

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
				Wickabonet	West Greenwich
				Wickford	North Kingstown
				Winnapaug	Westerly
				Wood River Junction	Richmond
				Woodville	Richmond
				Wyoming	Hopkinton
				Yawgoog	Hopkinton

BRISTOL COUNTY

BARRINGTON

TOWN CLERK: MEREDITH J. DESISTO

283 County Rd, Fl 1, Barrington, RI, 02806
Phone: 401-247-1900

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

7 CONGRESS RD \$590,000

B: Farhana Momin & Imran Momin
S: Modern Living LLC
Vol/Page: 1854/334, Date: 04/12/24
Mtg: Shoreham Bank \$440,000
Use: 2 Bdrm Ranch, Lot: 10502sf
Prior Sale: \$235,000 (09/22)

425 NAYATT RD \$790,000

B: Adeel Abbasi & Abbey J Kaknes
S: Marc Kittner Tr, Tr for Bernard Kittner T
Vol/Page: 1854/327, Date: 04/12/24
Mtg: Kls Mgmt Group Llc \$757,000
Use: 3 Bdrm Colonial, Lot: 16866sf

► MORTGAGES

14 BROADVIEW DR \$600,000

Sheila Blumstein Lt+ from Citizens Bank

42 FERRY LN \$300,000

Christopher F Coleman+ from Bank of America NA

95 NEW MEADOW RD \$100,000

Leeds Mitchell 4th+ from BayCoast Bank

20 ORCHARD AVE \$220,000

Hans C Blomdahl+ from Citizens Bank

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

1191 HOPE ST \$575,000

B: Roger Cheng & Denise Cheng
S: Imran Momin & Farhana Momin
Vol/Page: 2241/154, Date: 04/12/24
Mtg: BankNewport \$350,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10581sf
Prior Sale: \$275,500 (10/17)

► MORTGAGES

1 BETSY DR \$60,000

Susan M Leger from BankNewport

290 HOPE ST \$200,000

Alison L Fox+ from BankNewport

1 PATRICIA ANN DR \$380,000

Dawn M Morrison+ from BankESB

43 ROOSEVELT DR \$350,000

Edward C Gustafson+ from Citizens Bank

7 URSULA DR \$320,000

Michael J Cabral+ from Rocket Mortgage LLC

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

44 ARLINGTON AVE \$315,000

B: Christopher R Cabral
S: Desiree Costa
Vol/Page: 1121/251, Date: 04/12/24
Mtg: Guild Mortgage Co \$290,000
Use: 2 Bdrm Cottage, Lot: 5798sf
Prior Sale: \$191,000 (09/20)

22 PENNSYLVANIA AVE \$495,000

B: Andrew Soares
S: Ac Const LLC
Vol/Page: 1121/199, Date: 04/11/24
Mtg: Baycoast Mortgage Co \$486,034
Use: 5 Bdrm Split Level, Lot: 10001sf
Prior Sale: \$300,000 (03/23)

► MORTGAGES

34 ADAMS POINT RD \$695,000

Peter Bria Jr+ from Mutual Of Omaha Mtg

47 ASYLUM RD \$225,000

Joseph D Sousa+ from Navigant Credit Union

44 HARRISON AVE \$210,000

Antonio M Labao+ from Citizens Bank

23 HIGHVIEW AVE \$121,000

Antonio Casiano from Navigant Credit Union

66 KING ST \$25,000

R S Coelho 2nd+ from Citizens Bank

14 LEONARD ST \$110,000

Joseph L Sbardella Jr from BankNewport

662 METACOM AVE \$26,833

Catie R Rianna+ from USA HUD

7 OVERHILL RD \$110,000

John Oliveira+ from Rapid Mtg Co

22 RESERVOIR AVE \$20,000

David Reniere from Navigant Credit Union

21 WILBUR AVE \$200,000

Moises Pereira from Coastal One CU

KENT COUNTY

COVENTRY

TOWN CLERK: JOANNE AMITRANO

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

181 ACRES OF PINE RD..... \$377,500

B: Londa Vadjinia
S: Stephen Farrell & Heather Silveira
Vol/Page: 2297/660, Date: 04/08/24
Mtg: Shoreham Bank \$302,000
Use: 3 Bdrm Cottage, Lot: 10454sf
Prior Sale: \$309,500 (04/21)

1883 FLAT RIVER RD..... \$529,900

B: Jessica D Raimondi Tr, Tr for Angelo M Raimondi T
S: Jeffrey Ursillo
Vol/Page: 2297/520, Date: 04/05/24
Mtg: Fall River Five Cents \$503,405
Use: 4 Bdrm Cape Cod, Lot: 174240sf
Prior Sale: \$290,000 (09/23)

32 HAZARD ST..... \$195,000

B: Ryan Andreoni
S: Jennifer L Estrella
Vol/Page: 2297/458, Date: 04/05/24
Mtg: Ryanna LLC \$340,000
Use: 3 Bdrm Conventional, Lot: 9583sf

39 LANE F..... \$155,000

B: Robert J Lang
S: Minor John J Est & Constance I Minor
Vol/Page: 2297/972, Date: 04/11/24
Use: Mobile Home

33 LEISURE WAY..... \$38,000

B: Steven Damico
S: Spenard Charlotte A Est & Jay A Spenard
Vol/Page: 2297/877, Date: 04/11/24
Use: Mobile Home

33 LINWOOD DR..... \$242,000

B: George Mandeville
S: David L Peyatt Jr
Vol/Page: 2297/542, Date: 04/05/24
Mtg: Turning Stone Realty \$190,000
Use: 3 Bdrm Ranch, Lot: 13504sf
Prior Sale: \$165,820 (03/16)

36 MEETING ST..... \$341,650

B: Driven Realty LLC
S: Larissa L Gay
Vol/Page: 2297/819, Date: 04/10/24
Use: 3 Bdrm Ranch, Lot: 47916sf
Prior Sale: \$349,000 (09/20)

17 PAIGE DR..... \$360,000

B: Glenn Bautista & Lillian M Bautista
S: Raymond E King
Vol/Page: 2298/12, Date: 04/12/24
Use: 3 Bdrm Ranch, Lot: 6970sf
Prior Sale: \$180,000 (07/23)

PEMBROKE LN..... \$100,000

B: C & M Realty LLC
S: Kathleen A St Germain
Vol/Page: 2297/699, Date: 04/08/24

43 SHEFFIELD AVE..... \$360,000

B: Robin Gardner
S: Christine D Huntley Tr, Tr for Pamela A Petrone Lt
Vol/Page: 2297/756, Date: 04/09/24
Mtg: NFM Inc \$349,200

11 SUNSET AVE..... \$370,000

B: Steven Whitney
S: Elevator Properties Inc
Vol/Page: 2297/496, Date: 04/05/24
Mtg: Semper Home Loans \$363,298
Use: 3 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: \$275,000 (08/23)

► FORECLOSURE DEEDS

85 SISSON RD..... \$205,000

B: L & P Hm Renovations LLC
S: Rosemary Wendt & The Bk Of Ny Mellon T Co
Vol/Page: 2297/892, Date: 04/11/24
Use: 3 Bdrm Cape Cod, Lot: 164221sf
Prior Sale: \$6,489 (08/19)

