
Mtg: Rocket Mortgage LLC \$435,150	
Use: 2-Family Two Family, Lot: 2550sf	
Prior Sale: \$300,000 (11/20)	
88 FORD ST	\$547,000
B: Nicholas G Gaspar & Stephen Testa	
S: Elder Vargas	
Vol/Page: 14140/321, Date: 05/31/24	
Mtg: Mtg Equity Partners \$537,092	
Use: 3-Family Mlti-unt Blg, Lot: 3800sf	
Prior Sale: \$425,000 (06/22)	
11 GOLDSMITH ST	\$849,900
B: Etie L Schaub & Steven C Schaub	
S: Karen O Stern Tr, Tr for Karen D Stern RET	
Vol/Page: 14140/235, Date: 05/31/24	
Mtg: Baycoast Mortgage Co \$679,920	
Use: 3 Bdrm Colonial, Lot: 4935sf	
118 GOVERNOR ST	\$1,550,000
B: Siyamek N Miandoar	
S: Eli N Schwatz Tr, Tr for Eli N Schwatz RET	
Vol/Page: 14138/24, Date: 05/29/24	
118 GOVERNOR ST	\$70,000
B: Siyamek N Miandoar	
S: Eli N Schwatz Tr, Tr for Eli N Schwatz RET	
Vol/Page: 14138/27, Date: 05/29/24	
60 HEALTH AVE	\$385,000
B: Albert R Preira & Henriete Ndiaye	
S: Betetr Homes Ri LLC	
Vol/Page: 14140/1, Date: 05/30/24	
Mtg: LoanDepot.Com \$378,026	
Use: 3 Bdrm Colonial, Lot: 3600sf	
Prior Sale: \$235,001 (12/23)	
122 HOPE ST	\$1,880,000
B: 122 Hope Gp LLC	
S: Arria C Bilodeau Tr, Tr for Arria C Bilodeau T	
Vol/Page: 14137/234, Date: 05/29/24	
Mtg: Bluestone Bank \$1,410,000	
Use: 2fam-5fam Residence, Lot: 15334sf	
228 KILLINGLY ST	\$375,000
B: William P Ives & Jessica C Torchon	
S: Spencer N Peck	
Vol/Page: 14139/180, Date: 05/30/24	
Mtg: Primary Residentl Mtg \$368,207	
Use: 4 Bdrm Old Style, Lot: 8159sf	
Prior Sale: \$245,000 (07/20)	
7 METCALF ST	\$457,000
B: Wehlja T Wehja	
S: Kilotwo LLC	
Vol/Page: 14140/133, Date: 05/31/24	
Mtg: Primary Residentl Mtg \$446,682	
Use: 2-Family Two Family, Lot: 4370sf	
Prior Sale: \$119,900 (08/15)	

26 MONTICELLO ST	\$540,000
B: Cristian A Velasquez	
S: Mardoqueo Velasquez & Guadalupe Velasquez	
Vol/Page: 14140/85, Date: 05/31/24	
Mtg: NFM Inc \$378,000	
Use: 2fam-5fam Residence, Lot: 3200sf	
30 MONTICELLO ST	\$540,000
B: Cristian A Velasquez	
S: Mardoqueo Velasquez & Guadalupe Velasquez	
Vol/Page: 14140/85, Date: 05/31/24	
Use: Residential Open Land, Lot: 3200sf	
Prior Sale: \$70,000 (02/11)	
31 PADEFORD ST	\$799,000
B: Jeffrey G Lee & Daranee Siraphetjarat	
S: Andrew Charron	
Vol/Page: 14139/45, Date: 05/30/24	
Mtg: M&T Bank NA \$519,350	
Type: Adj	
Use: 4 Bdrm Two Family, Lot: 3600sf	
Prior Sale: \$120,000 (10/17)	
407 PINE ST	\$341,000
B: Michael G Minassian & Sue Minassian	
S: Karolann Mcdonald Tr, Tr for Karolann Mcdonald RET	
Vol/Page: 14141/146, Date: 05/31/24	
232 PLEASANT ST U:232	\$600,000
B: Nicholas Mann	
S: Warwick Reich	
Vol/Page: 14138/178, Date: 05/29/24	
Mtg: Centreville Bank \$500,000	
Use: 4 Bdrm Condo	
Prior Sale: \$255,000 (01/17)	
30-32 POCASSET AVE	\$630,000
B: Adan D Los-Santos & Ariela M Vizcaino	
S: Carlos R Mezquita	
Vol/Page: 14137/291, Date: 05/29/24	
Mtg: Primary Residentl Mtg \$618,589	
Use: 3-Family Mlti-unt Blg, Lot: 5000sf	
Prior Sale: \$527,000 (11/22)	
101 REGENT AVE	\$262,500
B: Sara C Greenwalt	
S: Rubin Margot A Est & Lowell J Rubin	
Vol/Page: 14139/145, Date: 05/30/24	
13 RUTHERGLEN AVE	\$520,000
B: Pablo Rivera & Amy Rojas	
S: 13 Rutherghlen LLC	
Vol/Page: 14141/169, Date: 05/31/24	
Mtg: Carrington Mtg Svcs \$510,581	
Use: 2fam-5fam Residence, Lot: 5625sf	
Prior Sale: \$130,000 (08/16)	
56 TELL ST	\$1,100,000
B: 56 Tell Providence LLC	
S: 56 Tell Street LLC	
Vol/Page: 14141/137, Date: 05/31/24	
Use: Apartment Building, Lot: 4000sf	
Prior Sale: \$600,000 (01/21)	
121 TELL ST	\$850,000
B: 121 Tell Providence LLC	
S: 56 Tell Street LLC	
Vol/Page: 14141/133, Date: 05/31/24	
Use: Apartment Building, Lot: 4000sf	
Prior Sale: \$769,500 (09/22)	

