

# The Commercial Record

## RHODE ISLAND REAL ESTATE RECORDS

### TOWN & CITY INDEX

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

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## TO OUR CUSTOMERS

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

Cassidy Norton  
Association Publisher  
The Warren Group

### TOWNS MISSING DUE TO COLLECTION ISSUES

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

NO MISSING TOWNS

### PUBLISHED WEEKLY BY



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## HOW TO READ THE REAL ESTATE RECORDS

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

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

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

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

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

### MARKET STATISTICS THROUGH APRIL

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

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

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

### ▶ REAL ESTATE SALES

**315 MAIN ST U:15.....\$98,000**  
 Pleasant Towers Condo  
 B:John Doe & Mary Smith  
 S:Jane Jones & Thomas Jones  
 Vol/Page: 1313/117, Date: 4/12/94, Warranty  
 Mtg: Main Street Bank \$70,000  
 Term: 2034 Rate: 4.60% Type: Adj  
 Mtg Assd to: ABC Mtg Co  
 Mtg2: Seller \$8,400  
 Prior Sale: \$93,000 (11/90)

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

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

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

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

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

### ▶ REAL ESTATE SALES

**32 ELM ST .....\$175,000**  
 B:John Doe & Mary Smith  
 S:Jane Jones & Thomas Jones  
 Vol/Page: 1617/112, Date: 5/11/94, Warranty  
 Mtg:Main Street Mtg Co \$140,000  
 Use:3 Bdrm Colonial, Lot:6459sf  
 Prior Sale:\$170,000 (9/89)

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

### ▶ FORECLOSURE DEEDS

**43 MAIN ST .....\$142,200**  
 B:Main St Bank  
 S:John Smith & Main St Bank  
 Prior Sale: \$190,000 (11/89)

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

### ▶ MORTGAGES

**102 MAIN ST .....\$132,000**  
 Jane Jones from Main St Mtg Co  
 Term: 2014 Type: Open End  
 Mtg Assd to: ABCBank

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

### KEY TO LABELS

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

### KEY TO ABBREVIATIONS

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

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

**VILLAGE/TOWN GUIDE**

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

# BRISTOL COUNTY

## BARRINGTON

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**60 BAY SPRING AVE U:C7** ..... **\$450,000**

B: Chulsoon Lim Tr, Tr for Lim lrt  
 S: Naga S Vytha Tr, Tr for N S Vytha Declaration T  
 Vol/Page: 1854/256, Date: 04/08/24  
 Use: Condo  
 Prior Sale: \$400,000 (05/22)

**7 CHRISTINE DR** ..... **\$530,000**

B: Rebekah B Page & Matthew V Young  
 S: Thomas R Lepage Jr & Heather Manning  
 Vol/Page: 1854/200, Date: 04/05/24  
 Mtg: Geneva Financial LLC \$380,000  
 Use: 3 Bdrm Ranch, Lot: 9984sf  
 Prior Sale: \$340,000 (05/20)

**1 FESSENDEN RD** ..... **\$2,900,000**

B: Robert Decrescenzo  
 S: James F Fortune & Sharon E Fortune  
 Vol/Page: 1854/127, Date: 04/03/24  
 Mtg: Bank of America NA \$1,900,000  
 Type: Adj  
 Use: 3 Bdrm Ranch, Lot: 41800sf  
 Prior Sale: \$2,500,000 (05/21)

**7 SUNSET DR** ..... **\$1,075,000**

B: William F Uchlein & Diana E Uchlein  
 S: Ag Construction Inc  
 Vol/Page: 1854/282, Date: 04/08/24

**17 WILDFLOWER RD** ..... **\$1,150,000**

B: Peter T Russell & Hannah J Russell  
 S: Jason N Adams  
 Vol/Page: 1854/73, Date: 04/03/24  
 Mtg: Baycoast Mortgage Co \$750,000  
 Use: 4 Bdrm Colonial, Lot: 17738sf

### ► MORTGAGES

**26 BULLOCK AVE** ..... **\$250,000**

Peter C Pagonis+ from BayCoast Bank

**9 DEVONSHIRE DR** ..... **\$100,000**

David J Glashow+ from Navigant Credit Union

**19 HALF MILE RD** ..... **\$495,592**

Kathleen B Gantz RET+ from Citibank Na

**62 LAMSON RD** ..... **\$300,000**

Stephen P Higginbotham+ from Citizens Bank

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

Andrew C Winner+ from Navy FCU

## BRISTOL

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**25 BOURNE ST** ..... **\$440,000**

B: Bourne Realty LLC  
 S: Stephen M Lake  
 Vol/Page: 2240/281, Date: 04/04/24  
 Mtg: Rockland Tr Co \$250,000  
 Use: 2-Family Two Family, Lot: 3176sf

**19 BROOKWOOD RD** ..... **\$1,290,000**

B: Sean S Luttmann  
 S: Robert Decrescenzo Tr, Tr for Robert Decrescenzo RET  
 Vol/Page: 2240/323, Date: 04/04/24  
 Use: 3 Bdrm Cape Cod, Lot: 7000sf  
 Prior Sale: \$462,500 (05/14)

**3 EVERETT AVE** ..... **\$350,000**

B: David E Stott Tr, Tr for David E Stott T  
 S: Daniel J Eagan & Lisa M Eagan  
 Vol/Page: 2240/277, Date: 04/04/24  
 Use: Residential-other, Lot: 5815sf

**485 METACOM AVE** ..... **\$660,000**

B: Justin V Kohlmeister  
 S: W J & Renette P Whitty LL  
 Vol/Page: 2240/241, Date: 04/03/24  
 Mtg: Guaranteed Rate Affin \$594,000  
 Use: 3-Family Mlti-unt Blg, Lot: 11038sf

**1 WAYLAND RD** ..... **\$677,500**

B: Rebecca Dimuccio & Michael J Dimuccio Jr  
 S: Kenneth J Viera Jr  
 Vol/Page: 2240/339, Date: 04/05/24  
 Mtg: JPMorgan Chase Bank \$542,000  
 Use: 4 Bdrm Colonial, Lot: 31581sf

**189 WOOD ST** ..... **\$449,000**

B: Naomi Z Brooks  
 S: David Resare  
 Vol/Page: 2240/274, Date: 04/04/24  
 Use: 1 Bdrm Conventional, Lot: 4125sf

### ► MORTGAGES

**25 AARON AVE** ..... **\$118,000**

James B Harrington Jr+ from BankNewport

**6 BETSY DR** ..... **\$104,000**

Steven Contente+ from Discover Bank

**51 BROOKS FARM DR** ..... **\$350,000**

Maria M Ferreira+ from BankNewport

**2 STEPHEN DR** ..... **\$192,000**

Thomas J Banning+ from Citizens Bank

**17 SUNNYSIDE AVE** ..... **\$90,000**

Gorete Mendes+ from BankNewport

## WARREN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**840 MAIN ST** ..... **\$1,000,000**

B: Andrew Green  
 S: Cox Realty LLC  
 Vol/Page: 1121/21, Date: 04/05/24  
 Mtg: Cox Realty Lic \$500,000  
 Use: Mixed Use-prim Res & Comm, Lot: 31350sf  
 Prior Sale: \$500,000 (08/13)

**20 WOOD ST** ..... **\$264,000**

B: Atwood Prop LLC  
 S: John A Dorsey  
 Vol/Page: 1121/57, Date: 04/05/24  
 Mtg: RFLF 7 LLC \$412,500  
 Use: 2-Family Two Family, Lot: 5650sf

### ► FORECLOSURE DEEDS

**9 MEADOW ST** ..... **\$230,000**

B: Probuilder Fincl LLC  
 S: 40 Starr Ln LLC  
 Vol/Page: 1121/1, Date: 04/04/24  
 Use: 3 Bdrm Conventional, Lot: 4112sf  
 Prior Sale: \$135,000 (09/18)

### ► MORTGAGES

**11 BRITTNEY LN** ..... **\$460,000**

Leroy F Dailejr from Citizens Bank

**14 LINWOOD CT** ..... **\$62,000**

Mary E Grey Lt+ from Pennymac Loan Service

**40 LYNDON ST** ..... **\$570,500**

Robert V Smith+ from BankNewport

**81 MARKET ST** ..... **\$40,000**

Monica A Pascoa from Citizens Bank

**14 TRUMAN AVE** ..... **\$100,000**

Donna M Smith from Navigant Credit Union

# KENT COUNTY

## COVENTRY

### TOWN CLERK: JOANNE AMITRANO

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**GARDEN ST..... \$320,000**

B: Derek K Desilva  
S: Brown Stephanie A Est & Karen Ballou  
Vol/Page: 2297/230, Date: 04/01/24

**12 GIOVANNI ROSE CT..... \$259,000**

B: Raymond E Hutnak & Eileen F Hutnak  
S: Steven M Picard  
Vol/Page: 2297/334, Date: 04/02/24  
Use: Mobile Home  
Prior Sale: \$240,000 (06/23)

**144-144A HOPKINS HILL RD..... \$180,000**

B: Toby Kirtland  
S: Joseph P Spada & Evelyn F Harris  
Vol/Page: 2297/357, Date: 04/02/24  
Use: 2-Family Two Family, Lot: 5227sf

**6 TERRACE AVE..... \$320,000**

B: Derek K Desilva  
S: Brown Stephanie A Est & Karen Ballou  
Vol/Page: 2297/230, Date: 04/01/24  
Mtg: NFM Inc \$304,029

### ► MORTGAGES

**170 ACRES OF PINE RD..... \$350,000**

Daniel Petrocelli from Centreville Bank

**8 ANN CT..... \$95,500**

Tammy Filippo from Citizens Bank

**80 CLARKE RD..... \$60,000**

Johnathan Robinson from Bank of America NA

**59 CLUB HOUSE RD..... \$50,000**

Thomas N Barden+ from Ocean State CU

**15 CRESTWOOD RD..... \$22,000**

Ralph P Uva+ from Washington Tr Co

**1883 FLAT RIVER RD..... \$503,405**

Angelo M Raimondi Jr T+ from Fall River Five Cents

**95 GERVAIS ST..... \$105,000**

Lawrence E Whalen 3rd from Coastal One CU

**20 GLENWOOD DR..... \$460,000**

John J Angell+ from Navigant Credit Union

**331 HARKNEY HILL RD..... \$327,000**

Abraham J Rahed+ from Mukesh Tandon

**29 HAZARD ST..... \$5,225**

Christopher R Martin from USA HUD

**32 HAZARD ST..... \$340,000**

Ryan Andreoni from Ryanna LLC

**1374 HILL FARM RD..... \$105,000**

John Merrill+ from Citizens Bank

**33 LINWOOD DR..... \$190,000**

George Mandeville from Turning Stone Realty

**33 LINWOOD DR..... \$185,000**

George Mandeville from Dmw Lending Llc

**123 MACARTHUR BLVD..... \$40,000**

Lillian Coffey+ from HarborOne Bank

**28 MUMFORD ST..... \$12,798**

Julio Basabe+ from USA HUD

**500 PERRY HILL RD..... \$100,000**

Cody Ondrick+ from Brendan Rappoport

**25 PIERCE ST..... \$15,899**

Samuel G Nelson+ from USA HUD

**15 POTOMAC RD..... \$136,900**

Paul Laprocina from Citibank Na

**17 SUNAPEE CT..... \$13,920**

Ryan Leite from USA HUD

**11 SUNSET AVE..... \$15,000**

Steven Whitney from RI Hsg & Mtg Fin Corp

**11 SUNSET AVE..... \$363,298**

Steven Whitney from Semper Home Loans

**251 TIOGUE AVE..... \$7,630**

Samuel E Loverdi from USA HUD

**2151 VICTORY HWY..... \$248,448**

Todd S Knapp+ from TD Bank NA

**48 WESLEYAN AVE..... \$50,000**

Doris E Butterworth from Citizens Bank

**16 WILDFLOWER DR..... \$120,000**

Andrew Voudren+ from Rocket Mortgage LLC

## EAST GREENWICH

### TOWN CLERK: LEIGH A. CARNEY

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**38 GREENE ST U:7..... \$462,000**

B: Joan Costello  
S: Nancy Wloughby  
Vol/Page: 1666/223, Date: 04/03/24  
Mtg: Citizens Bank \$250,000  
Use: 2 Bdrm Condo  
Prior Sale: \$275,000 (06/12)

**18 MAPLEWOOD DR..... \$565,000**

B: Mikaila Bolin & Philip Keppel  
S: Eileen Gillis Tr, Tr for Gillis Ft  
Vol/Page: 1666/103, Date: 04/01/24  
Mtg: Northpointe Bank \$452,000  
Use: 3 Bdrm Ranch, Lot: 22738sf

**110 PARTRIDGE RUN..... \$1,125,000**

B: Sean Donlon & Jane Donlon  
S: Rodd Casper  
Vol/Page: 1666/273, Date: 04/05/24  
Mtg: US Bank NA \$800,000  
Type: Adj

Use: 4 Bdrm Colonial, Lot: 45302sf

**130 TIPPING ROCK DR..... \$425,000**

B: Casey Tenney & Michelle Tenney  
S: Gsa Prop LLC  
Vol/Page: 1666/138, Date: 04/01/24

### ► MORTGAGES

**4 CDDINGTON CT..... \$209,000**

Eric J Simpson+ from Navigant Credit Union

**270 CINDYANN DR..... \$433,000**

Henry R Tarbox 3rd from Lakeview Loan Servc

**157 PINE GLEN DR U:157..... \$400,000**

Marlene Mullins from Citizens Bank

**15 PROCTOR AVE..... \$300,000**

Lindsay D Daskalopoulos L+ from Washington Tr Co

**15 SINGAL RIDGE WAY..... \$100,000**

John F Mustard+ from Citizens Bank

**310 SOUTH RD..... \$50,000**

Zhengjian Li+ from Vanessa Kong

**17 WANTON SHIPPEE RD..... \$75,000**

Becky J Berman+ from Leader Bank NA

**150 WOODBRIDGE DR..... \$150,000**

Jennifer L Beaudet+ from Coastal One CU

## WARWICK

### TOWN CLERK: LYNN D'ABROSCA

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**40 ASHWOOD CIR..... \$492,000**

B: Kimberly S Brennan  
S: Rwr Re Invest Grp LLC  
Vol/Page: 10473/130, Date: 04/04/24  
Mtg: Centreville Bank \$352,000  
Use: 3 Bdrm Ranch, Lot: 10019sf

**166 BEACH AVE..... \$195,000**

B: Robert Rinn  
S: Walter A Cook Jr  
Vol/Page: 10474/39, Date: 04/05/24  
Mtg: Donna Flood \$166,000  
Use: 2-Family Two Family, Lot: 5663sf  
Prior Sale: \$192,000 (10/17)