► MORTGAGES

1 BLACK WALNUT DR..... \$84,900

Jennifer Rathbun from Citizens Bank

79-81 BOSTON ST..... \$75,000

Linda L Reynolds+ from Shoreham Bank

6 CIRCLE DR..... \$150,000

Paul J Podgurski from Rocket Mortgage LLC

23 CIRCLEWOOD DR..... \$75,000

Stephen J Oneill+ from Coastal One CU

41 CLUB HOUSE RD..... \$250,000

Edward E Matola+ from Washington Tr Co

93 COLVINTOWN RD..... \$345,950

Randy W Boone+ from Freedom Mortgage Corp

15 ELEANOR DR..... \$10,000

Cory J Tate from Greenwood CU

156 FAIRWAY DR U:156..... \$192,000

Lisa Schultz from Northpointe Bank

185 HILL ST..... \$38,300

Olivia A White from Citizens Bank

23 HORNBEAM RD..... \$45,000

Melissa A Nelson from RI Credit Union

863 KNOTTY OAK RD..... \$85,000

Daniel S Rossi+ from Discover Bank

950 MAPLE VALLEY RD..... \$408,000

Richard J Mangili Sr from NFM Inc

221 MOHAWK ST..... \$280,830

Allison M Oconnor from Rocket Mortgage LLC

20 REMINGTON FARM DR..... \$123,500

Shane T Bagley+ from Citizens Bank

43 SHEFFIELD AVE..... \$15,000

Robin Gardner from RI Hsg & Mtg Fin Corp

27 TIMBER TRL..... \$114,000

Mathew R Plante+ from Webster Bank

8 W LAKE DR..... \$40,000

Christopher M Enos+ from Navigant Credit Union

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

672 EAST ST U:4..... \$540,000

B: Brian L Palinski Tr, Tr for Palinski Ft
S: Susan M Malkin
Vol/Page: 1667/33, Date: 04/12/24
Use: Condo

255 FRENCHTOWN RD..... \$800,000

B: Alvin Krishna & Minni S Arumugam
S: Jieying Wang & Li Yuan
Vol/Page: 1667/96, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$400,000
Use: 3 Bdrm Contemporary, Lot: 87556sf
Prior Sale: \$529,000 (06/16)

78 GRAND VIEW RD..... \$555,000

B: James H Morton & Rosemary J Morton
S: Walter R Donat & Lindsay E Clark Donat
Vol/Page: 1667/121, Date: 04/12/24
Mtg: BankNewport \$388,500
Use: 3 Bdrm Ranch, Lot: 11543sf
Prior Sale: \$300,000 (01/16)

1335 HIGH HAWK RD..... \$900,000

B: Michael B Bowe & Kimberley E Bowe
S: Daniel Marusak & Caitlin Marusak
Vol/Page: 1667/67, Date: 04/12/24
Mtg: Washington Tr Co \$766,500
Use: 4 Bdrm Garrison, Lot: 43647sf
Prior Sale: \$474,400 (06/17)

135 PINE GLEN DR U:135..... \$675,000

B: Heidi S Millea & John D Millea
S: Esta Cohen Tr, Tr for Esta Cohen RET
Vol/Page: 1667/48, Date: 04/12/24
Mtg: Centreville Bank \$425,000
Type: Adj
Use: 3 Bdrm Condo
Prior Sale: \$405,000 (03/11)

140 TIPPING ROCK DR..... \$425,000

B: Anthony M Felicio & Marcie K Felicio
S: Gsa Prop LLC
Vol/Page: 1666/303, Date: 04/08/24
Mtg: Navigant Credit Union \$1,350,400

25 WOOD DUCK CT..... \$1,307,000

B: Ankur Pandey & Pallavi Pandey
S: Wenkang Huang & Yixian Yan
Vol/Page: 1667/5, Date: 04/09/24
Use: 4 Bdrm Colonial, Lot: 162479sf
Prior Sale: \$720,000 (06/10)

► MORTGAGES

1479 FRENCHTOWN RD..... \$200,000

Robert F Quirk Jr+ from BankNewport

378 HEMLOCK DR **\$250,000**
 Michael D Simonetti+ from HarborOne Bank

210 SHADY HILL DR..... **\$250,000**
 Shari W Gazzini+ from Coastal One CU

290 TANGLEWOOD DR..... **\$200,000**
 Olga Trimmer+ 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

45 ADAMS ST..... **\$445,000**
 B: Seth T Oyler & Chantelle M Ward
 S: Equity T Co Custodian
 Vol/Page: 10476/46, Date: 04/10/24
 Mtg: Navigant Credit Union \$352,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 4792sf
 Prior Sale: \$370,000 (03/24)

100 BELLOWS ST U:2..... **\$179,900**
 B: Ryan J Johnson & Laura Johnson
 S: Complete Rity Svcs LLC
 Vol/Page: 10476/229, Date: 04/11/24
 Use: Non-residential Condo

99 BENEDICT RD..... **\$550,000**
 B: Melissa Eldridge
 S: Lisa M Thomas
 Vol/Page: 10475/1, Date: 04/08/24
 Mtg: Navigant Credit Union \$474,000
 Type: Adj
 Use: 4 Bdrm Bngl/cottage, Lot: 4792sf
 Prior Sale: \$380,000 (10/19)

61 CALDERWOOD DR..... **\$370,059**
 B: Mark B Stillson
 S: Betsy H Cushman
 Vol/Page: 10475/79, Date: 04/09/24
 Mtg: Provident Mtg Corp \$351,556
 Use: 3 Bdrm Ranch, Lot: 9148sf

219 CANFIELD CT..... **\$200,437**
 B: Sintra Seven LLC
 S: Beverly J Sturdahl & Timothy A Sturdahl
 Vol/Page: 10476/236, Date: 04/11/24

29 DAYTON AVE..... **\$460,000**
 B: Audrey Eloius & Gregory Holt
 S: John Mastrostefano
 Vol/Page: 10476/106, Date: 04/11/24
 Mtg: Northpointe Bank \$437,000
 Use: 3 Bdrm Split Level, Lot: 9583sf
 Prior Sale: \$335,000 (09/23)

201 EDGEHILL RD..... **\$465,000**
 B: Lindsay A Laurie
 S: Christopher J Daigneault & Kristen K Daigneault
 Vol/Page: 10476/207, Date: 04/11/24
 Mtg: Centreville Bank \$270,000
 Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 14375sf

200 METRO CENTER BLVD U:6..... **\$132,000**
 B: Zachary Browning
 S: Caig J Watkinson
 Vol/Page: 10476/101, Date: 04/11/24
 Use: Office Condo Unit
 Prior Sale: \$100,000 (09/21)

23 PRINCETON AVE..... **\$530,000**
 B: Antonio J Carreiro & Louise Carreiro
 S: Payano LLC
 Vol/Page: 10474/301, Date: 04/08/24
 Mtg: NFM Lending \$397,500
 Use: 2-Family Two Family, Lot: 14375sf
 Prior Sale: \$290,000 (08/23)

ROSEDALE RD..... **\$5,000**
 B: Jessica L Giorgi
 S: Ernest A Hudson & Carice P Hudson
 Vol/Page: 10476/336, Date: 04/12/24

394 SARGENT ST..... **\$382,500**
 B: Michael T Garrepy
 S: Desired Dev LLC
 Vol/Page: 10475/26, Date: 04/08/24
 Mtg: Navigant Credit Union \$357,500
 Use: 3 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$260,000 (01/24)

51 TERRACE AVE..... **\$248,000**
 B: Driven Rity LLC
 S: James P Witaszek & Alice E Witaszek
 Vol/Page: 10475/140, Date: 04/09/24
 Use: 2 Bdrm Cottage, Lot: 10890sf

64 WAVERLY ST..... **\$390,000**
 B: Prestige Worldwide Invest
 S: Fagundes Donald R Jr Est & Tyler L Fagundes
 Vol/Page: 10476/344, Date: 04/12/24
 Mtg: Briry LLC \$330,000
 Use: 2 Bdrm Raised Ranch, Lot: 11761sf

64 WAVERLY ST U:200..... **\$390,000**
 B: Prestige Worldwide Invest
 S: Fagundes Donald R Jr Est & Tyler L Fagundes
 Vol/Page: 10476/344, Date: 04/12/24
 Use: Condo

67 WELLINGTON AVE..... **\$375,000**
 B: Justin Vildavs & Rachel Sprague
 S: Lsf9 Master Participation & Us Bank TNa
 Vol/Page: 10475/210, Date: 04/10/24
 Mtg: JPMorgan Chase Bank \$300,000
 Use: 2 Bdrm Ranch, Lot: 6970sf
 Prior Sale: \$1,474 (07/18)

212 WENDELL RD..... **\$335,000**
 B: John R Rotondi
 S: Richard A Rotondi Tr, Tr for Ursula Rotondi lrt
 Vol/Page: 10475/115, Date: 04/09/24
 Mtg: Citizens Bank \$200,000
 Use: 4 Bdrm Bngl/cottage, Lot: 4356sf