58 VEAZIE ST	\$585,000
B: William M Longwe S: Kimberly A Gosselin & Paulo J Neves Vol/Page: 14138/113, Date: 05/29/24 Mtg: EMM Loans LLC \$555,750 Use: 3-Family Mlti-unt Blg, Lot: 3680sf Prior Sale: \$147,000 (11/16)	
129 VEAZIE ST	\$385,000
B: Howard P Alvarez S: Kilotwo LLC Vol/Page: 14141/57, Date: 05/31/24 Mtg: RI Hsg & Mtg Fin Corp \$15,000 Use: 2-Family Two Family, Lot: 7335sf Prior Sale: \$126,000 (02/17)	
257 WILLIAMS ST	\$460,000
B: Madleine R Gibson & Louise A Gibson S: Margaret Smith Vol/Page: 14141/149, Date: 05/31/24 Mtg: Fall River Five Cents \$368,000 Use: 2-Family Two Family, Lot: 2282sf	
► FORECLOSURE DEEDS	
17 RODMAN ST	\$192,500
B: Dli Mortgage Capital Inc S: Susana F Rodrigues & Dli Mortgage Capital Inc Vol/Page: 14138/33, Date: 05/29/24 Use: 3 Bdrm Old Style, Lot: 4000sf	
► MORTGAGES	
17 ALGONQUIN ST	\$438,750
Winton S Cabral+ from Homespire Mortgage	
50 ASHTON ST	\$15,000
Ahmed M Alnazeer-Ali from RI Hsg & Mtg Fin Corp	
45 BURROWS ST	\$15,000
Carlos T Carrasco from RI Hsg & Mtg Fin Corp	
207-209 BUTLER AVE	\$90,000
Milafritos F Leon+ from Navy FCU	
24 CAMDEN AVE	\$10,209
Yaira L Torres from USA HUD	
1314 CHALKSTONE AVE	\$370,000
Miller Property Group LLC from Anchor State Invs L	
1562 CHALKSTONE AVE	\$170,000
Ciro A Amaya+ from Navigant Credit Union	
226 CLARENCE ST U:2	\$60,000
Christian Izaguirre+ from American Airlines FCU	
53 DIAMOND ST	\$15,000
Rajeev A Kadam from RI Hsg & Mtg Fin Corp	
82 DORA ST	\$28,775
Ann M Corrigan from Dept Of Hsng And Huma	
256 DOUGLAS AVE	\$72,000
Kevin Lima from Navigant Credit Union	
55 ELIZA ST	\$315,000
Ajm Property Holdings LLC from Marchionte Captl LL	
68 ETHAN ST	\$20,000
Diana Roman from RI Hsg & Mtg Fin Corp	
100 EXCHANGE ST U:704	\$72,000
Bruce M Gold from Navigant Credit Union	
13 FAMIGLIETTI DR	\$146,000
Terry Snook+ from US Small Business	
49 GRAPE ST	\$85,000
Xavier Valentin from Navigant Credit Union	
3 HAMMOND ST	\$64,223
Amd Properties LLC from Dept Of Hsng And Huma	
18 HILLHURST AVE	\$300,000
Babatunde Akinsulire from Bcplloan Partners Llc	

35 HILLHURST AVE	\$381,400
Pablo Gonzalez+ from Movement Mtg LLC	
193 HOPE ST	\$1,500,000
James V Derentis+ from Bank of Rhode Island	
21 HUMES ST	\$416,000
Nycole Caliri from Carrington Mtg Svcs	
706 HUNTINGTON AVE	\$110,000
Francisco Rodriguez+ from Wargary Llc	
31 IDA ST	\$350,000
Edwin Morel from Carrington Mtg Svcs	
14 IMPERIAL PL U:403	\$440,000
Susan R Smulyan from Citizens Bank	
9 JOHN ST	\$250,000
Courtney Harris+ from BayCoast Bank	
228 KILLINGLY ST	\$10,850
William P Ives+ from RI Hsg & Mtg Fin Corp	
404 LLOYD AVE U:404	\$100,000
Suzanne Scanlan from Bank of Rhode Island	
31 MADISON ST	\$110,000
Francisco Rodriguez+ from Wargary Llc	
42 MADISON ST	\$110,000
Francisco Rodriguez+ from Wargary Llc	
46 MADISON ST	\$110,000
Francisco Rodriguez+ from Wargary Llc	
12 MERINO ST	\$229,446
Lawrence R Perez from Freedom Mortgage Corp	
81 MESSINA ST	\$181,250
Lina L Roman+ from NFM Inc	
7 METCALF ST	\$15,000
Wehija T Wehija from RI Hsg & Mtg Fin Corp	
7 METCALF ST	\$446,682
Wehija T Wehija from Primary Residentl Mtg	
26 MONTICELLO ST	\$378,000
Cristian A Velasquez from NFM Inc	
26 MONTICELLO ST	\$378,000
Cristian A Velasquez from NFM Inc	
246 OHIO AVE	\$5,463
Narfretta H Connor from USA HUD	
40 PITMAN ST	\$37,500
Amy Doyle from Navigant Credit Union	
30-32 POCASSET AVE	\$20,000
Adan Santos+ from RI Hsg & Mtg Fin Corp	
686 PRAIRIE AVE	\$220,000
Fp Investments LLC from Dean M Denuccio	
22 RINGGOLD ST	\$75,000
Kalisbek K Malikov from Westerly Community CU	
72 RUGBY ST	\$480,000
Maria Mejia from Damico Lending LLC	
184 SINCLAIR AVE	\$55,000
Jennifer Aries from Navigant Credit Union	
194-R SINCLAIR AVE	\$55,000
Jennifer Aries from Navigant Credit Union	
78 STAMFORD AVE	\$20,000
Tomas Eusebio from Smart Inv Rlty Llc	
129 VEAZIE ST	\$376,475
Howard Alvarez from Movement Mtg LLC	
181 VERMONT AVE	\$15,218
Lissette Biggs from Shoreham Bank	
75-77 VICTORIA ST	\$200,000
Happy Homes LLC from Noreen Bachetti	
34 WESTCOTT AVE	\$50,000
Rita G Cuesta from Citizens Bank	
142 WHITMARSH ST	\$260,000
142 Whitmarsh Street LLC from BPL Mortgage T LLC	