<b>400 NARRAGANSETT PKWY U:B3</b> .....	<b>\$144,000</b>
Ivonne Aleman from Richard M Warren	
<b>71 NAUSAUKET RD</b> .....	<b>\$30,000</b>
Kayla Melo from BayCoast Bank	
<b>107 NEW LONDON AVE</b> .....	<b>\$100,000</b>
Matthew J Pepin+ from Bank of America NA	
<b>70 NORTHUP ST U:234</b> .....	<b>\$7,589</b>
Thomas C Parillo+ from USA HUD	
<b>70 NORTHUP ST U:235</b> .....	<b>\$7,589</b>
Thomas C Parillo+ from USA HUD	
<b>9 O'DONNELL AVE</b> .....	<b>\$250,000</b>
Trillo Prop LLC from Tia Greenberg Lt	
<b>130 PARKHURST RD</b> .....	<b>\$360,000</b>
Paul L Kirchner+ from NBKC Bank	
<b>212 PEQUOT AVE</b> .....	<b>\$347,000</b>
John J Davidson 3rd+ from TD Bank NA	
<b>9 QUARRY RD</b> .....	<b>\$15,419</b>
Joseph F Insana from USA HUD	
<b>67 REED ST U:67</b> .....	<b>\$40,000</b>
Trushal A Gaikwad from Discover Bank	
<b>35 RIVER VUE AVE</b> .....	<b>\$60,000</b>
Thomas C Saccoccio from Greenwood CU	
<b>48 TIMBERLINE RD</b> .....	<b>\$135,000</b>
Peter Hanney+ from Quorum FCU	
<b>104 TOLEDO AVE</b> .....	<b>\$100,000</b>
Omari A Dasent from Navy FCU	
<b>15 TREMONT ST</b> .....	<b>\$50,000</b>
Thomas M Orourke+ from Navigant Credit Union	
<b>111 VERNDALE ST</b> .....	<b>\$166,000</b>
John A Delgiudice+ from HarborOne Mortgage	
<b>2477 W SHORE RD</b> .....	<b>\$119,400</b>
Carwash & Quicklube LLC from US Small Business	
<b>3230 W SHORE RD</b> .....	<b>\$250,000</b>
Roger Benson+ from Wave Federal CU	
<b>81 WHARF RD</b> .....	<b>\$118,300</b>
Brandon L Main from Eastern Bank	
<b>6 WHITE ROCK RD</b> .....	<b>\$40,000</b>
Jessica M Johnson+ from RI Credit Union	
<b>30 WINDERMERE WAY</b> .....	<b>\$120,000</b>
Kevin M Coughlin+ from Coastal One CU	
<b>140 WYOMING AVE</b> .....	<b>\$321,500</b>
Eileen J Maraia from Primary Residentl Mtg	

## WEST GREENWICH

### TOWN CLERK:KELLY LAIHO

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>251-B MISHNOCK RD</b> .....	<b>\$110,000</b>
B: Laurel Kendel	
S: Greenwich Cap Partner LLC	
Vol/Page: 648/98, Date: 04/05/24	
Use: 3 Bdrm Cottage, Lot: 2614sf	
Prior Sale: \$82,500 (11/23)	

<b>58 VALE CT</b> .....	<b>\$785,558</b>
B: Stephen S Springer & Amanda R Springer	
S: Kimberly A Coen	
Vol/Page: 648/68, Date: 04/04/24	
Mtg: Movement Mtg LLC \$667,724	
Use: 3 Bdrm Colonial, Lot: 88427sf	

### ► MORTGAGES

<b>19 OUTLOOK WAY</b> .....	<b>\$400,000</b>
Susan L Ambrosino+ from Total Mtg Svcs	

## WEST WARWICK

### TOWN CLERK:SARAH RAPOSE

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>10 BETTEZ ST</b> .....	<b>\$596,000</b>
B: Jesse Mayo & Sarah Mayo	
S: Elmwood Realty LLC	
Doc#: 0000002489-1094, Date: 04/05/24	
Mtg: Centreville Bank \$219,142	
Use: Apartment Building, Lot: 5401sf	
Prior Sale: \$435,000 (02/21)	
<b>12 BRADLEY CT</b> .....	<b>\$340,000</b>
B: Gmm Realty LLC	
S: Zachary Caramiciu	
Doc#: 0000002489-1108, Date: 04/08/24	
Mtg: Stage Point Fund LLC \$343,000	
Use: 2-Family Colonial, Lot: 8477sf	
Prior Sale: \$187,000 (02/16)	
<b>650 E GREENWICH AVE U:408</b> .....	<b>\$240,000</b>
B: Karen Pelletier	
S: Rita A Norris	
Doc#: 0000002489-1122, Date: 04/09/24	
Use: Condo	
<b>52 PETERS LN</b> .....	<b>\$300,000</b>
B: Kelly R Harop	
S: Peter J Harrop Tr, Tr for V Madeleine Harpor T	
Doc#: 0000002489-1084, Date: 04/05/24	
Mtg: Washington Tr Co \$226,393	
Use: 3 Bdrm Ranch, Lot: 7688sf	
<b>43 SHEFFIELD AVE</b> .....	<b>\$360,000</b>
B: Robin Gardner	
S: Christine D Huntley Tr, Tr for Pamela A Petrone Lt	
Doc#: 0000002489-1127, Date: 04/09/24	
Mtg: NFM Inc \$349,200	
Use: 3 Bdrm Ranch, Lot: 10102sf	
Prior Sale: \$215,000 (10/19)	
<b>SIDNEY ST</b> .....	<b>\$360,000</b>
B: Robin Gardner	
S: Christine D Huntley Tr, Tr for Pamela A Petrone Lt	
Doc#: 0000002489-1127, Date: 04/09/24	

<b>94 TOWER RD</b> .....	<b>\$450,000</b>
B: Sarah Donfrancesco	
S: Aracely Cuevas	
Doc#: 0000002489-1104, Date: 04/05/24	
Mtg: Washington Tr Co \$360,000	
Use: 3 Bdrm Ranch, Lot: 11805sf	

<b>12 VILLAGE CT U:12</b> .....	<b>\$210,000</b>
B: Leslie A Medeiros	
S: Craig A Devoe	
Doc#: 0000002489-1062, Date: 04/03/24	
Mtg: Citizens Bank \$168,000	
Use: 2 Bdrm Condo	

<b>27 VINCENZO DR</b> .....	<b>\$237,500</b>
B: The Agency LLC	
S: Laurie Hersey & Linda B Williams	
Doc#: 0000002489-1065, Date: 04/03/24	
Mtg: Thomas J Pilderian \$250,000	
Use: 3 Bdrm Split Level, Lot: 7248sf	

<b>66 W VALLEY CIR U:16</b> .....	<b>\$432,400</b>
B: Susan L Culbert	
S: Residences At West Vly In	
Doc#: 0000002489-1132, Date: 04/09/24	
Use: Condo	

<b>70 W VALLEY DR U:12</b> .....	<b>\$437,400</b>
B: Cynthia C Kaplan	
S: Residences At West Vly	
Doc#: 0000002489-1098, Date: 04/05/24	
Use: Condo	

<b>75 W VALLEY DR U:9</b> .....	<b>\$429,900</b>
B: Paul C Gagnon Tr, Tr for Paul C & P J Gagnon Irt	
S: Residences At West Vly	
Doc#: 0000002489-1074, Date: 04/04/24	
Use: Condo	

### ► MORTGAGES

<b>10 BETTEZ ST</b> .....	<b>\$227,858</b>
Jesse Mayo+ from Centreville Bank	
<b>65 GOVERNORS HL U:65</b> .....	<b>\$100,000</b>
Lawrence D Ruggieri+ from Citizens Bank	
<b>18 KENYON ST</b> .....	<b>\$9,398</b>
Tracy Andrade from USA HUD	

<b>900 MAIN ST</b> .....	<b>\$168,000</b>
Amanda J Spencer+ from Rocket Mortgage LLC	

<b>12 PULASKI ST</b> .....	<b>\$8,599</b>
Victoria Mangione+ from USA HUD	

<b>45 ROBINSON WAY</b> .....	<b>\$185,000</b>
Edward J Vessella+ from JPMorgan Chase Bank	

<b>81 SCENIC DR U:81</b> .....	<b>\$57,000</b>
Jessica R Witham from Citizens Bank	

<b>43 SHEFFIELD AVE</b> .....	<b>\$349,200</b>
Robin Gardner from NFM Inc	

<b>43 SHEFFIELD AVE</b> .....	<b>\$15,000</b>
Robin Gardner from RI Hsg & Mtg Fin Corp	

<b>55 SOUTH ST</b> .....	<b>\$100,000</b>
Ri Custom Builders LLC from K2 Investments Llc	

<b>70 W VALLEY CIR U:12</b> .....	<b>\$328,000</b>
Cynthia C Kaplan from Navigant Credit Union	

# NEWPORT COUNTY

## JAMESTOWN

### TOWN CLERK:ROBERTA J. FAGAN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**59 SEASIDE DR ..... \$2,093,000**  
B: Robert J Jiao  
S: Robert D Greco Tr, Tr for Marie C Greco 2004 T  
Vol/Page: 1047/300, Date: 04/03/24  
Mtg: Webster Bank \$569,750  
Use: 3 Bdrm Colonial, Lot: 11661sf

### ► MORTGAGES

**169 AMERICA WAY ..... \$40,000**  
John A Cloud Jr T+ from Washington Tr Co

**143 COLUMBIA LN ..... \$400,000**  
Glenn A Scott+ from Coastal One CU

**20 NEPTUNE ST ..... \$150,000**  
Tricia A Foster+ from BankNewport

**57 NEWPORT ST ..... \$400,000**  
Jerry L Mcintyre T+ from Washington Tr Co

**33 STANDISH RD ..... \$1,600,000**  
Thomas P Ruggieri+ from BankNewport

**28 TOP O THE MARK DR ..... \$200,000**  
Justin Walsh+ from Coastal One CU

**80 W REACH DR ..... \$750,000**  
Mary K Brimer+ from HarborOne Bank

**47 WESTWIND DR ..... \$500,000**  
Deborah A Foppert+ from BankNewport

**31 WRIGHT LN ..... \$328,000**  
Justin Hetherington from Turning Stone Realty

## LITTLE COMPTON

### TOWN CLERK:CAROL A WORDELL

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

### MARKET STATISTICS THROUGH FEBRUARY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	5
Median Price	\$600,000	\$762,668

### ► MORTGAGES

**9 HELGER LN ..... \$200,000**  
Kristen E Poirier+ from BayCoast Bank

**194 JOHN DYER RD ..... \$225,000**  
Kevin G Gifford+ from LoanDepot.Com

**19 WESTPORT HARBOR RD ..... \$50,000**  
Neil R Waite from Westport Federal CrUn

## MIDDLETOWN

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

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**424 3RD BEACH RD ..... \$2,300,000**  
B: Gerald T Vento Tr, Tr for Margaret Vento RET  
S: Kathleen W Glassie & Richard J Zienowicz  
Vol/Page: 1826/122, Date: 04/09/24  
Use: 3 Bdrm Contemporary, Lot: 56628sf

**999 AQUIDNECK AVE ..... \$695,000**  
B: Castle Keep Ri LLC  
S: Marek Chilomer  
Vol/Page: 1825/277, Date: 04/05/24  
Mtg: Centerville Bank \$350,000  
Use: 2 Bdrm Conventional, Lot: 11326sf  
Prior Sale: \$230,000 (03/16)

**6-A BRISTOL RD ..... \$5,250,000**  
B: Sandi Warner  
S: Michael C Sturgess Jr  
Vol/Page: 1825/261, Date: 04/04/24

**6-B BRISTOL RD ..... \$5,250,000**  
B: Sandi Warner  
S: Michael C Sturgess Jr  
Vol/Page: 1825/261, Date: 04/04/24

### ► MORTGAGES

**999 AQUIDNECK AVE ..... \$100,000**  
Castle Keep Ri LLC from Centerville Bank

**999 AQUIDNECK AVE ..... \$290,000**  
Castle Keep Ri LLC from Centerville Bank

**999 AQUIDNECK AVE ..... \$280,000**  
Castle Keep Ri LLC from Centerville Bank

**6-A&B BRISTOL RD ..... \$527,500**  
Sandi Warner from Alpha Management Llc

**85 COMPTON VIEW DR ..... \$300,000**  
Elizabeth M Lima-Tessier from BankNewport

**31 EVELIN CIR ..... \$200,000**  
Justin A Buffman+ from PNC Bank

**60 HAMMERLUND WAY U:1 ..... \$500,000**  
Horan Bldg Company Inc from BankNewport

**60 HAMMERLUND WAY U:2 ..... \$500,000**  
Horan Bldg Company Inc from BankNewport

**99 SACHUEST WAY ..... \$130,000**  
Libby & Kevin RET+ from BankESB

**3 SQUANTUM CT ..... \$170,000**  
Mary Ellen Kirwin T+ from BankNewport

## NEWPORT

### TOWN CLERK:LAURA C. SWISTAK

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**35 CHANNING ST ..... \$749,000**  
B: David P Dawson  
S: Christopher F Callahan & Jillian K Burke  
Vol/Page: 3190/312, Date: 04/05/24  
Mtg: Veterans United Hm Ln \$499,000  
Use: 3 Bdrm Colonial, Lot: 2344sf  
Prior Sale: \$387,500 (06/21)

**21 CHERRY ST ..... \$3,600,000**  
B: Frederick D Huntsberry & Monica D Huntsberry  
S: Melissa M Bostrom  
Vol/Page: 3190/109, Date: 04/01/24  
Use: 3 Bdrm Customdesign, Lot: 10768sf  
Prior Sale: \$1,460,000 (03/16)

**20 HEATH ST ..... \$385,000**  
B: Harry W Robinson  
S: Robert Wegener  
Vol/Page: 3191/16, Date: 04/05/24  
Mtg: Movement Mtg LLC \$365,750  
Use: 1 Bdrm Conventional, Lot: 1751sf  
Prior Sale: \$275,000 (02/24)



**13 RHODE ISLAND AVE** ..... **\$1,195,000**  
 B: Shivani 13 LLC  
 S: Thirteen R I Ave LLC  
 Vol/Page: 3190/161, Date: 04/02/24  
 Mtg: Bank of Rhode Island \$900,000  
 Use: 2fam-5fam Residence, Lot: 5001sf  
 Prior Sale: \$846,000 (02/22)

**6 SHARON CT** ..... **\$750,000**  
 B: Newport Luxury Homes LLC  
 S: Teresa J Silvia & Diane M Silvia  
 Vol/Page: 3190/201, Date: 04/03/24  
 Mtg: Max Mtg Lending Llc \$1,750,000  
 Use: 3 Bdrm Conventional, Lot: 4430sf

► **MORTGAGES**

**36 BULL ST** ..... **\$1,300,000**  
 36 Bull St LLC from ABL Res Credit Ac

**13 DEAN AVE** ..... **\$736,000**  
 David Symington from Baycoast Mortgage Co

**511 OCEAN AVE** ..... **\$1,000,000**  
 Pisces3 T+ from Navigant Credit Union

**11 SMITH AVE** ..... **\$65,000**  
 David Vieira+ from Citizens Bank

**PORTSMOUTH**

**TOWN CLERK:JENNIFER M WEST**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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

► **REAL ESTATE SALES**

**CARNEGIEL HARBOR DR U:22** ..... **\$500,000**  
 B: Lot 2a22 LLC  
 S: Richard Gudoian Jr RET & Richard Gudoian Jr Tr  
 Vol/Page: 2209/31, Date: 04/08/24  
 Use: Condo

**231 CARNEGIEL HARBOR DR U:13** ..... **\$3,275,000**  
 B: 231 Aquidneck LLC  
 S: Richard Gudoian Jr RET & Richard Gudoian Jr Tr  
 Vol/Page: 2209/21, Date: 04/08/24  
 Use: Condo