166 WRISTON AVE..... **\$362,500**
 B: Christopher J Diffley
 S: Michael Caspersen
 Vol/Page: 10475/325, Date: 04/10/24
 Mtg: Guild Mortgage Co \$344,375
 Use: 3 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$160,000 (02/19)

► FORECLOSURE DEEDS

403 CHAPMANS AVE..... **\$275,000**
 B: Vargas Prop LLC
 S: Ri Hsng & Mtg Fin Corp
 Vol/Page: 10475/195, Date: 04/09/24
 Mtg: Joseph Vargas \$290,000
 Use: 3 Bdrm Colonial, Lot: 6098sf
 Prior Sale: \$269,900 (01/22)

► MORTGAGES

327 BEACHWOOD DR..... **\$100,000**
 Barbara J Marshall from Navigant Credit Union

117 BETSEY WILLIAMS DR..... **\$164,000**
 Laurie Cadman from Coastal One CU

355 CHURCH AVE..... **\$183,708**
 Emilia Invest LLC from Maria Duarte

DOVER RD L:159..... **\$505,000**
 115 Maple St LLC from HarborOne Bank

DOVER RD L:159..... **\$404,000**
 115 Maple St LLC from HarborOne Bank

98 EASTGATE DR..... **\$100,000**
 Elizabeth O Whited from Greenwood CU

258 FAIRFAX DR..... **\$100,000**
 Richard Stanley+ from Citizens Bank

95 GEORGE ARDEN AVE..... **\$10,452**
 Kristyn M Benedetti from USA HUD

214 GORDON AVE..... **\$9,703**
 Joanne Adamo+ from USA HUD

78 HANOVER ST..... **\$75,000**
 Kevin J Souza+ from Reliance First Cap

209 HARRISON AVE..... **\$6,391**
 Jennifer Ray+ from USA HUD

98 HOXSIE AVE..... **\$100,000**
 Marie C Resendes from Bank of Rhode Island

4 IRONWOOD CT..... **\$155,000**
 Lisa M Nichols from Rocket Mortgage LLC

210 IRVING RD..... **\$14,980**
 Eric R Tirado from USA HUD

1190 IVES RD U:1..... **\$142,000**
 Peggy J Beauchene from Citizens Bank

1190 IVES RD U:11..... **\$142,000**
 Peggy J Beauchene from Citizens Bank

142 KIWANEE RD..... **\$60,000**
 Amy M Blake from Wave Federal CU

124 LIVERPOOL ST..... **\$11,956**
 Stephanie Barstow from USA HUD

41 LONGWOOD AVE..... **\$120,000**
 William S Unger+ from Citizens Bank

38 LYNDAL AVE..... **\$27,382**
 Joshua Mossman from Figure Lending LLC

350 MAJOR POTTER RD..... **\$300,000**
 Joseph J Pankowicz+ from Coastal One CU

MAPLE ST L:168..... **\$404,000**
 115 Maple St LLC from HarborOne Bank

MAPLE ST L:18..... **\$505,000**
 115 Maple St LLC from HarborOne Bank

MAPLE ST L:18..... **\$404,000**
 115 Maple St LLC from HarborOne Bank

115 MAPLE ST U:168..... **\$505,000**
 115 Maple St LLC from HarborOne Bank

17 MELLON RD..... **\$61,050**
 Noreen K Rosa from New American Funding

200 METRO CENTER BLVD U:1-6..... **\$175,000**
 Zachary Browning from Equity Trust Co

19 MINER ST..... **\$363,750**
 William B Fooks from Velocity Comm Cap LLC

721 NARRAGANSETT PKWY.....	\$88,300
Robert A Walker+ from Citizens Bank	
95 PADDOCK DR	\$71,400
Robert Rinn+ from BayCoast Bank	
11 PALM BLVD.....	\$20,000
Riley J Greene from BankNewport	
96 PARTITION ST	\$110,000
Joseph C Staten from Citizens Bank	
170 PAYTON AVE.....	\$50,000
Stalin A Mejia Vazquez from Citizens Bank	
72 POLK RD	\$235,000
Frank T Chauvette+ from Bank of Rhode Island	
200 POST RD U:620	\$80,000
Kevin R Brennan from Coastal One CU	
21 REMINGTON ST.....	\$50,000
Joseph P Kenny Jr from Citizens Bank	
8 SLATER AVE.....	\$100,000
Rhode Island Custom Bldrs from Daniel Meehan	
12 SPARROW LN.....	\$105,000
Jose Ventura+ from Citizens Bank	
903 STRATFORD LN U:903.....	\$75,000
Susan B Feldman from Citizens Bank	
97 SURF AVE.....	\$12,985
Claude Ostine Jr+ from USA HUD	
55 SWEET MEADOW DR.....	\$55,000
Glenn M Rosera+ from Navigant Credit Union	
106 UPHILL AVE.....	\$33,122
Jose Cruz from USA HUD	
54 VANSTONE AVE.....	\$14,569
Dimitry Z Alexis from USA HUD	
987 W SHORE RD.....	\$100,000
Katty A Nichols+ from Westerly Community CU	
35 WASHINGTON ST	\$8,212
Matthew Silva from USA HUD	
WAVERLY ST L:200.....	\$330,000
Prestige Worldwide Invest from Briyr LLC	
WAVERLY ST L:200.....	\$40,000
Prestige Worldwide Invest from Dale Hldg	
64 WAVERLY ST	\$40,000
Prestige Worldwide Invest from Dale Hldg	
166 WRISTON AVE.....	\$15,000
Christopher J Diffley from RI Hsg & Mtg Fin Corp	

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

58 BAILEY DR.....	\$512,500
B: James F Robson Sr & Frances Robson	
S: Paula Guarino	
Vol/Page: 648/113, Date: 04/10/24	
Mtg: NFM Lending \$337,500	
Use: 3 Bdrm Raised Ranch, Lot: 10454sf	
25 PEQUOT TRL.....	\$100,000
B: Michael Couto & Kyon M Kim	
S: Cross Hldg LLC	
Vol/Page: 648/148, Date: 04/12/24	
Use: Residential Open Land, Lot: 19166sf	
Prior Sale: \$66,400 (03/22)	

► MORTGAGES

46 DAYNA DR.....	\$25,000
Sarah Courtney from Westerly Community CU	
33 JULIE CT	\$150,000
Maria G Shank+ from Ocean State CU	
94 MUDDY BROOK RD.....	\$11,818
William Nottage from USA HUD	

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

20 CARLTON PL.....	\$335,000
B: Eric Gadoury	
S: Joshua C Hunter & Amanda R Hunter	
Doc#: 000002489-1221, Date: 04/15/24	
Mtg: Guild Mortgage Co \$268,000	
Use: 2 Bdrm Ranch, Lot: 6499sf	
Prior Sale: \$265,000 (01/22)	
5 COTTAGE ST	\$269,900
B: Matthew Byington	
S: James E Carr	
Doc#: 000002489-1218, Date: 04/15/24	
Mtg: JPMorgan Chase Bank \$215,920	
Use: 1 Bdrm Ranch, Lot: 5001sf	
Prior Sale: \$114,500 (05/20)	
38 COWESETT AVE U:23.....	\$144,000
B: Yongfu Piao	
S: Zeke Aubin	
Doc#: 000002489-1179, Date: 04/12/24	
Mtg: Angel Oak Mortgage \$115,200	
Use: 1 Bdrm Condo	
Prior Sale: \$72,000 (07/18)	
36 EAST ST.....	\$265,000
B: Scott Hyland	
S: Harold W Hyland Jr	
Doc#: 000002489-1183, Date: 04/12/24	
Mtg: Paul Harold W Hyland \$141,000	
Use: 2-Family Two Family, Lot: 10001sf	
66 EPWORTH AVE.....	\$441,150
B: Kyleah Benton	
S: William P Adams	
Doc#: 000002489-1144, Date: 04/10/24	
Mtg: LoanDepot.Com \$433,158	
Use: 2-Family Raised Ranch, Lot: 8002sf	
Prior Sale: \$120,000 (06/11)	
33 ETHEL ST	\$450,000
B: Ryan Laflamme & Amanda Laflamme	
S: George Mandeville	
Doc#: 000002489-1192, Date: 04/12/24	
Mtg: Primary Residentl Mtg \$412,087	
Use: 3 Bdrm Raised Ranch, Lot: 5998sf	
Prior Sale: \$220,000 (12/23)	