336 WILLIAMS ST	\$100,000
Andrea L Dottolo+ from US Bank NA	
126 WINDSOR RD	\$315,000
Ajm Property Holdings LLC from Marchionte Captl LL	

SCITUATE

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	24
Median Price	\$420,000	\$421,250

► REAL ESTATE SALES

1560 CHOPMIST HILL RD	\$950,000
B: Adam D Homerston S: Kerry A Ferri Vol/Page: 889/307, Date: 05/30/24 Mtg: Movement Mtg LLC \$716,000 Use: Residential-multiple Bldgs, Lot: 370469sf	
100 FRANKLIN RD	\$660,000
B: Brendan C Cabral & Chloe A Cabral S: Nathan T Dentzau & Samantha E Dentzau Vol/Page: 890/26, Date: 05/30/24 Use: 1-Family Colonial, Lot: 51362sf	
62 SHUN PIKE	\$434,000
B: Michael J Thoin S: North Atlantic Venture Vol/Page: 890/68, Date: 05/31/24 Mtg: Centreville Bank \$426,139 Use: 1 Bdrm Contemporary, Lot: 218236sf Prior Sale: \$425,000 (06/23)	

► MORTGAGES

37 ASHLAND RD	\$100,000
Joseph Lancellotti+ from Bank of Rhode Island	
1347 CHOPMIST HILL RD	\$75,000
Joyce M Pezzulli+ from Coastal One CU	
18 HICKORY RD	\$400,000
Michael L Ficoelli+ from Citizens Bank	
126 TROUT BROOK LN	\$60,000
Jesse T Crum+ from Citizens Bank	
172 W GREENVILLE RD	\$25,000
Thomas H Belcher+ from Citizens Bank	
364 W GREENVILLE RD	\$8,483
Nicholas A Tella from USA HUD	

SMITHFIELD

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	34
Median Price	\$410,000	\$478,750

► REAL ESTATE SALES

38 2ND ST	\$443,000
B: Jacqueline Graff S: Donna Capalbo Tr, Tr for Donna Capalbo Lt Vol/Page: 1502/23, Date: 05/29/24 Mtg: Rocket Mortgage LLC \$354,400 Use: 3 Bdrm Cape Cod, Lot: 6534sf	

12 BURLINGAME RD **\$547,500**
 B: Alan J Pine & Gina Pine
 S: Pablo Segura & Ukoh Usoro
 Vol/Page: 1502/199, Date: 05/31/24
 Mtg: Northpointe Bank \$529,100
 Use: 3 Bdrm Raised Ranch, Lot: 30056sf
 Prior Sale: \$354,900 (05/18)

1 GROUSE TRL U:A..... **\$357,000**
 B: James N Perrino
 S: Joan M Conte & John C Conte
 Vol/Page: 1502/59, Date: 05/29/24
 Use: 2 Bdrm Condo
 Prior Sale: \$330,000 (11/23)

127 PLEASANT VIEW AVE U:30..... **\$285,000**
 B: Fallon Waters
 S: Diana C Fallon & Henry E Gonsalves Ex
 Vol/Page: 1502/139, Date: 05/31/24
 Mtg: NFM Lending \$241,500
 Use: 2 Bdrm Condo

15 RICHARD ST **\$450,000**
 B: Cole Whitehead & Hayley Bernardo
 S: James W Whitehead Jr
 Vol/Page: 1501/327, Date: 05/28/24
 Mtg: BankNewport \$257,000
 Type: Adj
 Use: 3 Bdrm Split Level, Lot: 45302sf

2 VERA DR..... **\$1,100,000**
 B: Matthew Proulx & Allison Proulx
 S: Robert W Fusco Sr RET & Robert W Fusco Sr-Tr
 Vol/Page: 1502/168, Date: 05/31/24
 Mtg: Baycoast Mortgage Co \$750,000
 Use: 4 Bdrm Colonial, Lot: 159865sf
 Prior Sale: \$735,000 (08/19)

304 WATERMAN AVE..... **\$365,000**
 B: Corey J Cullinan
 S: Gerald Dornhecker & Daniel J Dornhecker
 Vol/Page: 1502/220, Date: 05/31/24
 Mtg: United Wholesale Mtg \$358,388
 Use: 2-Family Two Family, Lot: 6098sf
 Prior Sale: \$320,000 (12/22)