**E MAIN RD** ..... **\$3,100,000**  
 B: Paul Zurlo  
 S: Joseph A Lacerda  
 Vol/Page: 2208/343, Date: 04/05/24

**35 ELLIOT ST** ..... **\$125,000**  
 B: Richard Sugerman  
 S: Bryan L Stovall  
 Vol/Page: 2209/11, Date: 04/05/24  
 Use: Residential Open Land, Lot: 39166sf

**35 ELLIOT ST** ..... **\$60,000**  
 B: Bryan L Stovall  
 S: Carnegie At One Tower Dr  
 Vol/Page: 2209/8, Date: 04/05/24  
 Use: Residential Open Land, Lot: 39166sf

**62 GARDEN ST** ..... **\$550,000**  
 B: Bmc Partners LLC  
 S: Richard J Cotta Tr, Tr for Richard J & C L Cotta Irt  
 Vol/Page: 2208/271, Date: 04/03/24  
 Mtg: Pacific Premier T \$580,000  
 Use: 3 Bdrm Colonial, Lot: 12308sf

**63 GOVERNOR PAINE RD** ..... **\$500,000**  
 B: Richard M Homan & Catherine G Homan  
 S: Mark S Dechambeau & Michael J Dechambeau  
 Vol/Page: 2209/93, Date: 04/08/24  
 Use: 2 Bdrm Ranch, Lot: 14700sf

**63 GOVERNOR PAINE RD** ..... **\$500,000**  
 B: Richard M Homan & Catherine G Homan  
 S: Mark S Dechambeau & Michael J Dechambeau  
 Vol/Page: 2209/59, Date: 04/08/24  
 Use: 2 Bdrm Ranch, Lot: 14700sf

**50 MERRILL LN** ..... **\$510,000**  
 B: David P Craven & Daniela M Craven  
 S: Edward A Giarrusso & Rose A Giarrusso  
 Vol/Page: 2208/242, Date: 04/03/24  
 Mtg: Edward A Giarrusso \$250,000  
 Use: 3 Bdrm Colonial, Lot: 77499sf

**NARRAGANSETT AVE** ..... **\$20,000**  
 B: David P Craven & Daniela M Craven  
 S: Edward A Giarrusso & Rose A Giarrusso  
 Vol/Page: 2208/239, Date: 04/03/24

**28 NARRAGANSETT RD** ..... **\$200,000**  
 B: David P Craven & Daniela M Craven  
 S: Edward A Giarrusso & Rose A Giarrusso  
 Vol/Page: 2208/245, Date: 04/03/24  
 Use: 3 Bdrm Raised Ranch, Lot: 24356sf  
 Prior Sale: \$65,000 (04/12)

**PAQUINS LN** ..... **\$3,100,000**  
 B: Paul Zurlo  
 S: Joseph A Lacerda  
 Vol/Page: 2208/343, Date: 04/05/24

**WILLOW LN U:41** ..... **\$300,000**  
 B: 231 Aquidneck LLC  
 S: Richard Gudoian Jr  
 Vol/Page: 2209/36, Date: 04/08/24  
 Use: Condo

► **MORTGAGES**

**65 CAMARA DR** ..... **\$380,000**  
 Dean R Chase from BankNewport

**69 HERITAGE DR** ..... **\$30,000**  
 Andrew D Roussinos+ from RI Hsg & Mtg Fin Corp

**39 HOLLISTON AVE** ..... **\$30,000**  
 Michaela Gordon+ from RI Hsg & Mtg Fin Corp

**28 NARRAGANSETT AVE** ..... **\$250,000**  
 Daniela Craven+ from Edward A Giarrusso

**27 ORMEROD AVE** ..... **\$30,000**  
 Susan T Hotchkiss from RI Hsg & Mtg Fin Corp

**42 SHERMAN AVE** ..... **\$180,000**  
 Linda G Potts+ from Navy FCU

**TIVERTON**

**TOWN CLERK:JOAN CHABOT**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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

► **REAL ESTATE SALES**

**24 LITTLE HARBOR RD** ..... **\$1,595,000**  
 B: Dennis A Degrazia  
 S: Jonathan Palmer & Lucia F Palmer  
 Vol/Page: 1985/42, Date: 04/04/24  
 Mtg: Baycoast Mortgage Co \$750,000  
 Use: 2 Bdrm Cape Cod, Lot: 87643sf  
 Prior Sale: \$1,300,000 (07/22)

**447 STAFFORD RD U:E7** ..... **\$260,000**  
 B: Lisa A Ohara  
 S: John F Miranda 3rd & Rachel M Miranda  
 Vol/Page: 1985/83, Date: 04/05/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$107,000 (09/22)

► **MORTGAGES**

**110 BEARDSWORTH RD** ..... **\$5,966**  
 Jonathan Lapointe+ from USA HUD

**22 BLUEBERRY LN** ..... **\$55,000**  
 Cerina Andrade+ from Rocket Mortgage LLC

**590 BULGARMARSH RD** ..... **\$490,000**  
 Arthur J Schindler Sr+ from Rocket Mortgage LLC

**67 HASKINS AVE** ..... **\$30,000**  
 Nina E Varao+ from New Bedford CU

**4 HOPE ST** ..... **\$65,000**  
 Richard B Tedesco+ from Coastal FCU

**24 LITTLE HARBOR RD** ..... **\$100,000**  
 Dennis A Degrazia from Baycoast Mortgage Co

**45 LUCY AVE** ..... **\$75,000**  
 Georke Ginnakakos from Coastal FCU

# PROVIDENCE COUNTY

## BURRILLVILLE

### TOWN CLERK:VICKI MARTIN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**83 HILL RD..... \$420,000**

B: Logan Nellis & Hailey Raskob  
S: Cynthia Modeen Tr, Tr for Robert P Kapitulik T  
Vol/Page: 1325/219, Date: 04/05/24  
Mtg: Navigant Credit Union \$378,000  
Use: 2 Bdrm Ranch, Lot: 20038sf

**156 RAILROAD AVE ..... \$398,000**

B: Troy D Fredette & Kristin J Rodi  
S: David Thibault, Tr for Jessica Tremblay  
Vol/Page: 1325/172, Date: 04/05/24  
Mtg: Centerville Bank \$318,400  
Use: 2 Bdrm Conventional, Lot: 17250sf  
Prior Sale: \$330,000 (12/21)

**650 RESERVOIR RD..... \$120,000**

B: Robert Doyle & Thomas J Danti  
S: Mark Brizard  
Vol/Page: 1325/152, Date: 04/03/24

**24-26 SHEA LN..... \$625,000**

B: Michael I Baccaire  
S: Keith W Harrop & Louise Harrop  
Vol/Page: 1325/266, Date: 04/09/24  
Use: 2fam-5fam Residence, Lot: 17685sf  
Prior Sale: \$325,000 (04/20)

**345 STEERE FARM RD ..... \$700,000**

B: David Thibault & Jessica Thibault  
S: Bonnie J Carter  
Vol/Page: 1325/191, Date: 04/05/24  
Mtg: Rocket Mortgage LLC \$420,000  
Use: 3 Bdrm Colonial, Lot: 44344sf  
Prior Sale: \$455,000 (09/20)

### ► FORECLOSURE DEEDS

**42-44 PARK PL..... \$307,552**

B: Aura Mtg Advisors LLC  
S: Thomas J Hunt & Aura Mortgage Advisor LLC  
Vol/Page: 1325/316, Date: 04/09/24  
Use: 2fam-5fam Residence, Lot: 11326sf  
Prior Sale: \$2,595 (08/22)

### ► MORTGAGES

**139 GAZZA RD..... \$37,000**

Richard I Bumpus+ from Ocean State CU

**209 SMITH RD ..... \$13,515**

Matthew Poulin+ from USA HUD

**121 WHIPPLE RD..... \$50,000**

Patrick A Coffey from RI Credit Union

## CENTRAL FALLS

### TOWN CLERK:ALBERTO DEBURGO

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**79 BROAD ST..... \$876,225**

B: Jb5 Investments Cf2 LLC  
S: Taj Residences LLC  
Vol/Page: 1070/160, Date: 04/05/24  
Mtg: Eastern Bank \$657,000

**68 CLAY ST..... \$569,000**

B: Tbttoan LLC & Piriform LLC  
S: Taj Residences LLC  
Vol/Page: 1070/129, Date: 04/04/24  
Mtg: Greenwood CU \$420,000  
Use: 2fam-5fam Residence, Lot: 3450sf  
Prior Sale: \$50,000 (04/13)

**50 HEDLEY AVE..... \$775,000**

B: Danvaq LI  
S: Greenfin Prop LLC  
Vol/Page: 1070/32, Date: 04/01/24  
Mtg: Eastern Bank \$503,750  
Use: Mixed Use-prim Res & Comm, Lot: 5384sf  
Prior Sale: \$10,876,500 (10/21)

### ► MORTGAGES

**663 BROAD ST ..... \$850,000**

Ww Prop LLC from Bank of Rhode Island

**704 BROADWAY..... \$850,000**

Ww Prop LLC from Bank of Rhode Island

**60 JOSLIN ST ..... \$850,000**

Ww Prop LLC from Bank of Rhode Island

**1 MARY ST ..... \$180,000**

Adriana Grajales from Navigant Credit Union

**160 SUMMIT ST ..... \$850,000**

Ww Prop LLC from Bank of Rhode Island

## CRANSTON

### TOWN CLERK:TRACY A. NELSON

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**139 ALBERT AVE..... \$326,000**

B: Lyon Kings LLC  
S: Michael P Oneil 2nd & Sabrina S Plancher  
Vol/Page: 6769/251, Date: 03/28/24  
Mtg: RFLF 4 LLC \$280,000  
Use: 2 Bdrm Ranch, Lot: 5900sf

**68 BENNINGTON RD..... \$476,000**

B: Timothy T Mccormick & Charles R Yzaguirre  
S: Marissa A Quinlan  
Vol/Page: 6771/323, Date: 04/03/24  
Mtg: Amerisave Mtg Corp \$333,200  
Use: 2 Bdrm Colonial, Lot: 9350sf

**21-23 BLACKAMORE AVE U:643..... \$545,000**

B: Shannon E Oliver-Oneil & William B Tarleton  
S: Christopher Mcloughlin  
Vol/Page: 6771/202, Date: 04/02/24  
Mtg: Mtg Equity Partners \$463,250  
Use: Condo

**21-23 BLACKAMORE AVE U:644..... \$545,000**

B: Shannon E Oliver-Oneil & William B Tarleton  
S: Christopher Mcloughlin  
Vol/Page: 6771/202, Date: 04/02/24  
Mtg: Mtg Equity Partners \$463,250  
Use: Condo

**92 BOXWOOD AVE ..... \$305,000**

B: Alexander Dejordy  
S: Sandra L Hayes Tr, Tr for Heywood Firt  
Vol/Page: 6771/280, Date: 04/02/24  
Use: 2 Bdrm Cape Cod, Lot: 4250sf

**15 BRANDON RD ..... \$275,000**

B: Skm Enterprises LLC  
S: Thomas S Jordan  
Vol/Page: 6769/232, Date: 03/28/24  
Use: 2 Bdrm Conventional, Lot: 5500sf

**257 E VIEW AVE ..... \$410,000**

B: Robert E Moll  
S: Elaine Day & James P Marcil  
Vol/Page: 6771/155, Date: 04/02/24  
Use: 3 Bdrm Ranch, Lot: 11700sf

**10 EAST ST U:310 ..... \$255,000**

B: Shane P Murphy  
S: Gilbane Pontiac Ave LLC  
Vol/Page: 6771/21, Date: 04/01/24  
Mtg: Centerville Bank \$216,750  
Use: 2 Bdrm Condo  
Prior Sale: \$1,450,000 (09/14)

**85 FIAT AVE U:2521 ..... \$400,000**

B: Aaron J Deady & Cassidy Carson  
S: Timothy J Enright & Sarah B Enright  
Vol/Page: 6771/55, Date: 04/01/24  
Mtg: Click N Close \$392,755  
Use: Condo