10 FOX RUN DR.....	\$428,400
B: Charles Lucier	
S: Edward D Cianci & Lucy W Reid	
Doc#: 000002489-1186, Date: 04/12/24	
Mtg: Westerly Community CU \$406,980	
Use: 3 Bdrm Raised Ranch, Lot: 8838sf	
Prior Sale: \$337,000 (02/23)	
1676 MAIN ST	\$418,000
B: Luis M Batres-Escobar	
S: Willaim P Adams	
Doc#: 000002489-1200, Date: 04/12/24	
Mtg: Paramount Res Mtg Gp \$410,428	
Use: 3-Family Mlti-unt Bldg, Lot: 6325sf	
129 NOTTINGHAM DR.....	\$470,000
B: Eric J Foster	
S: Christopher A Geiser	
Doc#: 000002489-1228, Date: 04/16/24	
Mtg: Shoreham Bank \$456,577	
Use: 3 Bdrm Raised Ranch, Lot: 11513sf	
Prior Sale: \$370,000 (05/21)	
105 TOWER RD.....	\$443,000
B: Meliisa R Buboiss & Michael K Barrett	
S: Krystina M Pezza & Elyssa A Pezza	
Doc#: 000002489-1134, Date: 04/10/24	
Mtg: NFM Inc \$378,510	
Use: 4 Bdrm Ranch, Lot: 12206sf	
► FORECLOSURE DEEDS	
ENFIELD DR.....	\$322,457
B: Argent Securities Inc & Deutsche Bk Natl T Co Tr	
S: Maria Z La-Cunha & Deutsche Bk Natl TCo	
Doc#: 000002489-1234, Date: 04/16/24	
► MORTGAGES	
49-51 BOWLING LN.....	\$325,000
B&s Consulting LLC from Bluedog Capital Partn	
60 CRESTWOOD DR	\$60,000
Andrew L Lapierre from RI Credit Union	
50 EPWORTH AVE.....	\$14,355
Jarekys Quinones from USA HUD	
27 GRANITE ST	\$276,500
Brian A Fabiano from Seacoast Mortgage Cor	
32 INTERVALE RD	\$25,000
Mari-Ann Bovill+ from Washington Tr Co	
35 JAYCEE DR.....	\$10,014
Marissa A Rivera+ from USA HUD	
38 LEXINGTON AVE.....	\$387,148
Phillip A Plevel+ from Navy FCU	
1676 MAIN ST	\$15,000
Luis M Batres-Escobar from RI Hsg & Mtg Fin Corp	
97 MAPLE AVE	\$8,827
Lauren Joaquin from USA HUD	
8 MCTEERS CT	\$325,000
B&s Consulting LLC from Bluedog Capital Partn	
129 NOTTINGHAM DR.....	\$15,000
Eric J Foster from RI Hsg & Mtg Fin Corp	
12 OAKRIDGE DR	\$35,000
Gloria J Hartmann from Bank of America NA	
29 PENNSYLVANIA AVE.....	\$287,000
Brian A Fabiano from Seacoast Mortgage Cor	
10 VALLEY CREST DR.....	\$90,000
Cynthia Gomes from Bristol Cnty Svgs Bk	
66 W VALLEY CIR U:16.....	\$195,000
Susan L Clubert from Baycoast Mortgage Co	
24 WAYMAN ST	\$75,000
Merton J Greene from Amerisave Mtg Corp	

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

CALVERT PL \$1,350,000

B: Bradford D Cerilli & Susan M Cerilli
S: Richard B Stotenburgh Tr, Tr for Stoutenburgh RET
Vol/Page: 1048/102, Date: 04/12/24

37 CLARKES VILLAGE RD..... \$1,275,000

B: Mark Vandlik & Victoria Vandlik
S: Gail M Sheahan
Vol/Page: 1048/76, Date: 04/12/24
Mtg: CMG Home Loans \$1,000,000
Use: 3 Bdrm Colonial, Lot: 10001sf

► MORTGAGES

32 CALVERT PL \$550,000

Bradford D Cerilli+ from Centreville Bank

75 CEDAR RIDGE TRL..... \$200,000

David J Urban from BankNewport

4 TOP O THE MARK DR..... \$100,000

Heather Smith+ from TD Bank NA

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

265 LONG HWY..... \$680,000

Gregory J Mataronas from Farm Credit East ACA

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

1532 GREEN END AVE \$3,000,000

B: Gg Properties LLC
S: Kathleen M Redgate
Vol/Page: 1826/318, Date: 04/12/24
Use: 4 Bdrm Ranch, Lot: 111949sf
Prior Sale: \$190,500 (07/14)

72 JOHNNY CAKE HILL RD..... \$4,625,000

B: 7 Johnny Cake Hill LLC
S: Gg Properties LLC
Vol/Page: 1826/190, Date: 04/11/24
Mtg: Bank of Rhode Island \$3,237,500
Use: Commercial Building, Lot: 132858sf

PRESCOTT POINT CONDO U:6-4 \$759,000

B: Philip J Guy Jr & Robin L Guy
S: Island View Partners LLC
Vol/Page: 1827/15, Date: 04/15/24
Use: Condo

300 VAUCLUSE AVE..... \$2,300,000

B: Diane I Rooney
S: Michael J Mcvicker & Jacqueline H Mcvicker
Vol/Page: 1826/285, Date: 04/12/24
Mtg: Bank of America NA \$1,150,000
Type: Adj
Use: 4 Bdrm Colonial, Lot: 22216sf
Prior Sale: \$375,000 (07/20)

► MORTGAGES

40 ELLERY AVE \$750,000

Richard Braun from BankNewport

49 JAMES FRANCIS TER \$815,900

Bryan D Sullivan from Citizens Bank

PRESCOTT POINT CONDO U:5..... \$3,600,000

Prescott Point LLC from Bank of Rhode Island

PRESCOTT POINT CONDO U:7..... \$3,600,000

Prescott Point LLC from Bank of Rhode Island

PRESCOTT POINT CONDO U:9..... \$3,600,000

Prescott Point LLC from Bank of Rhode Island

90 PURGATORY RD \$1,530,000

Clair R Grinnell+ from USA HUD

90 PURGATORY RD \$1,530,000

Clair R Grinnell+ from Finance America LLC

16 SPRUCE AVE..... \$138,500

Jill A Armstrong from Citizens Bank

1 THELMA LN \$90,000

Brian J Gill from Peoples Credit Union

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

7 BULL ST..... \$1,300,000

B: Seth G Greenia & Christine L Greenia
S: Laurel B Dowding
Vol/Page: 3191/196, Date: 04/12/24
Mtg: Guild Mortgage Co \$975,000
Use: 2fam-5fam Residence, Lot: 4286sf
Prior Sale: \$737,500 (08/16)

1117 CAPELLA S U:1117 \$737,500

B: Ferraro Family Newport LL
S: Everett H Greene & David S Greene Ex
Vol/Page: 3191/171, Date: 04/12/24
Use: 3 Bdrm Condo

38 DUDLEY AVE..... \$689,000
 B: David J Melendez
 S: Blue Rock Dudley Ave LLC
 Vol/Page: 3191/75, Date: 04/10/24
 Mtg: Shoreham Bank \$703,813
 Use: 3 Bdrm Ranch, Lot: 12489sf
 Prior Sale: \$575,000 (12/22)

4 GILLIES CT..... \$700,000
 B: Jack P Jefferies Tr, Tr for Jack P Jefferies RET
 S: Deborah A Gozzo Tr, Tr for Gozzo Fit
 Vol/Page: 3191/168, Date: 04/12/24
 Use: 2 Bdrm Colonial, Lot: 1494sf

23 HOLLAND ST \$1,000,000
 B: Christopher J Cury & Kristen E Cury
 S: Carol Walker
 Vol/Page: 3191/222, Date: 04/12/24
 Mtg: Originpoint Llc \$750,000
 Use: 2-Family Two Family, Lot: 1921sf