15 WHIPPLE RD..... **\$1,070,000**
 B: Whipple Rd LLC
 S: Limerock Dev LLC
 Vol/Page: 1502/66, Date: 05/31/24
 Mtg: Charles River Bank \$1,600,000
 Use: 3 Bdrm Condo/apt,

► **MORTGAGES**

3 AUTUMN AVE **\$228,897**
 Elisamuel Vazquez+ from Newrez LLC

57 CONNORS FARM DR..... **\$621,600**
 Barbara P Emerson Lt+ from Citizens Bank

33 CREST CIR..... **\$197,000**
 Michael A Uttley+ from Navigant Credit Union

16 DESIREE CT U:D..... **\$85,000**
 Steven M Morris from Navigant Credit Union

58 INDIAN RUN TRL..... **\$216,727**
 Donald W Messier+ from Carrington Mtg Svcs

127 PLEASANT VIEW AVE U:30..... **\$15,000**
 Fallon Waters from RI Hsg & Mtg Fin Corp

61 SMITH AVE **\$50,000**
 Tracy L Desautel+ from Blackstone River FCU

22 STEERE RD **\$120,000**
 Scott A Hogaboom from Navigant Credit Union

2 VERA DR..... **\$240,000**
 Matthew Proulx+ from Baycoast Mortgage Co

15 WHIPPLE RD..... **\$1,000,000**
 Whipple Rd LLC from Charles River Bank

WOONSOCKET

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	57
Median Price	\$319,500	\$344,900

► **REAL ESTATE SALES**

238 2ND AVE..... **\$389,900**
 B: Latoya Mais
 S: Erin B Russo & Sherry L Priest
 Vol/Page: 2876/24, Date: 05/29/24
 Mtg: Mortgage Research Ctr \$382,837
 Use: 4 Bdrm Conventional, Lot: 5500sf
 Prior Sale: \$169,900 (01/17)

108 AVENUE B..... **\$590,000**
 B: Sorin Alexe
 S: Emre Holdings LLC
 Vol/Page: 2876/150, Date: 05/31/24
 Mtg: Movement Mtg LLC \$413,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5000sf
 Prior Sale: \$1,100,000 (09/17)

113 CLEVELAND ST **\$505,000**
 B: Tyler Ruggiero
 S: John N Goyette Tr, Tr for John N Goyette Lt
 Vol/Page: 2876/261, Date: 05/31/24
 Mtg: BankESB \$404,000
 Use: 2-Family Family Flat, Lot: 6436sf

22 GROVE ST **\$473,000**
 B: Mayra L Ortiz-Santiago & Emmanuel C Martinez
 S: Maria C Acosta Bonifacio
 Vol/Page: 2876/184, Date: 05/31/24
 Mtg: Primary Residentl Mtg \$464,432
 Use: 3-Family Family Flat, Lot: 3431sf
 Prior Sale: \$3,150 (10/23)

59 HALSEY RD..... **\$455,000**
 B: Jodi M Abbott & Sarah B Palmer
 S: Jeanne C Brown
 Vol/Page: 2876/245, Date: 05/31/24
 Mtg: Semper Home Loans \$364,000
 Use: 3 Bdrm Ranch, Lot: 7650sf
 Prior Sale: \$349,000 (08/21)

880 LOGEE ST..... **\$382,000**
 B: Sevenseven Main LLC
 S: Richard C Lapierre
 Vol/Page: 2876/219, Date: 05/31/24
 Mtg: Northpointe Bank \$305,600
 Use: 2-Family Family Flat, Lot: 16148sf

544 MANVILLE RD **\$517,000**
 B: Alan Ferrara
 S: Michael R Bourdon
 Vol/Page: 2877/11, Date: 05/31/24
 Mtg: Navigant Credit Union \$413,600
 Use: Residential-multiple Bldgs, Lot: 20068sf
 Prior Sale: \$200,000 (03/18)

737 MANVILLE RD **\$195,100**
 B: Donald M Medeiros
 S: Gladu Jr Joseph F Est & Michelle Phaneuf
 Vol/Page: 2876/116, Date: 05/30/24
 Use: 2-Family Family Flat, Lot: 10920sf
 Prior Sale: \$92,000 (08/10)

737 MANVILLE RD **\$195,100**
 B: Donald M Medeiros
 S: Michael A Gladu
 Vol/Page: 2876/114, Date: 05/30/24
 Use: 2-Family Family Flat, Lot: 10920sf
 Prior Sale: \$92,000 (08/10)

76 SWEET AVE **\$530,000**
 B: Rps Prop Solutions LLC
 S: Arthur V Diedrich
 Vol/Page: 2877/148, Date: 06/03/24
 Mtg: Arthur V Diedrich \$408,000
 Use: Residential-multiple Bldgs, Lot: 7307sf
 Prior Sale: \$190,000 (03/16)

112 W SCHOOL ST **\$385,000**
 B: Mejia Properties LLC
 S: Smithco LLC
 Vol/Page: 2876/285, Date: 05/31/24
 Mtg: Damico Lending LLC \$480,000
 Use: Apartment Bldg - 4-8 Units, Lot: 5494sf
 Prior Sale: \$140,000 (05/19)