<b>85 FIAT AVE U:2522.....</b>	<b>\$400,000</b>	<b>1180 NARRAGANSETT BLVD U:C3.....</b>	<b>\$410,000</b>	<b>134 SAGAMORE RD .....</b>	<b>\$550,000</b>
B: Aaron J Deady & Kassidy Carson		B: Roderick Pagsibigan		B: Mark G Laurent & Bianca A Siravo	
S: Timothy J Enright & Sarah B Enright		S: Amy E Bruno & Hayden E Hernandez		S: Vincent A Rossi Tr, Tr for Rossi Ft	
Vol/Page: 6771/55, Date: 04/01/24		Vol/Page: 6773/49, Date: 04/05/24		Vol/Page: 6771/252, Date: 04/02/24	
Mtg: Click N Close \$392,755		Mtg: Navigant Credit Union \$389,500		Mtg: NFM Lending \$440,000	
Use: Condo		Use: 3 Bdrm Condo, Lot: 5748sf		Use: 3 Bdrm Cape Cod, Lot: 10125sf	
<b>20 FRIENDLY RD .....</b>	<b>\$390,000</b>	Prior Sale: \$350,000 (01/16)		<b>227 SUMMIT DR.....</b>	<b>\$565,200</b>
B: Tyler D Gagnon		<b>24 PALIOTTA PKWY .....</b>	<b>\$225,000</b>	B: Juliana L Nguyen	
S: Raymond Lambert Jr & Taylor Lambert		B: Tara Barone		S: Dianne E Gens Tr, Tr for Julius Levine T	
Vol/Page: 6770/166, Date: 03/29/24		S: Scituate Farms Inc		Vol/Page: 6772/283, Date: 04/05/24	
Mtg: Baycoast Mortgage Co \$351,000		Vol/Page: 6769/332, Date: 03/28/24		Use: 4 Bdrm Colonial, Lot: 9983sf	
Use: 3 Bdrm Conventional, Lot: 5000sf		Mtg: Navigant Credit Union \$157,500		<b>58 WASHINGTON AVE.....</b>	<b>\$201,000</b>
Prior Sale: \$158,000 (05/17)		<b>32 PALMER AVE.....</b>	<b>\$416,000</b>	B: Fingers & Fries LLC	
<b>5 GRAY COACH LN U:511 .....</b>	<b>\$356,000</b>	B: Abel E Coronel		S: Underwood Francis R Est & Maureen Underwood Ex	
B: Susan A Donohue Tr, Tr for Lorie J Giannini Ft		S: Verrecchia Const Mgmt LLC		Vol/Page: 6770/6, Date: 03/28/24	
S: Arthur Petteruti		Vol/Page: 6771/2, Date: 04/01/24		Use: 2-Family Two Family, Lot: 4237sf	
Vol/Page: 6769/328, Date: 03/28/24		Mtg: Veterans United Hm Ln \$416,000		<b>221 WAYLAND AVE U:1691 .....</b>	<b>\$410,000</b>
Use: 2 Bdrm Condo, Lot: 3049sf		Use: 3 Bdrm Cape Cod, Lot: 4000sf		B: James Stamm & Katherine Stamm	
<b>43 HARWOOD ST.....</b>	<b>\$384,000</b>	Prior Sale: \$230,000 (09/19)		S: Eric Reale	
B: Lourdes F Lopez		<b>321 PHENIX AVE.....</b>	<b>\$425,000</b>	Vol/Page: 6770/151, Date: 03/29/24	
S: Paul T Verduchi & Michele M Verduchi		B: Hector Garces & Diana Palacio		Mtg: TD Bank NA \$328,000	
Vol/Page: 6771/175, Date: 04/02/24		S: Joseph R Rosa & Marina L Murray		Use: Condo	
Mtg: Primary Residentl Mtg \$238,095		Vol/Page: 6770/33, Date: 03/29/24		<b>221 WAYLAND AVE U:1692.....</b>	<b>\$410,000</b>
Use: 3 Bdrm Colonial, Lot: 6400sf		Mtg: Mtg Equity Partners \$417,302		B: James Stamm & Katherine Stamm	
<b>IROQUOIS TRL .....</b>	<b>\$60,000</b>	Use: 3 Bdrm Ranch, Lot: 14947sf		S: Eric Reale	
B: 3-Tree Dev Grp LLC		Prior Sale: \$143,000 (12/15)		Vol/Page: 6770/151, Date: 03/29/24	
S: Everett A Petrosinelli & Gloria E Petrosinelli		<b>105 PLEASANT ST.....</b>	<b>\$497,000</b>	Mtg: TD Bank NA \$328,000	
Vol/Page: 6771/158, Date: 04/02/24		B: Nahomie Phildor & Vickengson Phildor		Use: Condo	
<b>77 KNOLLWOOD AVE .....</b>	<b>\$430,000</b>	S: Ruth D Jimenez & Rafael Sandoval		<b>54 WELFARE AVE.....</b>	<b>\$370,000</b>
B: Lauren M Ceike		Vol/Page: 6769/289, Date: 03/28/24		B: Kimberly Morton	
S: Donna V Digennaro		Mtg: Norcom Mortgage \$487,998		S: Bruce Hookway & Nahiah W Hookway	
Vol/Page: 6771/43, Date: 04/01/24		Use: 2-Family Two Family, Lot: 7500sf		Vol/Page: 6770/124, Date: 03/29/24	
Use: 4 Bdrm Conventional, Lot: 5000sf		Prior Sale: \$235,000 (01/18)		Mtg: Guild Mortgage Co \$340,000	
Prior Sale: \$255,000 (06/11)		<b>149 PLEASANT ST U:1129.....</b>	<b>\$340,000</b>	Use: 3 Bdrm Conventional, Lot: 5000sf	
<b>60 LACONIA RD.....</b>	<b>\$375,000</b>	B: Carmine Lorusso		<b>120 WHIPPLE AVE.....</b>	<b>\$320,000</b>
B: Frank J Zoglio		S: Thomas J Valentino		B: Benjamin Kinch & Taylor Masse	
S: Christopher Ponte		Vol/Page: 6771/384, Date: 04/02/24		S: Choong S Lee & Kyung J Lee	
Vol/Page: 6770/65, Date: 03/29/24		Mtg: Rockland Tr Co \$272,000		Vol/Page: 6771/220, Date: 04/02/24	
Mtg: Movement Mtg LLC \$362,484		Use: Condo		Mtg: Northpoint Mortgage \$314,204	
Use: 2 Bdrm Ranch, Lot: 5182sf		<b>149 PLEASANT ST U:1132.....</b>	<b>\$340,000</b>	Use: 3 Bdrm Ranch, Lot: 6400sf	
Prior Sale: \$100,000 (02/19)		B: Carmine Lorusso		<b>12 WISTERIA LN.....</b>	<b>\$475,000</b>
<b>20 LOOKOUT AVE.....</b>	<b>\$270,000</b>	S: Thomas J Valentino		B: Paul J Bento & Lisa M Bento	
B: Pulkunminea Prum & Savath Neou		Vol/Page: 6771/384, Date: 04/02/24		S: Jennifer P Rivera	
S: Voeun Neou		Mtg: Rockland Tr Co \$272,000		Vol/Page: 6770/199, Date: 03/29/24	
Vol/Page: 6770/220, Date: 03/29/24		Use: Condo		Mtg: Veterans United Hm Ln \$475,000	
Mtg: Coastal One CU \$270,000		<b>220 RANDALL ST .....</b>	<b>\$287,000</b>	Use: 3 Bdrm Raised Ranch, Lot: 9928sf	
Use: 3 Bdrm Ranch, Lot: 4750sf		B: Joseph F Capuano		Prior Sale: \$425,000 (08/15)	
<b>90 MAYFIELD AVE.....</b>	<b>\$360,000</b>	S: Deborah A Buono & Kenneth A Corvese		<b>► FORECLOSURE DEEDS</b>	
B: Ka-Lynne Taylor & Sean Taylor		Vol/Page: 6771/133, Date: 04/02/24		<b>10 EAST ST U:104.....</b>	<b>\$134,000</b>
S: Sarah Donfrancesco		Mtg: Shoreham Bk \$274,216		B: J&S Invest LLC	
Vol/Page: 6772/307, Date: 04/05/24		Use: 3 Bdrm Raised Ranch, Lot: 7864sf		S: Federal Natl Mtg Assn	
Mtg: Semper Home Loans \$353,479		<b>65 ROCKCREST DR .....</b>	<b>\$330,000</b>	Vol/Page: 6772/63, Date: 04/03/24	
Use: 2 Bdrm Ranch, Lot: 6320sf		B: Jason A Boulay		Use: 1 Bdrm Condo	
Prior Sale: \$179,000 (05/20)		S: Cascade Funding Mtg T Hb9		<b>► MORTGAGES</b>	
<b>51 MIDLAND DR.....</b>	<b>\$240,000</b>	Vol/Page: 6772/137, Date: 04/04/24		<b>16 ALDRICH AVE.....</b>	<b>\$114,700</b>
B: Jeremy Booth & Janet Booth		Mtg: Guild Mortgage Co \$313,500		Elizabeth M Fajardo from Citizens Bank	
S: Barbara Jones & Christopher J Jones		Use: 3 Bdrm Ranch, Lot: 10074sf		<b>171 ALPINE ESTATES DR .....</b>	<b>\$100,000</b>
Vol/Page: 6772/219, Date: 04/04/24		Prior Sale: \$290,495 (04/23)		Charles A Simpson+ from Coastal One CU	
Use: 3 Bdrm Cape Cod, Lot: 6000sf				<b>149 ANGELL AVE.....</b>	<b>\$100,000</b>
				Anna Mcdougall from Coastal One CU	

<b>17 APPLE HOUSE DR</b> .....	<b>\$136,000</b>
Louis A Pullano+ from Fall River Five Cents	
<b>7 BLUEBIRD LN</b> .....	<b>\$50,000</b>
Rosemarie C Doidge+ from Washington Tr Co	
<b>162 CHESTNUT HILL AVE</b> .....	<b>\$200,000</b>
Frederique Dorival+ from Washington Tr Co	
<b>115 CLEMENCE ST</b> .....	<b>\$322,801</b>
Naomi L Prestly+ from Fairway Ind Mtg	
<b>32 DAVIS AVE</b> .....	<b>\$275,000</b>
John R Grace from Federal Savings Bank	
<b>59 DOANE ST U:2100</b> .....	<b>\$83,000</b>
Lang Khea+ from Newrez LLC	
<b>59 DOANE ST U:2109</b> .....	<b>\$83,000</b>
Lang Khea+ from Newrez LLC	
<b>85 FIAT AVE U:2521</b> .....	<b>\$20,000</b>
Aaron J Deady+ from Click N Close	
<b>85 FIAT AVE U:2522</b> .....	<b>\$20,000</b>
Aaron J Deady+ from Click N Close	
<b>20 FRIENDLY RD</b> .....	<b>\$17,500</b>
Tyler D Gagnon from Baycoast Mortgage Co	
<b>130 GARDEN HILLS DR</b> .....	<b>\$60,000</b>
Seth J Sciotto+ from Navigant Credit Union	
<b>177 GARDEN HILLS DR</b> .....	<b>\$100,000</b>
Jared A Dibiase from RI Credit Union	
<b>247 GREENWOOD ST</b> .....	<b>\$19,682</b>
Virginia L Brubaker+ from USA HUD	
<b>86 HARRIS AVE</b> .....	<b>\$60,000</b>
Pedro N Martinez from Cranston Municipal CU	
<b>8 HARVEST ST</b> .....	<b>\$6,877</b>
Karilyn Rivera+ from USA HUD	
<b>4 HIGH MEADOW CT</b> .....	<b>\$60,000</b>
Timothy Chauvin+ from Navigant Credit Union	
<b>62 HILLWOOD ST</b> .....	<b>\$7,301</b>
Erica W Nunez from USA HUD	
<b>132 HOFFMAN AVE U:102</b> .....	<b>\$115,200</b>
Paul R Cesana from BankNewport	
<b>60 JANET DR</b> .....	<b>\$175,000</b>
Daniele Perretta+ from Community Investment	
<b>11 LAURELHURST RD</b> .....	<b>\$324,000</b>
Patricia L Mitchell from Citizens Bank	
<b>90 MARLOW ST</b> .....	<b>\$230,000</b>
Vincent A Calise+ from Citizens Bank	
<b>90 MAYFIELD AVE</b> .....	<b>\$11,000</b>
Ka-Lynne Taylor+ from RI Hsg & Mtg Fin Corp	
<b>34 MIDLAND DR</b> .....	<b>\$80,000</b>
Jose A Giusti+ from Navigant Credit Union	
<b>651 NATICK AVE</b> .....	<b>\$55,000</b>
Tricia Grant from BayCoast Bank	
<b>157 OCEAN AVE</b> .....	<b>\$513,600</b>
Samuel B Mccarthy+ from Baycoast Mortgage Co	
<b>114 PAINE AVE</b> .....	<b>\$13,789</b>
Darlington Wahkor+ from USA HUD	
<b>27 PERENNIAL DR</b> .....	<b>\$75,000</b>
Gretchen E Bingle from Coastal One CU	
<b>321 PHENIX AVE</b> .....	<b>\$15,000</b>
Diana Palacio+ from RI Hsg & Mtg Fin Corp	
<b>2860 PLAINFIELD PIKE</b> .....	<b>\$30,000</b>
Kathleen K Valenti from Citizens Bank	
<b>33 PLEASANT ST</b> .....	<b>\$15,221</b>
Volhak S Pang from USA HUD	
<b>407 PONTIAC AVE</b> .....	<b>\$963,750</b>
Scott W Cooke RET+ from Mechanics Cp Bk	

<b>49 RHODES AVE</b> .....	<b>\$11,615</b>
Alexander Gonzalez from USA HUD	
<b>8 S COMSTOCK PKWY</b> .....	<b>\$100,000</b>
Donald E Woellner+ from Bank of America NA	
<b>445 SCITUATE AVE</b> .....	<b>\$55,000</b>
Perry A Caruso+ from Centreville Bank	
<b>86 VICTORY ST</b> .....	<b>\$30,758</b>
Jennifer D Dubois from Navigant Credit Union	
<b>85 WESTCOTT AVE</b> .....	<b>\$15,660</b>
Kim Ranieri+ from USA HUD	
<b>120 WHIPPLE AVE</b> .....	<b>\$15,000</b>
Benjamin Kinch+ from RI Hsg & Mtg Fin Corp	
<b>70 WOODBURY RD</b> .....	<b>\$143,000</b>
Phyllis Stenhouse from Citizens Bank	
<b>192 WOODLAND AVE</b> .....	<b>\$65,000</b>
Markus Dubrowski+ from Mass Inst of Tech	
<b>34 WOODLAWN DR</b> .....	<b>\$60,000</b>
Michael P Campagnone+ from Bank of Rhode Island	

## CUMBERLAND

### TOWN CLERK:SANDRA GIOVANELLI

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>515 BROAD ST</b> .....	<b>\$1,075,000</b>
B: 213 Corp	
S: Raac Re Co	
Vol/Page: 1975/89, Date: 04/01/24	
<b>173 BRYANT ST</b> .....	<b>\$430,000</b>
B: Amanda Glickman	
S: Justin H Mclaughlin & Rachel M Mclaughlin	
Vol/Page: 1975/57, Date: 04/01/24	
Mtg: New American Funding \$417,100	
Use: 3 Bdrm Colonial, Lot: 5009sf	
Prior Sale: \$30,900 (04/20)	
<b>34 GEORGIANA DR</b> .....	<b>\$820,000</b>
B: Stephanie C Nagrath & Arun Nagrath	
S: M E Peck & John W Jalette	
Vol/Page: 1975/312, Date: 04/03/24	
Mtg: United Wholesale Mtg \$738,000	
Use: 3 Bdrm Colonial, Lot: 25483sf	
Prior Sale: \$499,900 (07/18)	
<b>50 GOVERNOR ST</b> .....	<b>\$150,000</b>
B: Daniel Shanahan & Richelle Shanahan	
S: Heritage Bldrs LLC	
Vol/Page: 1975/71, Date: 04/01/24	
Mtg: Coastal One CU \$500,000	
Use: Residential Open Land, Lot: 7492sf	
Prior Sale: \$150,000 (03/24)	
<b>44 HOWE ST</b> .....	<b>\$479,900</b>
B: Patrick M Barrows & Alecia F Cruwys	
S: Luis G Ferreira Tr, Tr for Ferreira Family lrt	
Vol/Page: 1975/98, Date: 04/01/24	
Mtg: Pentagon FCU \$427,248	
Use: 3 Bdrm Colonial, Lot: 5009sf	

<b>22 MASSACHUSETTS AVE</b> .....	<b>\$315,000</b>
B: Leidy T Blais	
S: Michael P Monigan & Donna M Monigan	
Vol/Page: 1975/118, Date: 04/01/24	
Mtg: Movement Mtg LLC \$288,461	
Use: 2 Bdrm Ranch, Lot: 10280sf	
Prior Sale: \$1,114 (07/19)	
<b>1225 MENDON RD</b> .....	<b>\$425,000</b>
B: 1225 Mendon Rd LLC	
S: Shg LLC	
Vol/Page: 1975/231, Date: 04/03/24	
Mtg: BankNewport \$212,500	
Use: Commercial Devlpble Land, Lot: 5314sf	
<b>1227 MENDON RD</b> .....	<b>\$425,000</b>
B: 1225 Mendon Rd LLC	
S: Shg LLC	
Vol/Page: 1975/231, Date: 04/03/24	
Mtg: BankNewport \$212,500	
Use: Mixed Use-prim Res & Comm, Lot: 3485sf	
<b>1547 MENDON RD</b> .....	<b>\$134,250</b>
B: Susan L Hamwey & Ralph J Hamwey	
S: Jaryd Coleman	
Vol/Page: 1975/350, Date: 04/03/24	
Mtg: Guaranteed Rate Affin \$274,272	
Use: 1 Bdrm Old Style, Lot: 6229sf	
Prior Sale: \$210,000 (03/22)	
<b>1547 MENDON RD</b> .....	<b>\$134,250</b>
B: Susan L Hamwey & Ralph J Hamwey	
S: Daniel J Coleman Tr, Tr for Linda A Coleman T	
Vol/Page: 1975/352, Date: 04/03/24	
Use: 1 Bdrm Old Style, Lot: 6229sf	
Prior Sale: \$210,000 (03/22)	
<b>2885 MENDON RD</b> .....	<b>\$415,000</b>
B: Robert Hinckley & Abigail Hinckley	
S: Ian C Hedges & Bridget M Hedges	
Vol/Page: 1975/154, Date: 04/02/24	
Mtg: Guild Mortgage Co \$407,483	
Use: 3 Bdrm Colonial, Lot: 43516sf	
Prior Sale: \$319,500 (07/20)	
<b>► MORTGAGES</b>	
<b>151 BONNIE BROOK DR</b> .....	<b>\$50,000</b>
Lesley Mclaughlin from Citizens Bank	
<b>20 CUMBERLAND ST</b> .....	<b>\$80,000</b>
Patrick G Johnson from Community Investment	
<b>49 GREENFIELD RD</b> .....	<b>\$400,000</b>
Jon E Walmsley+ from Coastal One CU	
<b>76 HINES RD</b> .....	<b>\$80,000</b>
Charles L Greene+ from Community Investment	
<b>140 HINES RD</b> .....	<b>\$150,860</b>
Jeffrey S Oconnell from Webster Bank	
<b>36 KAY ST</b> .....	<b>\$316,098</b>
Lori Smith from Pennymac Loan Service	
<b>111 MCGIRR ST</b> .....	<b>\$9,112</b>
Stephen J Burke Jr+ from USA HUD	
<b>1225 MENDON RD</b> .....	<b>\$148,750</b>
1225 Mendon Rd LLC from BankNewport	
<b>1225 MENDON RD</b> .....	<b>\$155,000</b>
1225 Mendon Rd LLC from Community Investment	
<b>1227 MENDON RD</b> .....	<b>\$148,750</b>
1225 Mendon Rd LLC from BankNewport	
<b>1227 MENDON RD</b> .....	<b>\$155,000</b>
1225 Mendon Rd LLC from Community Investment	