11 SIMMONS ST..... \$600,000
 B: Gregory Leite & Anne M Last
 S: James Barry Jr & Kathryn Barry
 Vol/Page: 3191/267, Date: 04/12/24
 Mtg: CMG Home Loans \$480,000
 Use: 3 Bdrm Colonial, Lot: 3001sf

TEWS CT \$475,000
 B: Blueport Cottage 2 LLC
 S: Luke C Murray & Cynthia J Murray
 Vol/Page: 3191/289, Date: 04/12/24

► **MORTGAGES**

20 BEACON CT \$84,700
 Paul D Russell+ from BankNewport

1117 CAPELLA ST \$650,000
 Ferraro Family Newport LL from Sleeping Giant Inve

14 OLD FORT RD \$93,000
 Rafael Medina from Craig T Brown

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**

160 CROMWELL DR..... \$1,125,000
 B: Joshua Mchale & Jessica Mchale
 S: Robert S Edenbach & Corinne A Edenbach
 Vol/Page: 2209/146, Date: 04/10/24
 Mtg: Leader Bank NA \$500,000
 Use: 3 Bdrm Contemporary, Lot: 88825sf
 Prior Sale: \$783,000 (09/18)

79 DURLING AVE..... \$600,000
 B: Patricia A Murphy
 S: Jean Murphy
 Vol/Page: 2209/234, Date: 04/11/24

86 NEWPORT HARBOR DR U:18B \$1,375,000
 B: Walter J Lee Tr, Tr for Walter J Lee Ft
 S: Newport Beach Club LLC
 Vol/Page: 2209/123, Date: 04/10/24
 Use: Condo

► **MORTGAGES**

100 BENJAMIN DR..... \$155,000
 Stephen Andrea+ from Citizens Bank

192 NEWPORT BEACH DR U:192 \$345,000
 Debra E Delvecchio+ from Bank of America NA

PRESCOTT POINT CONDO U:5..... \$3,600,000
 Prescott Point LLC from Bank of Rhode Island

PRESCOTT POINT CONDO U:7 \$3,600,000
 Prescott Point LLC from Bank of Rhode Island

PRESCOTT POINT CONDO U:9..... \$3,600,000
 Prescott Point LLC from Bank of Rhode Island

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**

44 BLUE JAY ST \$330,000
 B: Diane M Silvia & Teresa J Silvia
 S: Russell J Motta Sr & Chistine O Motta
 Vol/Page: 1985/146, Date: 04/10/24
 Use: Mobile Home

INDIAN GRASS CIR \$110,000

B: Jska LLC
 S: Sandywoods Land TLLC
 Vol/Page: 1985/294, Date: 04/16/24

16 INDIAN GRASS CIR \$220,000

B: Kevin E Raposo
 S: Sandywoods Land TLLC
 Vol/Page: 1985/296, Date: 04/16/24
 Use: Residential Open Land, Lot: 25003sf

22 INDIAN GRASS CIR \$220,000

B: Kevin E Raposo
 S: Sandywoods Land TLLC
 Vol/Page: 1985/296, Date: 04/16/24
 Use: Residential Open Land, Lot: 19341sf

39-43 MAIN RD \$635,000

B: Main Rd Fireworks Rlty LL
 S: Jonathan A Cottrelli
 Vol/Page: 1985/248, Date: 04/16/24
 Mtg: Rockland Tr Co \$475,000
 Use: Commercial Building, Lot: 18426sf
 Prior Sale: \$185,000 (10/19)

31 REED ST..... \$477,500

B: Vincent Newcomb
 S: Molly Cote
 Vol/Page: 1985/227, Date: 04/15/24
 Mtg: Bay Equity LLC \$382,000
 Use: 4 Bdrm Cape Cod, Lot: 6708sf

81 STONE CHURCH RD \$309,000

B: David Duarte
 S: Arthur Mello Tr, Tr for Arthur Mello RET
 Vol/Page: 1985/198, Date: 04/15/24
 Mtg: Marchionte Captl LLC \$339,000
 Use: 2 Bdrm Ranch, Lot: 72571sf

53 TOPSAIL DR U:53..... \$879,000

B: Thomas J Gavick & Louise P Govlick
 S: Nancy Vignola Tr, Tr for Bernice S Laporte Lt
 Vol/Page: 1985/287, Date: 04/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$508,000 (11/19)

► **MORTGAGES**

175 JUDSON ST..... \$172,100
 Jill M Glazier from Rocket Mortgage LLC

81 STONE CHURCH RD \$75,000
 David Duarte from Joseph Vieira

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

446 CENTRAL ST..... \$575,000

B: John Aiello Jr & Ann M Aiello
S: Daniel T Lynch & Lyza P Lynch
Vol/Page: 1326/24, Date: 04/11/24
Use: 3 Bdrm Colonial, Lot: 22651sf
Prior Sale: \$523,650 (09/21)

715 CENTRAL ST..... \$330,000

B: Mary-Frances Gagan
S: Anthony Carnevale
Vol/Page: 1326/193, Date: 04/15/24
Mtg: Paramount Res Mtg Gp \$324,022
Use: 3 Bdrm Cottage, Lot: 22608sf

73-75 GRIFFIN ST..... \$375,000

B: Joseph Levesque & Jolene Webb
S: Richard P Levesque
Vol/Page: 1326/129, Date: 04/12/24
Mtg: Navigant Credit Union \$300,000
Use: 2fam-5fam Residence, Lot: 37418sf
Prior Sale: \$130,500 (09/12)

1268 HILL RD..... \$218,000

B: Dennis Nanni Jr & Michele L Nanni
S: Raymond J Ferguson Jr & Susan J Ferguson
Vol/Page: 1326/40, Date: 04/11/24
Mtg: Sierra Pacific Mtg \$174,400
Use: 3 Bdrm Ranch, Lot: 97574sf

43 MILL POND RD U:43..... \$400,000

B: Amy Nadien & Celeste Nadien
S: Joseph W Roger Tr, Tr for Nancy L Rogers Ft
Vol/Page: 1326/75, Date: 04/11/24
Use: 2 Bdrm Condo

219-221 NORTH RD..... \$365,000

B: Michael P Hauser
S: Carol A Drolet Tr, Tr for Jeanne I Rivet RET
Vol/Page: 1326/185, Date: 04/15/24
Use: 2-Family Two Family, Lot: 395089sf

186 S MAIN ST..... \$225,000

B: Jeffrey Lace
S: Daggett Raymond S Est & Karen Daggett
Vol/Page: 1326/97, Date: 04/12/24

115 SHERMAN FARM RD..... \$208,000

B: Whm Capital LLC
S: Midfirst Bank
Vol/Page: 1326/211, Date: 04/16/24
Mtg: Dover Inv Group Llc \$100,000
Use: 4 Bdrm Bngl/cottage, Lot: 30928sf
Prior Sale: \$202,833 (10/23)

44 UNION AVE..... \$470,000

B: Brendin D Miller & Kaitlyn M Miller
S: Richard L Johnston & Joan Johnston
Vol/Page: 1325/328, Date: 04/10/24
Mtg: Primary Residentl Mtg \$423,000

270 WALLUM LAKE RD..... \$120,000

B: Thomas J Gieseke
S: Robert H Beckwith
Vol/Page: 1326/116, Date: 04/12/24
Use: 3 Bdrm Conventional, Lot: 44388sf

▶ MORTGAGES

19 BEACH RD..... \$20,000

Robert A Young+ from Charter Oak Fed Cr Un

620 CHERRY FARM RD..... \$50,000

Dianna L Lacanfora+ from RI Credit Union

390 CHURCH ST..... \$225,000

Jeffrey Lace from Briry LLC

161 EMERSON RD..... \$412,000

Michael P Hauser+ from UniBank for Savings

HIGHLAND TRL..... \$225,000

Jeffrey Lace from Briry LLC

184 LAUREL HILL AVE..... \$65,000

Kevin Calabro from Jamison Monello

2 LOG RD..... \$65,000

Curtis E Hrycaj+ from Navigant Credit Union

180 OLD WALLUM LAKE RD..... \$240,000

Crystal L Brule from Providence Mtg Ass In

39 POWER LN..... \$201,269

David E Roby Jr+ from Rocket Mortgage LLC

816 S MAIN ST..... \$225,000

Jeffrey Lace from Briry LLC

81 SUNSET RD..... \$225,000

Jeffrey Lace from Briry LLC

270 WALL LAKE RD..... \$170,000

Thomas J Gieseke from Roger R Gieseke

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

92 PERRY ST..... \$465,000

B: Sayed Elsamman
S: Constance A White
Vol/Page: 1070/230, Date: 04/12/24
Mtg: Guaranteed Rate Inc \$348,750
Use: 2fam-5fam Residence, Lot: 4918sf