► **MORTGAGES**

175 6TH AVE..... **\$1**
 Stravros Papantoniadis from Community CU LYNN

312 BLACKSTONE ST..... **\$300,000**
 Roger Morrisette+ from Rocket Mortgage LLC

37 BRADFORD ST..... **\$6,560**
 Timothy J Nolan Jr from USA HUD

535 COE ST..... **\$60,000**
 Jose O Ortega from Newrez LLC

213 DULUDE AVE **\$584,750**
 Ggap LLC from Community CU LYNN

GAULIN AVE..... **\$2,783,750**
 Kcls Group LLC from RFLF 4 LLC

22 GROVE ST **\$20,000**
 Mayra L Santiago+ from RI Hsg & Mtg Fin Corp

72 KENDRICK AVE..... **\$2,783,750**
 Kcls Group LLC from RFLF 4 LLC

74 KENDRICK AVE..... **\$2,783,750**
 Kcls Group LLC from RFLF 4 LLC

737 MANVILLE HILL RD..... **\$350,200**
 Donald Medeiros from Navigant Credit Union

327 MASON ST..... **\$100,000**
 Debra L Frigon+ from TD Bank NA

263 MORSE AVE..... **\$132,629**
 Rafael R Nascimento+ from Reliance First Cap

78 SAINT JOSEPH ST U:10..... **\$9,000**
 Robert Riquier from Navigant Credit Union

102 SYCAMORE ST **\$250,785**
 Randall P Whelan from Texana Bank NA

74 TEMPLE ST..... **\$348,750**
 Pioneer Investments LLC from BPL Mortgage T LLC

454 WINTER ST **\$460,000**
 Peter Somerville+ from HomeXpress Mtg

WASHINGTON COUNTY

BLOCK ISLAND

TOWN CLERK:MILLIE MCGINNES

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

MARKET STATISTICS THROUGH APRIL

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

► MORTGAGES

1773 CORN NECK RD..... \$3,000,000
Clifford Gumkowski+ from Washington Tr Co

CHARLESTOWN

TOWN CLERK:AMY ROSE WEINREICH

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	16
Median Price	\$400,000	\$580,000

► REAL ESTATE SALES

15 AUTUMN RD \$900,000

B: William V Helsley & Joanne Helsley
S: Keith W Swaby & Catherine A Swaby
Vol/Page: 503/804, Date: 06/03/24
Use: 3 Bdrm Ranch, Lot: 13504sf

4089 OLD POST RD \$520,000

B: Justin M Rosoff
S: Janice E Falcone Tr, Tr for J E Falcone Survivors T
Vol/Page: 503/812, Date: 06/03/24
Mtg: Janice Elaine Falcone \$416,000
Use: 2 Bdrm Ranch, Lot: 26572sf

1211-A SHANNOCK RD..... \$414,752

B: Lucas T Adlerstein
S: Walter A Cole
Vol/Page: 503/753, Date: 05/31/24
Mtg: Centreville Bank \$378,000
Use: 3 Bdrm Ranch, Lot: 239144sf
Prior Sale: \$17,000 (05/24)

► MORTGAGES

179 CAROLINA BACK RD..... \$20,000

Kenan L Steiger+ from Wilcox Excavation & D

E BEACH RD..... \$500,000

36 Garden Pond Drive LLC from Peter R Dunn

128 OCEANVIEW AVE..... \$1,500,000

Michael J Millette+ from TD Bank NA

31 RICKS RD..... \$200,000

Neil L Taitel Lt+ from Citizens Bank

1600 SHANNOCK RD..... \$200,000

Richard C Krukowski+ from Navy FCU

EXETER

TOWN CLERK:LYNN HAWKINS

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	9
Median Price	\$549,900	\$500,000

► REAL ESTATE SALES

61 WILLIAM REYNOLDS RD \$690,000

B: Lisa M Russo
S: Karlis Kaugars & Laima Kaugars
Vol/Page: 621/238, Date: 06/03/24
Mtg: Coastal One CU \$240,000
Type: Adj
Use: 3 Bdrm Customdesign, Lot: 247421sf
Prior Sale: \$600,000 (10/22)

► MORTGAGES

41 BRIARWOOD HILL RD..... \$40,000

James M Szabo+ from Washington Tr Co

17 PARTRIDGE DR \$122,000

William J Galligan from Citizens Bank

13 PINOAK DR \$94,000

Michael J Bernardo from Ocean State CU

560-C S COUNTY TRL \$2,080,000

Cyrus LLC from Greenwood CU

560-D S COUNTY TRL..... \$2,080,000

Cyrus LLC from Greenwood CU

560 S COUNTY TRL U:E..... \$2,080,000

Cyrus LLC from Greenwood CU

249-B STONY FORT RD \$9,361

Victor Thomas+ from USA HUD

352 SUMMIT RD..... \$333,000

Erin L Mckeen from Washington Tr Co

295 YAWGOO VALLEY RD..... \$50,000

Donna Silva T+ from Westerly Community CU

HOPKINTON

TOWN CLERK:MARITA D. MURRAY

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	17
Median Price	\$450,000	\$446,500

► REAL ESTATE SALES

FENNER HILL RD \$335,000

B: Stanton J Terranova
S: Anita R Gregory & Joseph J Gregory
Vol/Page: 620/676, Date: 05/29/24

34 SMITH LN \$600,000

B: Wade M Rockwell & Nicole Rockwell
S: Stanton J Terranova
Vol/Page: 620/693, Date: 05/29/24
Mtg: Washington Tr Co \$510,000

47 THELMA DR..... \$340,000

B: Victoria Diaz
S: Donily R Corr
Vol/Page: 620/584, Date: 05/24/24
Mtg: Cross Country Mtg Inc \$270,200
Use: 2 Bdrm Ranch, Lot: 21344sf