<b>2265 MENDON RD</b> .....	<b>\$60,000</b>
Benjamin A Faulkingham from Discover Bank	
<b>2885 MENDON RD</b> .....	<b>\$15,000</b>
Robert Hinckley+ from RI Hsg & Mtg Fin Corp	
<b>2970 MENDON RD U:140</b> .....	<b>\$395,000</b>
David H & Linda S Deacon+ from Citizens Bank	
<b>214 MORRIS ST</b> .....	<b>\$93,794</b>
Tessa J Melanson from USA HUD	
<b>24 SALVAS CT</b> .....	<b>\$250,000</b>
Mary A Santos from HarborOne Bank	
<b>135 SCOTT RD</b> .....	<b>\$525,000</b>
Neil J Buskey Sr from Federal Savings Bank	
<b>9 VINCENT WAY</b> .....	<b>\$326,400</b>
Jamie P Leach+ from Washington Tr Co	
<b>15 WHISPERING PNES</b> .....	<b>\$49,300</b>
Amin Kelsey from Eastern Bank	

## EAST PROVIDENCE

### TOWN CLERK:JILL SEPPA

145 Taunton Ave, East Providence, RI, 02914  
Phone:401-435-7596

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>48 BELMONT AVE</b> .....	<b>\$389,900</b>
B: Karina Sousa	
S: John Vital Tr, Tr for Lucilla D Rose Reft	
Vol/Page: 4777/79, Date: 04/05/24	
Mtg: Movement Mtg LLC \$129,900	
Use: 3 Bdrm Cape Cod, Lot: 5401sf	
<b>150 JUNIPER ST</b> .....	<b>\$700,000</b>
B: Mayelin Diaz	
S: Shawn Tavares & Jodi Tavares	
Vol/Page: 4777/17, Date: 04/04/24	
Mtg: United Wholesale Mtg \$665,000	
Use: 3-Family Mlti-unt Bldg, Lot: 8864sf	
Prior Sale: \$479,000 (03/22)	
<b>56 KINGSFORD AVE</b> .....	<b>\$2,885,000</b>
B: Jzai Investments LLC	
S: Asset Backed Securities C & Us Bank Na	
Vol/Page: 4777/48, Date: 04/04/24	
Use: 4 Bdrm Cape Cod, Lot: 5436sf	
<b>56 KINGSFORD AVE</b> .....	<b>\$3,100,000</b>
B: Tri J Const LLC	
S: Jzai Investments LLC	
Vol/Page: 4777/51, Date: 04/04/24	
Use: 4 Bdrm Cape Cod, Lot: 5436sf	
<b>2672 PAWTUCKET AVE</b> .....	<b>\$550,000</b>
B: Nicholas F Byrne & Katherine M Lizotte	
S: Joao C Medina & Eduarda M Medina	
Vol/Page: 4775/228, Date: 04/01/24	
Mtg: Guaranteed Rate Inc \$495,000	
Use: 3-Family Mlti-unt Bldg, Lot: 15490sf	
<b>15 PEARL AVE</b> .....	<b>\$355,000</b>
B: Blue Island Const Svcs Co	
S: Victor P Mancini	
Vol/Page: 4776/91, Date: 04/02/24	
Mtg: Lp Services Lic \$350,000	
Use: 4 Bdrm Conventional, Lot: 5040sf	

<b>2 PEARY ST</b> .....	<b>\$175,000</b>
B: Ocean State Estates LLC	
S: Colleen M Hussey	
Vol/Page: 4776/29, Date: 04/02/24	
Mtg: Thomas W Dejordy \$190,000	
Use: 1 Bdrm Conventional, Lot: 2500sf	
<b>73 PRESCOTT AVE</b> .....	<b>\$455,000</b>
B: Amanda Varga	
S: Bells Realty LLC	
Vol/Page: 4776/191, Date: 04/03/24	
Mtg: Semper Home Loans \$227,500	
Use: 5 Bdrm Cape Cod, Lot: 7653sf	
Prior Sale: \$299,000 (12/23)	
<b>44 SHORE RD</b> .....	<b>\$320,000</b>
B: Jose L Ramos & Holly L Ramos	
S: Chao H Li & Mu Y Li	
Vol/Page: 4777/106, Date: 04/05/24	
Mtg: RI Hsg & Mtg Fin Corp \$15,000	
Use: 2 Bdrm Ranch, Lot: 4400sf	
Prior Sale: \$87,000 (10/10)	
<b>697-699 WILLETT AVE</b> .....	<b>\$355,000</b>
B: Kely Jeronimo	
S: Bianco Rlty Assoc LLC	
Vol/Page: 4776/147, Date: 04/03/24	
Mtg: Guild Mortgage Co \$266,250	
Use: Mixed Use-prim Res & Comm, Lot: 26559sf	
<b>735 WILLETT AVE U:410</b> .....	<b>\$350,000</b>
B: Sean Ferreira	
S: Jennifer Gomes	
Vol/Page: 4776/19, Date: 04/01/24	
Use: 2 Bdrm Condo	
Prior Sale: \$225,000 (02/20)	
<b>► MORTGAGES</b>	
<b>51 ANGELL DR</b> .....	<b>\$364,263</b>
Marie-Claire Mckillip from Total Mtg Svcs	
<b>37 BALDWIN ST</b> .....	<b>\$90,150</b>
Jeremy Palmer from Cross Country Mtg Inc	
<b>10 BECKER AVE</b> .....	<b>\$6,019</b>
Lee-Ann Beaupre from USA HUD	
<b>21 BERKELEY ST</b> .....	<b>\$102,000</b>
Barry A Isidoro from HarborOne Bank	
<b>40 CHANNING AVE</b> .....	<b>\$75,000</b>
Matthew S Dawson+ from Citizens Bank	
<b>34 COMMACK RD</b> .....	<b>\$333,381</b>
Beth Arraial+ from Mir Cooper	
<b>16 ELM CT</b> .....	<b>\$26,500</b>
Thomas Holmes+ from Amerisave Mtg Corp	
<b>316 FORT ST</b> .....	<b>\$15,570</b>
Jacob Francis from USA HUD	
<b>88 INTERLOCKEN RD</b> .....	<b>\$25,000</b>
Noella D Soares from Citizens Bank	
<b>14 JENKS ST</b> .....	<b>\$104,290</b>
Ethan Jeffers from TD Bank NA	
<b>56 KINGSTOWN AVE</b> .....	<b>\$240,000</b>
Tri J Const LLC from Angela Bay	
<b>85 LINCOLN AVE</b> .....	<b>\$180,000</b>
Michael J Gregory+ from Citizens Bank	
<b>137 MARTIN ST</b> .....	<b>\$184,500</b>
Tracy M Bernier from NFM Lending	
<b>162 MARTIN ST</b> .....	<b>\$75,000</b>
Jadah Chatterton-Richmond+ from Navigant Credit Un	

<b>18 ORMOND DR</b> .....	<b>\$125,000</b>
Dilia Medeiros from Coastal One CU	
<b>21 RIVERWOODS CT U:21</b> .....	<b>\$25,000</b>
Mary E Torres from Coastal One CU	
<b>181 ROBINSON ST</b> .....	<b>\$71,000</b>
John Gonsalves+ from Mir Cooper	
<b>9 SHAW ST</b> .....	<b>\$50,000</b>
F H Iannuzzi-Cordeiro+ from Pennymac Loan Service	
<b>44 SHORE RD</b> .....	<b>\$314,204</b>
Jose Ramos+ from Guaranteed Rate Inc	
<b>124 SUTTON AVE</b> .....	<b>\$5,341</b>
Justin R Clair+ from USA HUD	
<b>845 TAUNTON AVE</b> .....	<b>\$3,700,000</b>
Lje Prop Hldg LLC from Wells Fargo Bank	
<b>9 THATCHER ST</b> .....	<b>\$170,000</b>
Jonathan D Baptista+ from Washington Tr Co	
<b>1440 WAMPANOAG TRL</b> .....	<b>\$1</b>
East Bay AI Re LLC+ from Key Bank NA	
<b>401 WILLETT AVE</b> .....	<b>\$50,000</b>
Kathy A Gallant+ from Fall River Mun ECU	

## GLOCESTER

### TOWN CLERK:JEAN M FECTEAU

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>72 BLACKINTON DR</b> .....	<b>\$587,500</b>
B: Nathaniel W Rogler & Kathleen J Rogler	
S: Yi Zhou	
Vol/Page: 943/251, Date: 04/05/24	
Mtg: Navigant Credit Union \$400,000	
Use: 4 Bdrm Colonial, Lot: 115739sf	
Prior Sale: \$440,000 (12/20)	
<b>72 DIMOND HILL RD</b> .....	<b>\$275,000</b>
B: Suzette W Makani	
S: Rlm Sales LLC	
Vol/Page: 943/246, Date: 04/05/24	
<b>OVERLOOK RIDGE CON U:10</b> .....	<b>\$475,000</b>
B: Donald G Isles Tr, Tr for Isles RET	
S: Overlook Ridge LLC	
Vol/Page: 943/280, Date: 04/08/24	
Use: Condo	
<b>23 WITERGREEN WAY</b> .....	<b>\$150,000</b>
B: Frank Simonelli Homes LLC	
S: Stephen E Hopkins Tr, Tr for Stephen E Opkins T	
Vol/Page: 943/241, Date: 04/05/24	

### ► MORTGAGES

<b>24 BARCLAY ST</b> .....	<b>\$150,000</b>
Thomas L Lemos+ from Navigant Credit Union	
<b>120 HUNTINGHOUSE RD</b> .....	<b>\$65,000</b>
Laurie J Carroll from Navigant Credit Union	
<b>15 STEERE RD</b> .....	<b>\$150,000</b>
Carlos G Pinto+ from Navigant Credit Union	
<b>160 STONE DAM RD</b> .....	<b>\$10,260</b>
Harvey Chatell Jr+ from Centreville Bank	

# JOHNSTON

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

## MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**ATWOOD AVE..... \$1,000,000**

B: Atwood Ave Condos LLC  
 S: William J Dechristofaro  
 Vol/Page: 3229/245, Date: 04/05/24

**112 GEORGE WATERMAN RD..... \$290,000**

B: Peter G Samos & Elizabeth J Taylor-Samos  
 S: Rita A Marsella  
 Vol/Page: 3230/144, Date: 04/09/24  
 Use: 2 Bdrm Ranch, Lot: 7405sf

**6 MILL ST..... \$1,015,000**

B: 64 Mill St LLC  
 S: A&a Re Investments LLC  
 Vol/Page: 3229/145, Date: 04/04/24

**40 PECK HILL RD..... \$485,000**

B: Michael A Petraca  
 S: Michael Baccaire & Amanda Mendez  
 Vol/Page: 3230/43, Date: 04/05/24

**44 RESERVOIR AVE..... \$875,000**

B: Eric C Troxell, Tr for Paul C Troxell  
 S: Mark D Doyon & Kerstin L Doyon  
 Vol/Page: 3230/82, Date: 04/08/24  
 Use: 3 Bdrm Contemporary, Lot: 40075sf  
 Prior Sale: \$459,000 (02/19)

**16 SPRUCE ST..... \$327,000**

B: Manuel Chaviano  
 S: Kmsa LLC  
 Vol/Page: 3229/215, Date: 04/05/24  
 Use: 2-Family Two Family, Lot: 4792sf  
 Prior Sale: \$320,000 (02/23)

**9 SUSAN CIR..... \$460,000**

B: Rajha Laster & Dmenique Laster  
 S: Lisa Carnevale & Kevin Carnevale  
 Vol/Page: 3229/297, Date: 04/05/24  
 Use: 3 Bdrm Ranch, Lot: 11326sf  
 Prior Sale: \$179,000 (04/11)

# LINCOLN

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

## MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**17 BOULEVARD AVE..... \$195,000**

B: Ronald Mercurio  
 S: Robbin Mckinnon  
 Vol/Page: 2523/33, Date: 04/09/24  
 Mtg: Ryann Llc \$195,000  
 Use: 4 Bdrm Cape Cod, Lot: 5489sf

**4 CHAPEL LN..... \$410,000**

B: Saul J Velasco  
 S: Kenneth D Damers  
 Vol/Page: 2522/318, Date: 04/04/24  
 Mtg: Kenneth D Demers \$285,000  
 Use: Land-vacant & Open, Lot: 11326sf

**8 CHAPEL LN..... \$410,000**

B: Saul J Velasco  
 S: Kenneth D Damers  
 Vol/Page: 2522/318, Date: 04/04/24  
 Mtg: Kenneth D Demers \$285,000  
 Use: Mixed Use-prim Indust & Othr, Lot: 29403sf

**94 COBBLE HILL RD..... \$680,000**

B: Drew Patno & Madison Patno  
 S: Timothy A Reardon & Leah Reardon  
 Vol/Page: 2522/388, Date: 04/08/24  
 Mtg: US Bank NA \$544,000  
 Use: 3 Bdrm Colonial, Lot: 87817sf  
 Prior Sale: \$479,000 (07/20)

**94 COBBLE HILL RD..... \$479,000**

B: Timothy A Reardon & Leah C Reardon  
 S: Harrington Realty LLC  
 Vol/Page: 2522/386, Date: 04/08/24  
 Use: 3 Bdrm Colonial, Lot: 87817sf  
 Prior Sale: \$479,000 (07/20)

**53 HOPE ST..... \$415,000**

B: Douglas J Steele  
 S: 20210wy-09 LLC  
 Vol/Page: 2522/348, Date: 04/05/24  
 Mtg: Semper Home Loans \$415,000  
 Use: Commercial Building, Lot: 5009sf  
 Prior Sale: \$149,900 (01/22)