122 SYLVIAN ST..... \$150,000

B: William A Lebeau
S: Diane J Pina & Edward W Lebeau
Vol/Page: 1070/208, Date: 04/11/24
Use: 2fam-5fam Residence, Lot: 6647sf

▶ MORTGAGES

44-46 CLEVELAND ST..... \$13,242

Vanessa Arroyo from USA HUD

119-121 VALLEY ST..... \$16,192

Mariano M Quevedo from USA HUD

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

164 2ND AVE..... \$490,000

B: Christopher Gomez & Yennifer Gomez Toribo
S: Saj LLC
Vol/Page: 6775/27, Date: 04/11/24
Mtg: American Natnwide Mtg \$481,124
Use: 6 Bdrm Colonial, Lot: 6010sf
Prior Sale: \$250,000 (04/23)

45 BALDINO DR..... \$415,000

B: Zoraya Marzan
S: Maria Richard
Vol/Page: 6774/119, Date: 04/10/24
Mtg: Fall River Five Cents \$302,950
Use: 3 Bdrm Ranch, Lot: 11548sf

111 COOLSPRING DR..... \$563,000

B: Daniel P Shea & Andrea M Shea
S: Michae L Agnoli
Vol/Page: 6775/2, Date: 04/11/24
Mtg: Movement Mtg LLC \$500,400
Use: 3 Bdrm Cape Cod, Lot: 9855sf
Prior Sale: \$289,500 (04/17)

80 CRESTWOOD RD..... \$450,000

B: 156 Lambert St Rty LLC
S: Jamie Leach
Vol/Page: 6775/158, Date: 04/11/24
Use: 2 Bdrm Split Level, Lot: 8500sf

42 EILEIN AVE..... \$507,500

B: Hrant Khatchadourian & Janet J Khatchadourian
S: Sheila M Lagasse
Vol/Page: 6775/94, Date: 04/11/24
Mtg: BankNewport \$498,307
Use: 4 Bdrm Colonial, Lot: 6000sf

52 FIRGLADE DR..... \$490,000

B: Michael P Webb & Lindsey D Webb
S: Judith A Almy-Coutu Tr, Tr for Almy Fret
Vol/Page: 6774/169, Date: 04/10/24
Mtg: LoanDepot.Com \$432,000
Use: 3 Bdrm Split Level, Lot: 9974sf

132 HOFFMAN AVE U:115..... \$192,000

B: Julia Lesperance
S: Michelle G Doliveira Tr, Tr for Whalen Irt
Vol/Page: 6773/283, Date: 04/09/24
Mtg: CMG Home Loans \$172,800
Use: 1 Bdrm Condo, Lot: 1556sf
Prior Sale: \$122,000 (06/21)

1361 HOPE RD..... \$445,100

B: Four T S Invest LLC
S: 2639 Cap Invest LLC
Vol/Page: 6774/216, Date: 04/10/24
Use: 4 Bdrm Conventional, Lot: 31500sf
Prior Sale: \$301,500 (10/23)

151 HOPE ST U:685	\$529,900
B: Joseph Beausoleil S: Shevach Feerman Vol/Page: 6774/83, Date: 04/10/24 Use: Condo	
151 HOPE ST U:686	\$529,900
B: Joseph Beausoleil S: Shevach Feerman Vol/Page: 6774/83, Date: 04/10/24 Use: Condo	
16 MALLORY CT	\$445,000
B: Vivian Vang S: Michael B Mcdonough & Aline C Mcdonough Vol/Page: 6773/149, Date: 04/08/24 Mtg: LoanDepot.Com \$421,950 Use: 2 Bdrm Raised Ranch, Lot: 6084sf Prior Sale: \$255,000 (06/19)	
29 SUNSET TER	\$385,888
B: Griffin Shoemaker S: Marcus S Rodriguez Vol/Page: 6774/11, Date: 04/09/24 Mtg: Northpoint Mortgage \$378,897 Use: 3 Bdrm Cape Cod, Lot: 5000sf	
37 TUDOR ST	\$483,000
B: Casey Lazarek S: Natalie Burrows Vol/Page: 6773/310, Date: 04/09/24 Mtg: Leader Bank NA \$383,000 Use: 3 Bdrm Raised Ranch, Lot: 7000sf	
58 WASHINGTON AVE	\$320,000
B: Enterprise Invest LLC S: Fingers & Fries LLC Vol/Page: 6773/254, Date: 04/09/24 Mtg: Alpha Real Est Lndg \$350,000 Use: 2-Family Two Family, Lot: 4237sf Prior Sale: \$201,000 (03/24)	
236 WAYLAND AVE	\$370,000
B: Griffey Dev LLC S: Wayland Rity LLC Vol/Page: 6775/111, Date: 04/11/24 Mtg: Centreville Bank \$184,500 Use: Mixed Use-prim Res & Comm, Lot: 4000sf Prior Sale: \$259,900 (03/20)	
100 WESTWOOD AVE	\$415,000
B: Lisbeth H Rodriguez & Margarita Rodriguez S: Zoraya Marzan Vol/Page: 6773/329, Date: 04/09/24 Mtg: Primary Residentl Mtg \$407,483 Use: 3 Bdrm Colonial, Lot: 4000sf	
104 WILBUR AVE	\$385,000
B: Victoria Lafond S: Erin M Testa Vol/Page: 6773/174, Date: 04/08/24 Mtg: Nexbank SSB \$365,750 Use: 3 Bdrm Ranch, Lot: 7375sf Prior Sale: \$139,000 (02/16)	
► FORECLOSURE DEEDS	
1361 HOPE RD	\$406,000
B: 2639 Cap Invest LLC S: Long Beach Mtg Ln T & Deutsche Bk Natl T Co Vol/Page: 6774/213, Date: 04/10/24 Mtg: Spindrift Inv \$356,000 Use: 4 Bdrm Conventional, Lot: 31500sf Prior Sale: \$301,500 (10/23)	
► MORTGAGES	
164 2ND AVE	\$15,000
Christopher Gomez+ from RI Hsg & Mtg Fin Corp	
124 AUBURN ST	\$9,029
Kevin P Ward+ from USA HUD	