► MORTGAGES

8 CARDINAL LN U:8 \$145,807

Aliyya Demartino from United States Of Amer

32 CHASE HILL RD..... \$7,660

Sean A Reid+ from USA HUD

240 FENNER HILL RD..... \$89,000

Randy A Pizzi+ from Navigant Credit Union

115 HIGHVIEW AVE \$102,200

Arthur K Silva+ from Wave Federal CU

196 SKUNK HILL RD..... \$191,500

Drew W Laferriere from Westerly Community CU

NORTH KINGSTOWN

TOWN CLERK:JEANNETTE ALYWARD

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	56
Median Price	\$475,000	\$606,250

► REAL ESTATE SALES

210 CHATWORTH RD \$611,000

B: Dany J Ortiz & Jacquelyn V Ortiz
S: Susan M Costa Tr, Tr for Evangelos Ft
Vol/Page: 3632/125, Date: 05/31/24
Mtg: Guild Mortgage Co \$599,933
Use: 4 Bdrm Raised Ranch, Lot: 29311sf

75 HALLS ROCK WAY \$1,125,000

B: Dennis C Wilson & Dona A Wilson
S: Christine M Fain
Vol/Page: 3632/86, Date: 05/30/24
Use: 3 Bdrm Ranch, Lot: 13900sf
Prior Sale: \$849,900 (03/22)

43 HUCKLEBERRY RD..... \$405,000
 B: Thomas J Ricci & Jo A Ricci
 S: Stephen J Saunders
 Vol/Page: 3632/120, Date: 05/31/24
 Use: 2 Bdrm Raised Ranch, Lot: 27694sf

135 IPSWICH BLVD..... \$531,000
 B: David Rei & Lisa Rei
 S: Reynolds Farm Res Dev LLC
 Vol/Page: 3632/172, Date: 05/31/24
 Use: Residential Open Land, Lot: 5074sf

50 LIBERTY RD..... \$560,000
 B: Phoebe Stenberg
 S: Schmansky John A Est & Margaret E Dias
 Vol/Page: 3632/179, Date: 06/03/24
 Mtg: Greenwood CU \$448,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 71003sf

50 PLUM POINT RD..... \$399,000
 B: Melissa A Meyer
 S: Roy C Smith Tr, Tr for Roxanne H Smith RET
 Vol/Page: 3632/150, Date: 05/31/24
 Mtg: USAA Federal SB \$339,150
 Use: 2 Bdrm Ranch, Lot: 6115sf

64 SCENIC DR..... \$370,000
 B: Daniel Greene & Jennifer Greene
 S: Glenn Gunderson Tr, Tr for Jennifer Gundersen Lt
 Vol/Page: 3632/244, Date: 06/03/24
 Use: 3 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$356,000 (03/21)

780 TOWER HILL RD..... \$90,000
 B: Mar Construction Inc
 S: Michele A Henkel
 Vol/Page: 3631/322, Date: 05/29/24

21 W MAIN ST..... \$1,100,000
 B: Savas Properties LLC
 S: Donna H Dube & Joseph J Dube
 Vol/Page: 3632/248, Date: 06/03/24
 Mtg: Joseph J Dube \$950,000
 Use: Mixed Use-prim Res & Comm, Lot: 44867sf
 Prior Sale: \$800,000 (06/10)

223 WESTMORELAND LN..... \$900,000
 B: Sebastina Ludwig & Hillary Pinto
 S: Kyle J Spitzer & Melissa Spitzer
 Vol/Page: 3631/296, Date: 05/28/24
 Use: 4 Bdrm Colonial, Lot: 32006sf

NO STREET GIVEN..... \$820,000
 B: Mary L Knight & Russell Knight
 S: Laurent Lamonthe & Michelle Lamonthe
 Vol/Page: 3632/60, Date: 05/30/24

► **MORTGAGES**

117 ASHTON AVE..... \$250,000
 Mark D Seaback+ from Citizens Bank

62 BOYER ST..... \$446,000
 Joseph G Simeone+ from Province Mtg Assoc

DAVISVILLE RD..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

575 DAVISVILLE RD..... \$309,320
 James P Mcguire from Nationstar Mtg

ELMWOOD DR..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

FRENCHTOWN RD..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

FRENCHTOWN RD..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

FRENCHTOWN RD..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

FRENCHTOWN RD..... \$1,750,000
 Frenchtown Investors LLC from South Meadow No 2 LI

21 HAMILTON CT..... \$250,000
 Whalen Ft+ from Navigant Credit Union

50 LIBERTY RD..... \$27,000
 Phoebe Steberg from Greenwood CU

9 NORTH RD..... \$100,000
 Spencer W Romph+ from Navy FCU

1206 OLD BAPTIST RD..... \$90,000
 Michael J Harrington Jr from Citizens Bank

1259 OLD BAPTIST RD..... \$300,000
 Kevin Fox from Farm Credit East ACA

93 PINE RIVER DR..... \$75,000
 Christopher Batzinger+ from Citizens Bank

1649 STONY LN..... \$335,000
 Mark W Bowen+ from Citizens Bank

25 W MAIN ST..... \$950,000
 Savas Properties LLC from Joseph J Dube

125 WATERWAY RD..... \$1,850,000
 Jennifer Schmaeling+ from Citizens Bank

243 WICKHAM RD..... \$40,000
 Beth A Dufour from Bank of America NA

RICHMOND

TOWN CLERK:ERIN LIESE

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	20
Median Price	\$434,950	\$499,500