**107 OLD RIVER RD U:141..... \$489,900**

B: Carol J Killeen  
 S: Old River Rd Dev LLC  
 Vol/Page: 2522/238, Date: 04/03/24  
 Use: Condo

**90 RAILROAD ST..... \$545,000**

B: Xavier Germain  
 S: Emre Holdings LLC  
 Vol/Page: 2522/275, Date: 04/03/24  
 Mtg: HarborOne Mortgage \$517,750  
 Use: 2fam-5fam Residence, Lot: 5314sf  
 Prior Sale: \$81,900 (01/11)

**61 SPRING ST..... \$615,000**

B: Olubunmi Adekunle  
 S: Gregory Hogan  
 Vol/Page: 2522/365, Date: 04/08/24  
 Mtg: Northpointe Bank \$603,860  
 Use: 2fam-5fam Residence, Lot: 8102sf  
 Prior Sale: \$550,000 (10/21)

### ► MORTGAGES

**114 CENTRAL ST..... \$181,000**

Denise A Plante from Reliance First Cap

**4 CIDER MILL LN..... \$500,000**

Vitorino Ft+ from Coastal FCU

**3 LEYTE RD..... \$50,000**

Justin P Clark from Coastal Vent Enterpri

**13 LOGAN DR..... \$335,000**

Janice A Lonardo+ from Citizens Bank

**2 MAIN ST U:16..... \$141,000**

Meri Baghdasaryan from United Wholesale Mtg

**24 SCHOOL ST..... \$50,000**

Shivahn Fitzell from PNC Bank

**28 SPRAGUE AVE..... \$287,500**

Allyson C Gordon from Movement Mtg LLC

**38 TUCKER ST..... \$9,189**

Nathan S Dumas+ from USA HUD

**24 UNION ST..... \$173,000**

Carolina V Marin from Navigant Credit Union

# NORTH PROVIDENCE

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

## MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

**20 HURDIS ST U:21..... \$175,500**

B: Ann Jarrell  
 S: Zhongs Invest LLC  
 Vol/Page: 3776/4, Date: 04/01/24  
 Mtg: Rocket Mortgage LLC \$157,950  
 Use: 2 Bdrm Condo  
 Prior Sale: \$80,000 (08/19)

**5 LEES FARM COMMONS DR U:5..... \$495,000**

B: June L Granata & Ronald S Henderson  
 S: Sandra A Costantino  
 Vol/Page: 3776/154, Date: 04/02/24  
 Use: 2 Bdrm Condo

**LOUISQUISSET PIKE..... \$90,000**

B: Vincent Dexter  
 S: Huan Ngo, Tr for Thy-Nguyen Tran  
 Vol/Page: 3776/263, Date: 04/05/24

**29 PINEWOOD DR..... \$555,000**

B: Rachael Belanger & Craig Belanger 2nd  
 S: Sibley Ft & Tarrant L Sibley 3rd-Tr  
 Vol/Page: 3776/176, Date: 04/03/24  
 Mtg: Centreville Bank \$527,250  
 Type: Adj

**11 WHITE CT..... \$70,000**

B: Province Homes LLC  
 S: Kacharo Steven A Est & Kyle Kacharo  
 Vol/Page: 3776/147, Date: 04/02/24  
 Use: 5 Bdrm Colonial, Lot: 5227sf

### ► MORTGAGES

**9-A BECKSIDE RD..... \$12,341**

Daria O Braboy from USA HUD

**91 EAST AVE..... \$410,000**

Jpa Prop LLC from Strickly Funding LLC

**55 GAUDET ST..... \$418,500**

Linnette Nunez from Newrez LLC

**18 HASLAM ST..... \$23,560**

Regina L Frisby from USA HUD

**12 HOPE ST..... \$181,500**

Michele A Gariepy from Rocket Mortgage LLC

**68 JULIA DR..... \$112,000**

Anthony Pontarelli+ from Citizens Bank

**17 MARY ANN CT..... \$300,000**

Christopher J Diorio+ from LoanDepot.Com

<b>831 N QUIDNESSETT RD.....</b>	<b>\$250,000</b>
Judy J Jones Ferdinandi+ from Citizens Bank	
<b>300 SMITHFIELD RD U:6-3.....</b>	<b>\$99,000</b>
Charles K Jordan from Coastal One CU	
<b>626 SMITHFIELD RD U:502.....</b>	<b>\$410,000</b>
Jpa Prop LLC from Strickly Funding LLC	
<b>37 THURBER ST.....</b>	<b>\$42,732</b>
Kadjiatu T Minah from USA HUD	
<b>82 W RIVER PKWY.....</b>	<b>\$40,000</b>
Kevin C Mercier+ from Washington Tr Co	

## NORTH SMITHFIELD

### TOWN CLERK:JOANNE BUTTIE

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► MORTGAGES

<b>4 CHRISTINA WAY.....</b>	<b>\$190,000</b>
Thomas V Murray+ from Citizens Bank	
<b>640 DOUGLAS PIKE.....</b>	<b>\$54,600</b>
Ryan Bliven from Citizens Bank	
<b>450 GRANGE RD.....</b>	<b>\$75,000</b>
Matthw M Saint Vincent+ from Citizens Bank	
<b>4 HALLIWELL BLVD.....</b>	<b>\$20,000</b>
Ryan Laliberte+ from Navigant Credit Union	
<b>1 LEONARD DR.....</b>	<b>\$332,000</b>
Kimberly M Caggiano from Coastal One CU	
<b>16 WINCHESTER AVE.....</b>	<b>\$241,000</b>
Nicholas M Mancini+ from Navigant Credit Union	

## PAWTUCKET

### TOWN CLERK:RICHARD J. GOLDSTEIN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>728 BEVERAGE HILL AVE U:11.....</b>	<b>\$195,000</b>
B: Sridhar Boddula	
S: Jose Cirino & Aida Nazario	
Vol/Page: 5075/333, Date: 04/05/24	
Use: 2 Bdrm Condo	
Prior Sale: \$187,500 (12/22)	
<b>728 BEVERAGE HILL AVE U:35.....</b>	<b>\$165,000</b>
B: Jose Cirino & Aida Nazario	
S: Alternative Living Conceop	
Vol/Page: 5076/296, Date: 04/05/24	
Use: 2 Bdrm Condo	
<b>96 CENTRE ST.....</b>	<b>\$488,000</b>
B: Vannaroth Lim	
S: Jeffrey Infante	
Vol/Page: 5075/304, Date: 04/05/24	
Mtg: OCMBC Inc \$390,400	
Use: 3-Family Family Flat, Lot: 4000sf	
Prior Sale: \$399,000 (10/23)	

<b>26 CHASE ST.....</b>	<b>\$331,000</b>
B: Ashley E Farrell	
S: Anne M Briere & Lucie Audette	
Vol/Page: 5075/349, Date: 04/05/24	
Mtg: United Wholesale Mtg \$321,070	
Use: 3 Bdrm Conventional, Lot: 5500sf	
<b>239 CLEWS ST.....</b>	<b>\$294,402</b>
B: Emmett P Paine	
S: Patricia L Dionne & Michael F Paine	
Vol/Page: 5076/123, Date: 04/08/24	
Use: 3 Bdrm Ranch, Lot: 5000sf	
<b>520 DAGGETT AVE.....</b>	<b>\$350,000</b>
B: Carmen L Ribera	
S: Manuel Amaral & Mary Amaral	
Vol/Page: 5076/180, Date: 04/08/24	
Use: 2-Family Two Family, Lot: 5760sf	
<b>138 GARDEN ST.....</b>	<b>\$600,000</b>
B: Mirlaine Blaise	
S: Maria Salvadore	
Vol/Page: 5076/106, Date: 04/08/24	
Mtg: NFM Inc \$569,132	
Use: 3-Family Family Flat, Lot: 5100sf	
Prior Sale: \$162,750 (11/14)	
<b>55 LYON ST.....</b>	<b>\$584,900</b>
B: Nichi S Nair	
S: David M Keefe	
Vol/Page: 5076/25, Date: 04/08/24	
Mtg: Paramount Res Mtg Gp \$555,655	
Use: 3-Family Family Flat, Lot: 2878sf	
<b>32 MIDDLE ST.....</b>	<b>\$300,000</b>
B: Investment Hldg Dk LLC	
S: Paula L Liberty Tr, Tr for Margaret A Granko Irt	
Vol/Page: 5076/65, Date: 04/08/24	
Mtg: Inspan LLC \$240,000	
Use: 2-Family Two Family, Lot: 3515sf	
<b>59 MORRIS AVE.....</b>	<b>\$350,000</b>
B: Nicholas A Riendeau & Nicole L Riendeau	
S: Casas Cruz LLC	
Vol/Page: 5075/92, Date: 04/03/24	
Mtg: Northpointe Bank \$325,000	
Use: 2 Bdrm Bngl/cottage, Lot: 5100sf	
Prior Sale: \$242,500 (10/23)	
<b>35-37 PIDGE ST.....</b>	<b>\$475,000</b>
B: Kytiffesp LLC	
S: Aaron J Brissette	
Vol/Page: 5077/55, Date: 04/05/24	
<b>89 S BEND ST.....</b>	<b>\$419,000</b>
B: Javier Muniz	
S: 89 South Bend LLC	
Vol/Page: 5076/150, Date: 04/08/24	
Mtg: NFM Inc \$411,110	
Use: 2-Family Two Family, Lot: 3905sf	
Prior Sale: \$285,000 (08/23)	
<b>821 WEEDEN ST.....</b>	<b>\$359,000</b>
B: Jesus O Morales-Maldonado & Nashally J Rodriguez	
S: Metfooney Catherine Est & George M Prescott	
Vol/Page: 5076/321, Date: 04/05/24	
Mtg: NFM Inc \$353,380	
Use: 3 Bdrm Conventional, Lot: 5000sf	
<b>35 WOOD ST.....</b>	<b>\$349,000</b>
B: 35 Wood LLC	
S: Celeste Goldsteni & Denise Coutu	
Vol/Page: 5075/344, Date: 04/05/24	
Use: 3 Bdrm Ranch, Lot: 5000sf	

### ► FORECLOSURE DEEDS

<b>61 BURGESS AVE.....</b>	<b>\$266,000</b>
B: Kelkat Holdings Inc	
S: Rodney S Dececco & Bank Of New York	
Vol/Page: 5077/1, Date: 04/05/24	
Use: 3 Bdrm Cape Cod, Lot: 4888sf	

### ► MORTGAGES

<b>139 BENEFIT ST.....</b>	<b>\$321,373</b>
Daddy & Pup LLC from QS Lending T	
<b>728 BEVERAGE HILL AVE U:35.....</b>	<b>\$132,000</b>
Jose Cirino+ from Bristol Cnty Svgs Bk	
<b>69-71 BROOKDALE BLVD.....</b>	<b>\$95,000</b>
Katie Powers from Rockland Tr Co	
<b>11 BYRON AVE.....</b>	<b>\$10,314</b>
Dana Pulido from USA HUD	
<b>211 CAMERON ST.....</b>	<b>\$60,000</b>
Kim A Cunninghamm from Coastal One CU	
<b>42 CAMPBELL ST.....</b>	<b>\$5,843</b>
Migdalia Santiago from USA HUD	
<b>30 COUNTY ST.....</b>	<b>\$10,152</b>
Galen Hogan from USA HUD	
<b>7 CRANE ST.....</b>	<b>\$9,775</b>
Charles E Kubbe Jr from USA HUD	
<b>550-552 DAGGETT AVE.....</b>	<b>\$325,000</b>
Carmen L Ribera from Steven L Dinerman	
<b>34 HANOVER AVE.....</b>	<b>\$35,000</b>
Oscar B Arango from Coastal One CU	
<b>148 LITTLEFIELD ST.....</b>	<b>\$5,851</b>
Erica Jewtt from USA HUD	
<b>17 LOWDEN ST.....</b>	<b>\$67,000</b>
Joseph Calhoun+ from Citizens Bank	
<b>55 LYON ST.....</b>	<b>\$15,000</b>
Nidhi S Nair from RI Hsg & Mtg Fin Corp	
<b>199 MORRIS AVE.....</b>	<b>\$10,000</b>
Natasha M Sokotoh+ from Coastal One CU	
<b>60 NORTON ST.....</b>	<b>\$135,000</b>
Anoumou Adomey from Ryanna LLC	
<b>324 PAWTUCKET AVE.....</b>	<b>\$10,000</b>
Indigo Moonrise Invest from Lgr Realty Llc	
<b>185 PERRIN AVE.....</b>	<b>\$13,470</b>
Carlos A Pimental+ from USA HUD	
<b>35-37 PIDGE ST.....</b>	<b>\$550,000</b>
Kytiff Esp LLC from Marchionte Captl LLC	
<b>345 PLEASANT ST.....</b>	<b>\$11,361</b>
Jose M Morel from USA HUD	
<b>15 RILEY ST.....</b>	<b>\$50,000</b>
Alex E Davies+ from Coastal One CU	
<b>94 ROBINSON AVE.....</b>	<b>\$9,945</b>
Yesida Soto+ from USA HUD	
<b>1 ROCK AVE.....</b>	<b>\$100,000</b>
Richard W Muggle Jr+ from Discover Bank	
<b>89 S BEND ST.....</b>	<b>\$15,000</b>
Javier Muniz from RI Hsg & Mtg Fin Corp	
<b>24 SANFORD ST.....</b>	<b>\$13,581</b>
Pedro A Gonzalez from USA HUD	
<b>129 SHEFFIELD AVE.....</b>	<b>\$120,000</b>
Steven W Morse 3rd from Washington Tr Co	
<b>44 THOMAS AVE.....</b>	<b>\$6,036</b>
Lisa M Lippe from USA HUD	
<b>37 TOBIE AVE.....</b>	<b>\$50,000</b>
Richard A Sousa+ from Navigant Credit Union	

**511 WALCOTT ST..... \$309,500**  
 Dorothy Furtado+ from Rocket Mortgage LLC

**821 WEEDEN ST..... \$14,000**  
 Jesus Maldonado+ from RI Hsg & Mtg Fin Corp

**9 WOOD ST..... \$10,648**  
 David Lutin+ from USA HUD

**535 YORK AVE..... \$70,000**  
 Frances Cipriano from Citizens Bank

**PROVIDENCE**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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

**► REAL ESTATE SALES**

**56 ABBOTT ST..... \$465,000**  
 B: Robert Shavers & Claribel Shavers  
 S: Margo Meo  
 Vol/Page: 14097/157, Date: 04/04/24  
 Mtg: CMG Mortgage Inc \$372,000  
 Use: 4 Bdrm Antique, Lot: 5996sf

**56-R ABBOTT ST..... \$465,000**  
 B: Robert Shavers & Claribel Shavers  
 S: Margo Meo  
 Vol/Page: 14097/157, Date: 04/04/24  
 Use: Residential Open Land, Lot: 3188sf

**3 AMES ST U:2..... \$336,000**  
 B: Edmund J Fournier & Michelle Graves  
 S: Cassidy Hammond  
 Vol/Page: 14085/240, Date: 03/19/24  
 Mtg: Shoreham Bank \$319,200  
 Use: 2 Bdrm Condo  
 Prior Sale: \$240,000 (12/21)