217 BAY VIEW AVE	\$5,630
Jamie Kelly from USA HUD	
11 BROOKSIDE DR	\$13,130
Santo Arias from USA HUD	
183 CARPENTER RD	\$50,000
James R Patenaude from Rocket Mortgage LLC	
97 CHESTNUT AVE	\$358,000
Jason M Boulay+ from Lakeview Cmnty Cap	
150 COUNCIL ROCK RD	\$448,500
Joseph Sczerbinski Jr+ from Citizens Bank	
2059 CRANSTON ST	\$68,000
Amanda Cortoreal+ from Peoples Credit Union	
163 DAVIS AVE	\$48,900
Albert A Santilli from US Small Business	
120 DELLWOOD RD	\$225,000
Robert Delarosa from Greenwood CU	
10 DWIGHT ST	\$104,900
Robert Ashgh from US Small Business	
553 DYER AVE	\$302,000
Michael L Solitro+ from Rocket Mortgage LLC	
734 DYER AVE	\$50,000
Kiza M Camper from Coastal One CU	
153 FOUNTAIN AVE	\$727,500
James E Merolla from USA HUD	
153 FOUNTAIN AVE	\$727,500
James E Merolla from Mutual Of Omaha Mtg	
187 GRACE ST	\$10,717
Alexander Mowry from USA HUD	
5 GRAY COACH LN U:505	\$60,000
Stephen T Ragosta from Navigant Credit Union	
175 HOFFMAN AVE U:405	\$15,000
Ragosta Louis J Est+ from Robert Terino	
25 HOPE HILL TER	\$50,000
Kwun H Leung+ from Peoples Credit Union	
151 HOPE RD U:685	\$370,930
Joseph Beausoleil from 151 Ri Rsdcd Hldg	
151 HOPE RD U:686	\$370,930
Joseph Beausoleil from 151 Ri Rsdcd Hldg	
64 LAUREN CT	\$500,000
Hasmik Parsadanyan from HarborOne Bank	
44 LEDGEWOOD DR	\$75,000
Lauren E Decarvalho+ from Wave Federal CU	
138 LOCUST GLEN DR	\$250,000
Robert C Pezzillo+ from Citizens Bank	
8 MARIGOLD CT	\$100,000
Ronmel Sierra from Drew Em LLC	
85 MARION AVE S	\$105,000
Kimberly A Rose from Navigant Credit Union	
36 MAURAN ST	\$100,000
Elizabeth A Guest from Citizens Bank	
55 MYSTERY FARMS DR	\$150,000
Eduard Hamajian+ from BankNewport	
59 NICHOLS ST	\$14,988
Patricia Green from USA HUD	
599 PHENIX AVE	\$60,000
Jeffrey J Coelho from Navigant Credit Union	
73 PRISCILLA DR	\$50,000
David T Reall from Wave Federal CU	
243 S CLARENDON ST	\$13,737
Anthony A Perez from USA HUD	
19 SANDSTONE CIR	\$130,000
Cathleen M Palazzo+ from Citizens Bank	
669 SITUATE AVE	\$45,000
Alicia N Brodeur+ from Bank of America NA	
262 SMITH ST	\$139,397
Herman Pugh+ from Mutual Of Omaha Mtg	
22 SPRAGUE AVE	\$100,000
Stephanie L Giragosian+ from Citizens Bank	
5 STONY BROOK DR	\$250,000
Corrinne M Hague from BankNewport	
29 SUNSET TER	\$15,000
Griffin Shoemaker from RI Hsg & Mtg Fin Corp	

57 W HILL DR	\$50,000
Stephanie M Hosey from South Eastern Edc	
236 WAYLAND AVE	\$166,500
Griffey Dev LLC from South Eastern Edc	
100 WESTWOOD AVE	\$15,000
Lisbeth H Rodriguez+ from RI Hsg & Mtg Fin Corp	
33 ZENITH DR	\$50,000
Jeffrey M Cecere+ from Coastal One CU	
NO STREET GIVEN	\$4,450
Gary R Smith from Community Development	
NO STREET GIVEN	\$4,450
Gary R Smith from Community Development	

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

60 DAVID ST	\$557,000
B: Pedro N Paulo & Robin J Paulo S: Robert A Anderson Jr & Susan M Anderson Vol/Page: 1975/607, Date: 04/09/24 Use: 2 Bdrm Ranch, Lot: 25352sf	
4 ELMWOOD DR	\$490,000
B: Duy H Doan S: Robert Demers Vol/Page: 1975/567, Date: 04/08/24 Use: 3 Bdrm Ranch, Lot: 12676sf Prior Sale: \$347,000 (12/21)	
200 HEROUX BLVD U:1004	\$356,000
B: Thavaguru Sakthivel S: Megan M Macomber Vol/Page: 1975/734, Date: 04/12/24 Mtg: Eleven Mtg \$294,100 Use: 2 Bdrm Condo Prior Sale: \$211,500 (06/19)	
1102 HUNTING HILL DR U:1102	\$529,900
B: Venkata S Thopalli & Hema R Aduri S: Hunting Hill LLC Vol/Page: 1975/469, Date: 04/08/24 Mtg: Eastern Bank \$503,405 Type: Adj Use: Possible New Construction	
9 LYN CT	\$1,170,000
B: Domenica Dinardo & Sarah Dinardo S: Hidden Meadow Bldrs LLC Vol/Page: 1975/573, Date: 04/08/24 Mtg: Guild Mortgage Co \$760,500 Use: Residential Open Land, Lot: 60444sf Prior Sale: \$4,478 (01/23)	
2970 MENDON RD U:505	\$330,000
B: Nagaraja N Bukke & Venkata D Banavath S: Remy L Joseph & Claire Dumas Ex Vol/Page: 1975/754, Date: 04/12/24 Mtg: Bristol Cnty Svgs Bk \$297,000 Type: Adj Use: Condo	
33 OWEN DR	\$520,000
B: Joseph Nefaa & Saidie Sahyoun S: Travers Cynthia L Est & Sheri L Martelli Ex Vol/Page: 1975/539, Date: 04/08/24 Mtg: Guild Mortgage Co \$489,850 Use: 3 Bdrm Ranch, Lot: 14593sf	

► **MORTGAGES**

71 BOARDMAN AVE	\$249,000
Benjamin P Rivello from Navigant Credit Union	
59 COUNTRYSIDE DR	\$150,000
Michael G Remarski+ from Coastal One CU	
47 DAVID ST	\$40,000
Beau Brissette from Navigant Credit Union	
341 ENGLAND ST	\$100,000
Susan A Young+ from RI Credit Union	
51 FOREST AVE	\$9,181
Jorge B Ramos from USA HUD	
33 GRANDVIEW DR	\$200,000
Eric A Zabinski from Navigant Credit Union	
15 GREEN ST	\$55,000
Alexandra M Randle+ from Primary Residentl Mtg	
263 HARRIET LN	\$310,000
William H Barney+ from Citizens Bank	
40 HOWE ST	\$45,000
Marie A Boutin+ from Rocket Mortgage LLC	
96 MOUNT PLEASANT VIEW AVE	\$244,000
Pascal B Tannous+ from Coastal One CU	
60 SHERMAN AVE	\$100,000
Michael F Mckenney+ from Navigant Credit Union	

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**

186 2ND ST	\$220,000
B: Antonio Albuquerque & Dorren Albuquerque	
S: Anne E Tierney & Gary Kiley	
Vol/Page: 4777/179, Date: 04/08/24	
Use: 3 Bdrm Conventional, Lot: 5001sf	
64 PLANET AVE	\$345,000
B: Sandro A Duenas & Maria V Arias	
S: Daniel Decrescenzo 3rd	
Vol/Page: 4777/219, Date: 04/08/24	
Mtg: First Bank \$293,250	
Use: 2 Bdrm Bngl/cottage, Lot: 5001sf	
Prior Sale: \$109,500 (07/13)	

► **MORTGAGES**

45 BAY VIEW AVE	\$49,000
Glenn J Casavant+ from Greenwood CU	
58 GROVE AVE	\$260,000
Estela A Rodrigues from Baycoast Mortgage Co	
145 WILMARTH AVE	\$5,385
Donna Andrade from USA HUD	
242 WOODWARD AVE	\$21,480
Deannamarie Smith from USA HUD	

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

► **MORTGAGES**

390 CHURCH ST	\$225,000
Jeffrey Lacey from Briry LLC	

77 EVERGREEN RD	\$8,994
Kyle Corriveau from USA HUD	
HIGHLAND RD	\$225,000
Jeffrey Lacey from Briry LLC	
1329 PUTNAM PIKE	\$37,000
Deborah L Palmer from LoanDepot.Com	
29 S ATLANTIC AVE	\$150,000
Daniel M Langlois+ from LoanDepot.Com	
816 S MAIN ST	\$225,000
Jeffrey Lacey from Briry LLC	
119 SAWMILL RD	\$60,000
Shannan L Fix+ from Rocket Mortgage LLC	
81 SUNSET RD	\$225,000
Jeffrey Lacey from Briry LLC	
23 WINTERGREEN WAY	\$675,000
Frank Simonelli Homes LLC from HarborOne 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**