► **REAL ESTATE SALES**

368 CHURCH ST..... \$337,500
 B: Robert Harrison
 S: Damon Ise
 Vol/Page: 370/48, Date: 05/31/24
 Mtg: Shoreham Bank \$344,756
 Use: 2 Bdrm Ranch, Lot: 38332sf
 Prior Sale: \$215,000 (11/18)

13 JUPITER LN U:H..... \$342,500
 B: Julie Wright
 S: Leonard Cirillo Jr & Bettina Cirillo
 Vol/Page: 369/993, Date: 05/31/24
 Mtg: HarborOne Mortgage \$272,000
 Use: 2 Bdrm Condo

11 WILLIAM REYNONDS FARM RD..... \$974,000
 B: Elizabeth Marzocchi & Andrew Tarini
 S: Jami A Ouellette
 Vol/Page: 370/92, Date: 05/31/24

► **MORTGAGES**

38 AMBERLEY CT..... \$160,000
 Maria D Nitto from Citizens Bank

5 GRISTMILL LN..... \$100,000
 James Aiello+ from Westerly Community CU

84 HOXSIE RD..... \$100,000
 Calvin E Carpenter Jr+ from Navy FCU

26 OLD RICHMOND TOWNHOUSE RD..... \$740,000
 James F Cacciola from Navigant Credit Union

2 POPLAR AVE..... \$250,000
 Jennifer A Holberton from Westerly Community CU

3879 S COUNTY TRL..... \$25,000
 Steven M Mollo+ from Greenwood CU

41 TALL TIMBER DR..... \$449,313
 James S Jackson+ from Swift Home Loans

SOUTH KINGSTOWN

TOWN CLERK:SUSAN FLYNN

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	63
Median Price	\$543,286	\$565,715

► **REAL ESTATE SALES**

22 FESCUE LN U:22..... \$765,000
 B: Laurent E Lamothe & Michelle A Lamothe
 S: Envine LLC
 Vol/Page: 1881/173, Date: 05/31/24
 Mtg: Movement Mtg LLC \$700,548
 Use: 2 Bdrm Condo

2180 KINGSTOWN RD..... \$699,999
 B: Steven Yung & Jing Yung
 S: Jan M Chen Tr, Tr for Jan & Sherman Chen Ft
 Vol/Page: 1881/309, Date: 05/31/24
 Mtg: NFM Lending \$454,999
 Use: 4 Bdrm Raised Ranch, Lot: 20102sf
 Prior Sale: \$515,773 (01/22)

2868 KINGSTOWN RD..... \$550,000
 B: Jack M Siligato & Coral E Siligato
 S: Steven Rei
 Vol/Page: 1880/766, Date: 05/28/24
 Mtg: Stanley P Wojciechows \$300,000
 Use: 3 Bdrm Cape Cod, Lot: 32234sf
 Prior Sale: \$313,500 (05/19)

90 MEADOW TREE FARM RD..... \$995,000
 B: Patrick M Vivier & Guadalupe D Vivier
 S: Franklyn Smith & Elena M Smith
 Vol/Page: 1881/267, Date: 05/31/24
 Mtg: Navigant Credit Union \$796,000
 Use: 4 Bdrm Cape Cod, Lot: 239144sf
 Prior Sale: \$635,000 (11/19)

113 ORCHARD AVE..... \$450,000
 B: Henry C Huggins & Erin M Huggins
 S: Alison Clark-Huggins Tr, Tr for Alison Clark Huggins Relt
 Vol/Page: 1881/100, Date: 05/30/24
 Mtg: Centreville Bank \$450,000
 Use: 2-Family Two Family, Lot: 10890sf
 Prior Sale: \$270,000 (10/13)

62 POND ST..... \$635,000
 B: Emily Caner
 S: William S Webster
 Vol/Page: 1881/237, Date: 05/31/24
 Mtg: CMG Home Loans \$508,000
 Use: 3 Bdrm Ranch, Lot: 17860sf

4 SEA GRASS DR U:4..... \$760,000
 B: James F Cacciola
 S: Douglas S Anderson Tr, Tr for Anderson Relt
 Vol/Page: 1881/208, Date: 05/31/24
 Mtg: Navigant Credit Union \$740,000
 Type: Adj
 Use: 2 Bdrm Condo

► **MORTGAGES**

670 CHESTNUT HILL RD..... \$400,000
 Sarah T Lobdell+ from Citizens Bank

301 CHURCH ST U:206..... \$300,000
 Susan Bellaire Lt+ from Navigant Credit Union

220-E QUEENS RIVER DR..... \$232,000
 Michael C Chappell+ from Navigant Credit Union

52 ELM RD..... \$340,000
 Stacy C Morgan+ from Liberty Bk

156 GREEN HILL OCEAN DR..... \$300,000
 Dhamarys N Murillo from Michelle Diaz

60 KAREE CT..... \$30,000
 Michaela Ainsworth from Westerly Community CU

120 LAND N SEA DR..... \$880,000
 Curran Family RET+ from Citizens Bank

133 PRESERVATION WAY U:133..... \$100,000
 Steven A Glantz+ from Navigant Credit Union

106 TORREY RD..... \$200,000
 Thomas J Barone from BankNewport

45 VICTORY ST..... \$250,000
 Erin F Nee from BankNewport

WESTERLY

TOWN CLERK:MARY LEBLANC

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

MARKET STATISTICS THROUGH APRIL

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	52
Median Price	\$410,000	\$461,000