**238 BAKER ST..... \$555,000**  
 B: Ricard J Reyes  
 S: Mac Joseph  
 Vol/Page: 14097/182, Date: 04/04/24  
 Mtg: Primary Residentl Mtg \$544,947  
 Use: 3-Family Mlti-unt Blg, Lot: 3650sf  
 Prior Sale: \$385,000 (06/21)

**106 ERASTUS ST..... \$595,000**  
 B: Vialris R Jimenez  
 S: Lv LLC  
 Vol/Page: 14098/51, Date: 04/04/24  
 Mtg: MSA Mortgage LLC \$583,205  
 Use: 3-Family Mlti-unt Blg, Lot: 4044sf  
 Prior Sale: \$99,000 (12/19)

**157 GLENBRIDGE AVE..... \$587,500**  
 B: Francisco R Fernandez  
 S: Katerina Manzi  
 Vol/Page: 14085/64, Date: 03/19/24  
 Mtg: Province Mtg Assoc \$576,858  
 Use: 3-Family Mlti-unt Blg, Lot: 4500sf  
 Prior Sale: \$290,000 (04/20)

**19 HOMESTEAD AVE..... \$550,000**  
 B: Central Investing LLC  
 S: Lawrence D Downes Tr, Tr for Downes Ft  
 Vol/Page: 14097/249, Date: 04/04/24  
 Mtg: Central Investing Llc \$525,000  
 Use: Residential Open Land, Lot: 4160sf

**20 HOMESTEAD AVE..... \$550,000**  
 B: Central Investing LLC  
 S: Lawrence D Downes Tr, Tr for Downes Ft  
 Vol/Page: 14097/249, Date: 04/04/24  
 Mtg: Central Investing Llc \$525,000  
 Use: Commercial Building, Lot: 6400sf

**28 HOMESTEAD AVE..... \$550,000**  
 B: Central Investing LLC  
 S: Lawrence D Downes Tr, Tr for Downes Ft  
 Vol/Page: 14097/249, Date: 04/04/24  
 Mtg: Central Investing Llc \$525,000  
 Use: Commercial Devlpble Land, Lot: 3200sf

**154-160 IRVING AVE..... \$340,000**  
 B: Gunjan Sharma  
 S: Jibrán Khan  
 Vol/Page: 14085/83, Date: 03/19/24

**2 MCCANN PL..... \$549,000**  
 B: Mary Jordan & Adam Jordan  
 S: Charlotte Cheshrie & Harriet Cheshrie  
 Vol/Page: 14097/224, Date: 04/04/24  
 Use: 3 Bdrm Colonial, Lot: 3200sf  
 Prior Sale: \$344,000 (06/19)

**54 PITMAN ST U:6..... \$312,000**  
 B: Pitman 54-6 LLC  
 S: Audra Caine  
 Vol/Page: 14098/70, Date: 04/04/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$176,000 (09/21)

**9 ROANOKE ST..... \$150,000**  
 B: Charles C Hajjar Tr, Tr for 9 Roanoke Ralty T  
 S: Carol A Fabbri  
 Vol/Page: 14085/132, Date: 03/19/24  
 Use: Commercial Devlpble Land, Lot: 4086sf

**313 SAYLES ST..... \$485,000**  
 B: Olatunde Oduyingbo  
 S: Mercedes Lantigua  
 Vol/Page: 14098/77, Date: 04/04/24  
 Mtg: NFM Inc \$363,750  
 Use: 2fam-5fam Residence, Lot: 2818sf

**10 WEYBOSSET ST..... \$12,000,000**  
 B: 10 Weybosset Street LLC  
 S: One Fincl Ctr Plaza LLC  
 Vol/Page: 14085/205, Date: 03/19/24  
 Use: Commercial Building, Lot: 21159sf

**323 WILLIAMS ST..... \$875,000**  
 B: Points Of 323 LLC  
 S: Berle Investments Ri LLC  
 Vol/Page: 14084/345, Date: 03/19/24  
 Mtg: Morgan Stanley Privat \$525,000  
 Use: 3-Family Mlti-unt Blg, Lot: 2500sf  
 Prior Sale: \$525,000 (11/22)

**40 WOOD ST..... \$695,000**  
 B: Julia T Gualtieri  
 S: Helen B Sittler Tr, Tr for Helen B Sittler RET  
 Vol/Page: 14097/306, Date: 04/04/24  
 Use: 2-Family Two Family, Lot: 4984sf  
 Prior Sale: \$252,000 (03/17)

**► MORTGAGES**

**56 ABBOTT ST..... \$372,000**  
 Claribel Shavers+ from CMG Mortgage Inc

**141 ALLSTON ST..... \$130,000**  
 Ingrid A Carrasco from Wells Fargo Bank

**304 BRANCH AVE..... \$600,000**  
 Cornerstone Builders LLC from Bluedog Capital Part

**593 BROAD ST..... \$109,800**  
 Shane R Mccauley from Citizens Bank

**193 CARLETON ST..... \$430,500**  
 Cb Maze LLC from Loan Funder LLC

**198 EARLY ST..... \$70,000**  
 Guillermo F Sierra from Coastal One CU

**20 FAIRVIEW ST..... \$240,000**  
 Osvaldo Mercado from Turning Stone Realty

**9 HAMLIN ST..... \$180,000**  
 Charlie Chan Invs LLC from Bluedog Capital Partn

**154 IRVING AVE U:1C..... \$306,000**  
 Gunjan Sharma from Movement Mtg LLC

**347 NORTHUP ST..... \$180,000**  
 Charlie Chan Invs LLC from Bluedog Capital Partn

**396 ORMS ST..... \$180,000**  
 Charlie Chan Invs LLC from Bluedog Capital Partn

**170 PARADE ST..... \$83,000**  
 Genesis M Salcedo from Citizens Bank

**575 PLAINFIELD ST..... \$40,000**  
 Merlina Cedano from Damico Lending LLC

**448 PRAIRIE AVE..... \$180,000**  
 Charlie Chan Invs LLC from Bluedog Capital Partn

**452 PRAIRIE AVE..... \$180,000**  
 Charlie Chan Invs LLC from Bluedog Capital Partn

**170 REYNOLDS AVE..... \$31,650**  
 Hamilton Rodrigues Rlty from Phu T Le

**176 REYNOLDS AVE..... \$31,650**  
 Hamilton Rodrigues Rlty from Phu T Le

**16 RICHLAND ST..... \$14,826**  
 Manuel E Sarceno-Escobar from USA HUD

**30 RIDGEWAY AVE..... \$399,000**  
 Frl Pro Solutions LLC from Bluedog Capital Partn

**313 SAYLES ST..... \$363,750**  
 Olatunde Oduyingbo from NFM Inc

**279 SISSON ST..... \$20,500**  
 Bernard Mancuso+ from Providence City of

**24 WALSH ST..... \$100,000**  
 Edward Electric LLC from Sprindrift Invs Llc

**190 WARDLAW AVE..... \$315,000**  
 Luxilivigri LLC from NFM Inc

**200 WHITTIER AVE..... \$75,000**  
 Jose V Benitez from Citizens Bank

**SCITUATE**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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



► REAL ESTATE SALES

- 40 TRIMTOWN RD** ..... **\$425,000**  
 B: Zachary W Roth & Allison M Sheahan  
 S: Scott Bergantino  
 Vol/Page: 886/299, Date: 04/04/24  
 Mtg: Primary Residentl Mtg \$340,000  
 Use: 2 Bdrm Cape Cod, Lot: 39204sf  
 Prior Sale: \$260,000 (04/21)
- W GREENVILLE RD** ..... **\$140,000**  
 B: Horseshoe Holdings LLC  
 S: Herbert S Blanchard 3rd  
 Vol/Page: 886/274, Date: 04/03/24

► MORTGAGES

- 181 BURNT HILL RD** ..... **\$35,000**  
 Sean P Durrigan+ from Wave Federal CU
- 77 GENTRY WAY** ..... **\$400,000**  
 Kevin J Rooney+ from Citizens Bank
- 224 GEORGE WASHINGTON HWY** ..... **\$175,000**  
 Jeffrey J Pagnozzi+ from Washington Tr Co
- 120 KNIGHT HILL RD** ..... **\$217,000**  
 Mark A Thompson+ from Navigant Credit Union

**SMITHFIELD**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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

► REAL ESTATE SALES

- 15 APPLE VALLEY PKWY U:3** ..... **\$173,000**  
 B: John S Corvese  
 S: Elizabeth A Noonan  
 Vol/Page: 1496/47, Date: 04/01/24  
 Use: 1 Bdrm Condo  
 Prior Sale: \$45,000 (07/10)
- 27 BARNES ST** ..... **\$477,500**  
 B: Jamie Thibault & Daniel Dasilva  
 S: Laplante Estates LLC  
 Vol/Page: 1496/70, Date: 04/01/24  
 Mtg: NFM Lending \$453,625  
 Use: 3 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$270,000 (01/24)
- 16 PHEASANT RUN U:A** ..... **\$323,500**  
 B: Sharon Defilippo  
 S: Dhananjay Tiwari  
 Vol/Page: 1496/254, Date: 04/04/24  
 Use: 2 Bdrm Condo  
 Prior Sale: \$84,000 (10/14)

► MORTGAGES

- 85 AUSTIN AVE** ..... **\$675,158**  
 Evan D Lunsford+ from Rocket Mortgage LLC
- 22 BREEZY KNOLL RD** ..... **\$35,000**  
 John A Devlin Jr from Coastal One CU
- 4 CATHERINE RD** ..... **\$88,000**  
 Isabel M Joyce+ from Webster Bank
- 5 DOMIN AVE** ..... **\$250,000**  
 Albertino P Guilherme+ from Berkshire Bank

- 262 DOUGLAS PIKE** ..... **\$599,750**  
 262 Douglas Pike LLC from Signature Lending LLC
- 16 ELIZABETH AVE** ..... **\$47,300**  
 Ryan L Roche+ from Citizens Bank
- 67 PLEASANT VIEW AVE** ..... **\$14,842**  
 Michelot Leon+ from USA HUD
- 29 WHIPPLE RD** ..... **\$10,709**  
 Carolyn Bonafiglia+ from USA HUD

**WOONSOCKET**

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

**MARKET STATISTICS THROUGH FEBRUARY**

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

► REAL ESTATE SALES

- 53 ANDREWS ST** ..... **\$280,750**  
 B: Pedro H Teixeira  
 S: Lakeview Loan Servicing  
 Vol/Page: 2866/4, Date: 04/04/24  
 Use: 3 Bdrm Conventional, Lot: 4370sf  
 Prior Sale: \$283,148 (05/23)
- 99 CATO ST** ..... **\$162,500**  
 B: Robert Nardolillo  
 S: Luxium Partners LLC  
 Vol/Page: 2865/322, Date: 04/03/24  
 Use: 2 Bdrm Conventional, Lot: 5082sf  
 Prior Sale: \$150,000 (07/23)
- 32 CHARLES ST** ..... **\$310,000**  
 B: Casey R Guerrero & Brianne W Guerrero  
 S: Ronald Oliveira  
 Vol/Page: 2865/184, Date: 04/01/24  
 Mtg: United Wholesale Mtg \$304,385  
 Use: 4 Bdrm Conventional, Lot: 5474sf  
 Prior Sale: \$260,000 (11/23)
- 99 CHURCH ST** ..... **\$292,000**  
 B: Tracie Pelletier & Alexia N Kay  
 S: Michelle A Neves  
 Vol/Page: 2866/234, Date: 04/08/24  
 Mtg: Fairway Ind Mtg \$286,711  
 Use: 2 Bdrm Conventional, Lot: 3257sf  
 Prior Sale: \$227,000 (04/21)
- 668 DIAMOND HILL RD** ..... **\$240,000**  
 B: Peter R Bouchard  
 S: Kenneth W Robertson Tr, Tr for Robertson Real Estate Inc  
 Vol/Page: 2866/51, Date: 04/05/24  
 Mtg: Total Mtg Svcs \$239,541  
 Use: 3 Bdrm Conventional, Lot: 5000sf  
 Prior Sale: \$196,000 (11/23)
- 337 DULUDE AVE** ..... **\$498,971**  
 B: 337 Dulude LLC  
 S: NI Holdings LLC & Zp Holdings LLC  
 Vol/Page: 2865/230, Date: 04/02/24  
 Mtg: Rybri LLC \$375,000  
 Use: Apartment Building, Lot: 5000sf  
 Prior Sale: \$310,000 (06/19)

- 252 FRONT ST** ..... **\$665,294**  
 B: JbIs Properties LLC  
 S: NI Holdings LLC & Zp Holdings LLC  
 Vol/Page: 2866/84, Date: 04/05/24  
 Mtg: Rybri LLC \$364,750  
 Use: Apartment Building, Lot: 4443sf  
 Prior Sale: \$398,000 (08/20)

- 273 OREGON AVE** ..... **\$499,900**  
 B: Alexander R Bonin  
 S: Magno A Ramos  
 Vol/Page: 2866/144, Date: 04/05/24  
 Mtg: Rocket Mortgage LLC \$449,910  
 Use: 3 Bdrm Colonial, Lot: 25871sf  
 Prior Sale: \$405,000 (10/21)

- 48 WATSON ST** ..... **\$389,000**  
 B: Maria M Loja & Luis C Pinguil  
 S: Jeannette Gutierrez  
 Vol/Page: 2866/127, Date: 04/05/24  
 Mtg: Washington Tr Co \$381,954  
 Use: 5 Bdrm Colonial, Lot: 5010sf  
 Prior Sale: \$240,000 (01/20)

► MORTGAGES

- 287 6TH AVE** ..... **\$8,603**  
 Leslie A Gervais+ from USA HUD
- 46 BERKLEY ST** ..... **\$13,220**  
 Jennifer Conant from USA HUD
- 120 DANIELS ST** ..... **\$83,867**  
 C R Gleaves-Thomas from Coastal FCU
- 381 DUNLAP ST** ..... **\$11,762**  
 Abraham Reay from USA HUD
- FRONT ST** ..... **\$364,750**  
 JbIs Properties LLC from Rybri LLC
- FRONT ST** ..... **\$364,750**  
 JbIs Properties LLC from Rybri LLC
- FRONT ST** ..... **\$186,500**  
 JbIs Properties LLC from Rybri LLC
- 252 FRONT ST** ..... **\$186,500**  
 JbIs Properties LLC from Rybri LLC
- 164 HUNTING AVE** ..... **\$4,178**  
 Eduardo Mendez from USA HUD
- 103 KENWOOD ST** ..... **\$7,433**  
 Jason J Callahan from USA HUD
- 115 LEMAY RD** ..... **\$75,000**  
 Paul R Belanger+ from Milford Fed Svgs Bk
- 460 LOUISE ST** ..... **\$582,759**  
 Giovanni Gauthier+ from Lakeview Loan Serv
- 77 MANVILLE RD** ..... **\$453,128**  
 Ekaterina Naydenova+ from American Heritage
- 74 OAKTON ST** ..... **\$160,000**  
 Brian M Bishop+ from Citizens Bank
- 248 PROVIDENCE ST** ..... **\$388,500**  
 Melissa Menard+ from Movement Mtg LLC
- 458 RIVER ST** ..... **\$250,000**  
 Wattano Xoke Xayyaram Bud from Global Funding Grp
- 335 S MAIN ST** ..... **\$170,000**  
 Smsc LLC from Diana Chester
- 1005 SOCIAL ST** ..... **\$450,000**  
 Marleny Acosta from NFM Inc