► **REAL ESTATE SALES**

63 CHURCH ST..... \$170,000
 B: Slim Investments LLC
 S: Moss Home Solutions LLC
 Vol/Page: 2024/6698, Date: 05/30/24
 Mtg: Limitless Capital Inc \$214,500
 Use: 4 Bdrm Conventional, Lot: 12650sf
 Prior Sale: \$160,000 (03/24)

21 DAYTON ST..... \$375,000
 B: Evan Drabik
 S: Felix A Martinez 3rd
 Vol/Page: 2024/6737, Date: 05/31/24
 Mtg: Baycoast Mortgage Co \$275,000
 Use: 2 Bdrm Conventional, Lot: 5150sf
 Prior Sale: \$186,500 (05/14)

66 ELM ST..... \$450,000
 B: Smauel Alice & Gina Alice
 S: Marguerite R Long lrt & James E Long Jr Tr
 Vol/Page: 2024/6622, Date: 05/29/24

1 LAUREL AVE..... \$575,350
 B: Felix A Martinez 3rd & Kaila Martinez
 S: Peter S Ferraro & Frederick J Ferraro 2nd
 Vol/Page: 2024/6867, Date: 06/03/24
 Mtg: Chelsea Groton Bank \$431,512
 Use: 4 Bdrm Split Level, Lot: 23838sf

48 MAIN ST..... \$613,000
 B: Fusaro Enterprises LLC
 S: Princess Pines Ests Inc
 Vol/Page: 2024/6795, Date: 05/31/24
 Mtg: Jewett City Svgs Bk \$450,000
 Use: Commercial Building, Lot: 4960sf
 Prior Sale: \$10,000 (12/14)

60 MONTAUK AVE..... \$858,000
 B: Brian Woods & Elizabeth Woods
 S: Thorpe Ralph W Est & John R Thorpe
 Vol/Page: 2024/6903, Date: 06/04/24
 Use: 3 Bdrm Ranch, Lot: 11307sf
 Prior Sale: \$495,000 (08/20)

4 N CAPALBO DR..... \$450,000
 B: Byron A Gray & Elizabeth A Gray
 S: Salvatore G Augeri & Deborah A Brown
 Vol/Page: 2024/6654, Date: 05/29/24

9 SPRUCE ST..... \$575,000
 B: Peter Pernholz & Danielle L Pereira
 S: Martin Newman & Sandra Mackler
 Vol/Page: 2024/6761, Date: 05/31/24
 Mtg: CalCon Mutual Mtg LLC \$460,000
 Use: 3-Family Family Flat, Lot: 16890sf
 Prior Sale: \$180,000 (09/17)

12 TRISTAM TRCE..... \$522,500
 B: Tristam Trace LLC
 S: Alina A Bulazel
 Vol/Page: 2024/6820, Date: 05/31/24
 Mtg: Barbara J Hamill \$475,313
 Use: Residential Open Land, Lot: 11227sf
 Prior Sale: \$260,000 (12/12)

76 WARD AVE..... \$335,000
 B: David Cranmer
 S: Lorraine Szewc & Daniel A Szewc
 Vol/Page: 2024/6837, Date: 06/03/24
 Use: 3 Bdrm Ranch, Lot: 8178sf

10 WILLIAMSBURG DR..... \$812,500
 B: Meghan C Ricci & James C Kannengieser
 S: James A Ricci
 Vol/Page: 2024/6778, Date: 05/31/24
 Mtg: Fall River Five Cents \$650,000
 Use: 4 Bdrm, Lot: 16742sf

NO STREET GIVEN..... \$522,500
 B: Tristam Trace LLC
 S: Alina A Bulazel
 Vol/Page: 2024/6815, Date: 05/31/24

► **MORTGAGES**

13 BELLEVUE AVE..... \$75,000
 Rebecca A Baker from Lawrence Memorial Hos

223 CANAL ST..... \$80,000
 Victor Pena+ from Westerly Community CU

31 CANTERBURY DR..... \$300,000
 Dori A Carpenter from Citizens Bank

17 CLARK ST U:17B..... \$319,900
 Hacunda RET+ from Citizens Bank

2 CROSSWIND DR..... \$1,330,000
 Sell It Hld Co 6 LLC from Berkshire Bank

54 FIELDSTONE WAY..... \$75,000
 Irsten M Stackpole from Berkshire Bank

68 MONTAUK AVE..... \$588,000
 Brian Woods+ from JPMorgan Chase Bank

9 NICHOLS LN..... \$58,400
 Joseph P Crowley from US Small Business

8 PICKERING DR..... \$50,000
 William M Mccormick+ from Charter Oak Fed Cr Un

27 RANDEAU PSGE..... \$134,000
 Lamb Ft+ from Navigant Credit Union

12 SPARROW DR..... \$31,000
 Jeffrey M Scibila+ from Charter Oak Fed Cr Un

27 SPENCER DR..... \$9,833
 Christopher M Terranova from USA HUD

6 TOP ST..... \$25,000
 Mary N Krupinski from Washington Tr Co

53 TOWER ST..... \$8,026
 Holly D Wheeler from USA HUD

10 TRISTAM TRCE..... \$475,496
 Tristam Trace LLC from Barbara J Hamill

70 WAGNER RD..... \$480,000
 Ernest R Davis+ from Guild Mortgage Co