# WASHINGTON COUNTY

## CHARLESTOWN

**TOWN CLERK: AMY ROSE WEINREICH**  
4540 South County Trail, Charlestown, RI, 02813  
Phone: 401-364-1200

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► MORTGAGES

- 74 OCEAN RIDGE DR..... \$250,000**  
David D Bell+ from Washington Tr Co
- 253 OLD COACH RD..... \$11,952**  
Robert R Hawley from USA HUD

## EXETER

**TOWN CLERK: LYNN HAWKINS**  
675 Ten Rod Rd, Exeter, RI, 02822  
Phone: 401-294-3891

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

- E SHORE DR..... \$125,000**  
B: Thomas Gerald LLC  
S: William Manchester  
Vol/Page: 618/293, Date: 04/08/24

### ► MORTGAGES

- 70 NEW RD..... \$50,000**  
Pamela M Higson from One Citizens Plaza
- 590 10 ROD RD..... \$9,590,009**  
Renew Solar Exeter 10 from National Bk Of Canada

## HOPKINTON

**TOWN CLERK: MARITA D. MURRAY**  
One Town House Rd, Hopkinton, RI, 02833  
Phone: 401-377-7777

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

- 263 COLLINS RD..... \$442,000**  
B: Tammy M Brosseau  
S: Daniel S Balkun  
Vol/Page: 619/661, Date: 04/05/24  
Mtg: Seacoast Mortgage Cor \$433,994  
Use: 3 Bdrm Colonial, Lot: 20473sf  
Prior Sale: \$135,000 (12/21)

### ► MORTGAGES

- 162 ALTON BRADFORD RD..... \$318,000**  
Richard W Gonsalves+ from Citizens Bank
- 17 BEECHWOODS HOLW..... \$100,000**  
Charles Vieira+ from Cranston Municipal CU
- 320 SPRING ST..... \$60,000**  
Robert J Leigh+ from Coastal One CU

## NARRAGANSETT

**TOWN CLERK: JANET TARRO**  
25 Fifth Ave, Narragansett, RI, 02882  
Phone: 401-782-0624

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

- 8 DEBORAH ST..... \$875,000**  
B: Bernadette Tuncel & Dogan Tuncel  
S: Whitney V Aznar  
Vol/Page: 1029/573, Date: 04/02/24  
Mtg: Cross Country Mtg Inc \$611,625  
Use: 2 Bdrm Ranch, Lot: 5001sf  
Prior Sale: \$539,000 (11/16)
- 9 EDDY LN..... \$540,000**  
B: Maria J Tocco & Laura A Pisaturo  
S: John R Hart Tr, Tr for Hart Irt  
Vol/Page: 1029/633, Date: 04/05/24  
Use: 3 Bdrm Ranch, Lot: 5001sf
- 20 NARRAGANSETT AVE U:603..... \$890,000**  
B: Chad Fish & Katherine Fish  
S: Bruce A Wollschlager & Christine Wollschlager  
Vol/Page: 1029/692, Date: 04/05/24  
Use: 2 Bdrm Condo  
Prior Sale: \$425,000 (11/13)
- 242 SAND HILL COVE RD U:242..... \$2,675,000**  
B: Michael V Yusingbo  
S: 242 Sand Hill Cv LLC  
Vol/Page: 1029/659, Date: 04/05/24  
Mtg: Citibank Na \$2,407,232  
Type: Adj  
Use: 3 Bdrm Condo  
Prior Sale: \$1,100,000 (01/12)
- 419 WANDSWORTH ST..... \$655,000**  
B: Richard G Blais Tr, Tr for Blais Family RET  
S: Lynn M Blais Tr, Tr for Thomas M Mulvey RET  
Vol/Page: 1029/704, Date: 04/05/24  
Use: 3 Bdrm Raised Ranch, Lot: 10001sf
- 10 WHITNEY CT U:10..... \$575,000**  
B: Sylvia M Bogusz  
S: Carmel A Motherway  
Vol/Page: 1029/564, Date: 04/01/24  
Use: 2 Bdrm Condo  
Prior Sale: \$330,000 (06/13)

### ► MORTGAGES

- 28 MURATORE LN..... \$366,200**  
Jacklyn C Geaber from Washington Tr Co
- 2 TINY LN..... \$1,620,000**  
Judith A Begin from Navigant Credit Union

## NORTH KINGSTOWN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

- 137 BUENA VISTA DR..... \$1,010,000**  
B: Sarah J Gilbert & Stacey M Gilbert  
S: Maria E Bernal  
Vol/Page: 3624/131, Date: 04/05/24  
Mtg: Baycoast Mortgage Co \$707,000  
Use: 2 Bdrm Ranch, Lot: 4200sf  
Prior Sale: \$375,000 (11/15)
- 37 BURNT CEDAR DR..... \$390,000**  
B: Ethan T Hanks  
S: Michele Yun  
Vol/Page: 3624/95, Date: 04/04/24  
Mtg: NFM Inc \$370,500  
Use: 2 Bdrm Ranch, Lot: 37528sf
- 294 PHILLIPS ST..... \$537,000**  
B: Alexander M Bowen  
S: Alison M Palladino  
Vol/Page: 3624/168, Date: 04/05/24  
Mtg: Washington Tr Co \$408,422  
Use: 3 Bdrm Conventional, Lot: 7500sf  
Prior Sale: \$385,000 (07/20)
- 631 SACHEM RD..... \$670,000**  
B: Rachel A Mccaghery  
S: Rocco Sammartino Bldrs  
Vol/Page: 3624/37, Date: 04/04/24  
Mtg: Primary Residentl Mtg \$536,000  
Use: Residential Open Land, Lot: 11801sf
- 145 SCENIC DR..... \$500,000**  
B: Ada A Aguiar & Anthony J Aguiar  
S: Christine Nelson  
Vol/Page: 3623/280, Date: 04/03/24  
Mtg: Citizens Bank \$425,000  
Use: 3 Bdrm Ranch, Lot: 14206sf  
Prior Sale: \$90,000 (09/11)
- MORTGAGES**
- 37 BURNT CEDAR DR..... \$15,000**  
Ethan T Hanks from RI Hsg & Mtg Fin Corp
- 70 COLD SPRING LN..... \$3,250,000**  
Andrew C Mcclatchy+ from HarborOne Bank
- 46 EDMOND DR..... \$75,000**  
Hank D Edwards+ from Pennymac Loan Service

<b>56 GLENDALE CIR</b> .....	<b>\$218,000</b>
Sarah Licari from United Wholesale Mtg	
<b>51 GRANT DR</b> .....	<b>\$445,000</b>
Ethan Puls+ from Magnolia Bank Inc	
<b>48 HAMILTON FARM RD U:48</b> .....	<b>\$200,000</b>
Saccoccia Ft+ from Citizens Bank	
<b>918 OLD BAPTIST RD</b> .....	<b>\$53,000</b>
Giuseppe Merolla from Rocket Mortgage LLC	
<b>POST RD</b> .....	<b>\$4,800,000</b>
Kingstown Investors LLC from Standard Ins Company	
<b>166 STONE GATE DR</b> .....	<b>\$571,457</b>
Maggie Duffy+ from Movement Mtg LLC	
<b>536 STONY LN</b> .....	<b>\$75,000</b>
Jeremy J Russell+ from RI Credit Union	
<b>NO STREET GIVEN</b> .....	<b>\$25,000</b>
Kerrin L Charpentier+ from RI Hsg & Mtg Fin Corp	

## RICHMOND

### TOWN CLERK:ERIN LIESE

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>510 GARDINER RD</b> .....	<b>\$3,000,000</b>
B: Wawaloam Rv LLC	
S: Wawaloam Reservation Inc	
Vol/Page: 369/184, Date: 04/04/24	
Mtg: Wawaloam Reservation \$10,500,000	
Use: Mixed Use-prim Comm & Other, Lot: 4070546sf	

### ► MORTGAGES

<b>6 PAWCATUCK VIEW RD</b> .....	<b>\$55,000</b>
Lori L Constable from RI Credit Union	
<b>8 WOODMANSEE CT</b> .....	<b>\$40,000</b>
Kimberly Komocar+ from Westerly Community CU	

## SOUTH KINGSTOWN

### TOWN CLERK:SUSAN FLYNN

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>65 ECHO LN</b> .....	<b>\$900,000</b>
B: John D Cashman & Kristin M Cashman	
S: Rocco Dangelo Jr & Kimberly C Dangelo	
Vol/Page: 1877/480, Date: 04/02/24	
Mtg: Navy FCU \$720,000	
Use: 3 Bdrm Colonial, Lot: 54450sf	
<b>451 SAND PLAINS TRL U:D71</b> .....	<b>\$966,573</b>
B: Michael W Proulx & Maryann Proulx	
S: Envine LLC	
Vol/Page: 1877/623, Date: 04/04/24	
Mtg: Movement Mtg LLC \$650,000	
Use: Condo	

<b>105 WEATHERVANE RD</b> .....	<b>\$770,000</b>
B: Julie Smith	
S: Kyle C Wass & Keryn Kwan	
Vol/Page: 1877/685, Date: 04/05/24	
Use: 4 Bdrm Colonial, Lot: 10890sf	
Prior Sale: \$415,000 (04/18)	
<b>NO STREET GIVEN</b> .....	<b>\$440,000</b>
B: Dorothy M Woodcock	
S: Kenneth R Woodcock Tr, Tr for Kenneth D Maccoll T	
Vol/Page: 1877/603, Date: 04/04/24	

### ► MORTGAGES

<b>37 BORDER DR</b> .....	<b>\$150,000</b>
Neil D Kelly from Coastal One CU	
<b>7 DOVETAIL LN</b> .....	<b>\$100,000</b>
Jeffrey Austerlitz+ from Washington Tr Co	
<b>270 GOOSEBERRY RD</b> .....	<b>\$50,000</b>
Madonna A Cartier from Bank of America NA	
<b>188 HIGH ST</b> .....	<b>\$422,000</b>
Daniel Pearce+ from Cross Country Mtg Inc	
<b>49 OAKWOODS DR</b> .....	<b>\$50,000</b>
Cynthia A Plante+ from Citizens Bank	
<b>41 TABER ST</b> .....	<b>\$110,000</b>
Geraldine M Dicamillo from Citizens Bank	
<b>16 WOODSIA TRL</b> .....	<b>\$250,000</b>
Jeffrey W Bouley+ from Wayne G Bouley	
<b>16 WOODSIA TRL</b> .....	<b>\$170,000</b>
Jeffrey W Bouley+ from Navigant Credit Union	

## WESTERLY

### TOWN CLERK:MARY LEBLANC

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

### MARKET STATISTICS THROUGH FEBRUARY

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

### ► REAL ESTATE SALES

<b>42 CHARLENE AVE</b> .....	<b>\$650,000</b>
B: Christopher J Corcord & Kristine Corcord	
S: Richard J Harris	
Vol/Page: 2024/3613, Date: 04/08/24	
Mtg: Cross Country Mtg Inc \$520,000	
Use: 3 Bdrm Cape Cod, Lot: 12178sf	
<b>23 CLARK ST U:B</b> .....	<b>\$325,000</b>
B: Carol J Sams	
S: Clark Street Crossing LLC	
Vol/Page: 2024/3705, Date: 04/09/24	
Mtg: Washington Tr Co \$225,000	
Use: Condo	
<b>40 FOUNTAIN DR U:40</b> .....	<b>\$500,000</b>
B: Kathleen Swain	
S: Lori A Olsen & Susan L Harris	
Vol/Page: 2024/3534, Date: 04/05/24	
Use: 2 Bdrm Condo	
Prior Sale: \$357,000 (12/20)	
<b>21 MARY LOU AVE</b> .....	<b>\$220,000</b>
B: Jts Homes LLC	
S: Samuel Lenihan	
Vol/Page: 2024/3777, Date: 04/09/24	
Use: Residential Open Land, Lot: 14050sf	

<b>19 NICHOLS LN</b> .....	<b>\$252,000</b>
B: lab LLC	
S: Susanne L Poulin & Richard Poulin	
Vol/Page: 2024/3540, Date: 04/05/24	
Mtg: Society Realty LLC \$376,480	
Use: 3 Bdrm Split Level, Lot: 7500sf	
<b>21 NUTMEG DR</b> .....	<b>\$325,000</b>
B: Todd Schaefer & Lisa Schaefer	
S: Kenenski John H Est & Jonathan Kenenski	
Vol/Page: 2024/3643, Date: 04/08/24	
Mtg: Fairway Ind Mtg \$260,000	
Use: 2 Bdrm Ranch, Lot: 10000sf	
Prior Sale: \$166,000 (05/12)	
<b>88 OLD POST RD U:1</b> .....	<b>\$191,850</b>
B: Brian Boucher	
S: Kevin J Boucher	
Vol/Page: 2024/3633, Date: 04/08/24	
Use: 2 Bdrm Condo	
Prior Sale: \$190,000 (09/23)	
<b>4 SHETLAND DR</b> .....	<b>\$375,000</b>
B: Andrew D Moynihan & Abigail Moynihan	
S: Scott Kittel	
Vol/Page: 2024/3553, Date: 04/05/24	
Mtg: Movement Mtg LLC \$375,000	
Use: 3 Bdrm Split Level, Lot: 42216sf	
Prior Sale: \$126,000 (05/17)	
<b>NO STREET GIVEN</b> .....	<b>\$325,000</b>
B: Emmanuel D Tiliakos & Ragen D Tiliakos	
S: Clark Street Crossing LLC	
Vol/Page: 2024/3452, Date: 04/03/24	
<b>► MORTGAGES</b>	
<b>390 ATLANTIC AVE</b> .....	<b>\$250,000</b>
Todd A Boehler+ from Washington Tr Co	
<b>28 BATTERSON AVE</b> .....	<b>\$6,529</b>
Jonathan D Ferraro+ from USA HUD	
<b>13-15 BOWLING LN</b> .....	<b>\$8,330</b>
Cameron C Genereux from USA HUD	
<b>4 CANYON DR</b> .....	<b>\$290,000</b>
Luanne S Duerr from Newrez LLC	
<b>2 CHESTER AVE</b> .....	<b>\$25,000</b>
Diana H Williamson from Washington Tr Co	
<b>21 CHIN HILL RD</b> .....	<b>\$100,000</b>
Michael A Cicero+ from Westerly Community CU	
<b>47 HAPPY VALLEY RD</b> .....	<b>\$200,000</b>
Andrew J Bicknell+ from Westerly Community CU	
<b>2 LINDEN ST</b> .....	<b>\$190,000</b>
Anne M Thorpe from Citizens Bank	
<b>11 PONDVIEW AVE</b> .....	<b>\$200,000</b>
Joseph J Sekac+ from Westerly Community CU	
<b>19 STATE ST</b> .....	<b>\$11,981</b>
Joseph K Goodchild from USA HUD	
<b>7 WETOMACHICK AVE</b> .....	<b>\$50,000</b>
Kevin M Brighton+ from Westerly Community CU	
<b>11 WICKLOW RD</b> .....	<b>\$500,000</b>
Mary Manfredi from Westerly Community CU	