177 GEORGE WATERMAN RD	\$275,000
B: Eric Leuropa & Claire C Velleca	
S: Maria M Costanito	
Vol/Page: 3231/39, Date: 04/15/24	
Use: Residential-multiple Bldgs, Lot: 9583sf	
2200 HARTFORD AVE	\$2,400,000
B: Bearbody Holdings LLC	
S: Progressive Casualty Ins	
Vol/Page: 3231/65, Date: 04/15/24	
Use: Commercial Building, Lot: 171191sf	
RICE ST	\$275,000
B: Eric Leuropa & Claire C Velleca	
S: Maria M Costanito	
Vol/Page: 3231/39, Date: 04/15/24	
16 SUSAN CIR	\$581,000
B: Kiersten I Delaney & Justin T Delaney	
S: Matthew Bourassa	
Vol/Page: 3230/261, Date: 04/11/24	
Use: 3 Bdrm Raised Ranch, Lot: 8276sf	
Prior Sale: \$340,000 (09/18)	

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**

18 BALLOU AVE U:A	\$335,000
B: Raul J Bahena	
S: Daniel Fazak	
Vol/Page: 2523/118, Date: 04/11/24	
Mtg: NFM Inc \$318,250	
Use: 2 Bdrm Condo	
Prior Sale: \$221,700 (03/22)	

17 BOULEVARD AVE	\$250,000
B: Ri Proepry Wire LLC	
S: Ronald Mercurio	
Vol/Page: 2523/68, Date: 04/11/24	
Use: 4 Bdrm Cape Cod, Lot: 5489sf	
Prior Sale: \$195,000 (04/24)	
10 COTTAGE ST	\$585,000
B: Aaron J Perez & Eliana Aimee	
S: Sudheer Garikapati & Priyanka Alapati	
Vol/Page: 2523/175, Date: 04/12/24	
Use: 3 Bdrm Conventional, Lot: 15812sf	
Prior Sale: \$360,000 (09/22)	
15 MARIA ST	\$555,000
B: Samuel Morgan & Julie Mcternan	
S: Ronald J Rabczak & Diane M Rabczak	
Vol/Page: 2523/146, Date: 04/11/24	
Mtg: Guaranteed Rate Affin \$416,250	
Use: 4 Bdrm Colonial, Lot: 16901sf	
NEW RIVER RD	\$900,000
B: Merrick Development Corp	
S: Edgewood Developers LLC	
Vol/Page: 2523/224, Date: 04/15/24	
107 OLD RIVER RD U:139	\$489,900
B: Richard Barrette & Michelle T Barrette	
S: Old River Rd Dev LLC	
Vol/Page: 2523/171, Date: 04/12/24	
Use: Condo	
107 OLD RIVER RD U:142	\$489,900
B: Robert A Anderson Jr & Susan M Anderson	
S: Old River Rd Dev LLC	
Vol/Page: 2523/62, Date: 04/10/24	
Use: Condo	
4 PASCALE DR	\$595,000
B: Sandra J Morrissey	
S: Seaview Realty LLC & Stephen Long	
Vol/Page: 2523/208, Date: 04/12/24	
Mtg: Seaview Realty Lc \$235,000	
Use: 4 Bdrm Ranch, Lot: 25265sf	
Prior Sale: \$200,000 (02/23)	

► **MORTGAGES**

6 ALMEIDA DR	\$150,000
School House Apts LLC from Navigant Credit Union	
5 BROWNE HILL CT	\$277,600
Leslie Welch+ from Citizens Bank	
10 CATTAGE ST	\$526,500
E A Exposito-Gonzalez+ from Movement Mtg LLC	
35 CENTRAL ST	\$438,750
David Zuller from Movement Mtg LLC	
24 DENNELL DR	\$200,000
Xu Chen from Zhiyu Ding	
7 MEADOWBROOK RD	\$103,500
Daniel Herrle+ from Pennymac Loan Service	
13 PINE GROVE AVE	\$400,000
Michael R Johnson+ from Coastal One CU	
RIVER RD	\$900,000
Merrick Developer Corp from Edgewood Developer LI	
49 WASIOTA AVE	\$200,000
Xu Chen from Zhiyu Ding	

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

110 ANGELL AVE..... \$375,000
 B: Method Invest Grp LLC
 S: Mary L Ferreira
 Vol/Page: 3776/294, Date: 04/08/24
 Mtg: Sprindrift Investment \$300,000
 Use: 2-Family Two Family, Lot: 5619sf

948 CHARLES ST..... \$625,000
 B: Mohammad R Kattan & Mohammad Y Kattan
 S: 948 Charles LLC
 Vol/Page: 3776/322, Date: 04/08/24
 Use: 3-Family Mlti-unt Blg, Lot: 18992sf
 Prior Sale: \$500,000 (12/23)

72 THELMA ST \$319,000
 B: William L Campos
 S: Vincent A Poirier
 Vol/Page: 3777/66, Date: 04/09/24
 Use: 3 Bdrm Raised Ranch, Lot: 6011sf

► MORTGAGES

12 BENNETT ST..... \$45,000
 Ryan T Horner+ from US Small Business

2 BRISTOW ST..... \$5,000
 Laura Linback from Webster Bank

24 CITY VIEW CIR..... \$200,000
 Ferhat H Gezer+ from Citizens Bank

4 RICCI DR..... \$1,437,000
 Kenneth E Richards+ from Fund-ex Solution Grp

2 ROSSI DR..... \$395,100
 Brianna L Moniz from Movement Mtg LLC

55 SWAN ST \$3,810
 Kyle P Fleming from USA HUD

NORTH SMITHFIELD

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

20 GILFILLAN RD..... \$490,000
 B: Ethan Debassio & Kendra Martins
 S: Daniel J Mcneil Jr & Donna J Mcneil
 Vol/Page: 988/104, Date: 04/08/24
 Mtg: BankNewport \$390,000
 Use: 3 Bdrm Ranch, Lot: 15072sf

1544 PROVIDENCE PIKE..... \$345,000
 B: Donna Mcneill
 S: Phillip A Larson & Kimberly Ray-Larson
 Vol/Page: 988/158, Date: 04/09/24
 Mtg: CMG Home Loans \$276,000
 Use: 2 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$239,000 (10/19)

► MORTGAGES

621 BLACK PLAIN RD..... \$535,500
 Samantha C Colter from Lakeview Loan Serviv

849 BLACK PLAIN RD..... \$325,000
 LizaK Ft+ from Centreville Bank

77 GREENVILLE RD..... \$190,000
 Johnathon R George from Citizens Bank

2 LOG RD \$65,000
 Curtis E Hrycaj+ 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

728 BEAVERAGE HILL AVE U:14 \$200,000
 B: Jose Cirino & Aida Nazario
 S: Kellie Mcdowell
 Vol/Page: 5077/121, Date: 04/10/24
 Mtg: Bristol Cnty Svgs Bk \$160,000
 Type: Adj
 Use: Condo

50 CARNATION ST U:B10 \$140,000
 B: Richard Lataille
 S: Latonya D Jefferson & Suzanne Gordon
 Vol/Page: 5078/162, Date: 04/15/24
 Mtg: David F Corderio \$110,000
 Use: Condo

111 CARTER AVE \$357,000
 B: Rogerio G Do Carmo & Susan Do Carmo
 S: Tormey Margaret E Est & Arlene Violet
 Vol/Page: 5078/136, Date: 04/12/24
 Mtg: Coastal One CU \$260,250
 Use: 2-Family Two Family, Lot: 5143sf

45 DENVER ST \$480,000
 B: Kelly Munoz & Gloria Castrillion
 S: Rabi Shrestha & Nancy Varnes
 Vol/Page: 5078/217, Date: 04/15/24
 Mtg: Total Mtg Svcs \$471,306
 Use: 2-Family Two Family, Lot: 8250sf
 Prior Sale: \$438,000 (08/22)

389 GLENWOOD AVE \$600,000
 B: D & A Properties LLC
 S: Blue Water Realty LLC
 Vol/Page: 5077/321, Date: 04/11/24
 Mtg: Cobble Hill Dev LLC \$600,000
 Use: Apartment Bldg - 4-8 Units, Lot: 7474sf
 Prior Sale: \$1,838 (12/19)

487 GRAND AVE..... \$300,000
 B: William Balir
 S: Higgins Twyla J Est & Jacki Pinger
 Vol/Page: 5077/77, Date: 04/10/24
 Mtg: Rocket Mortgage LLC \$128,000
 Use: Residential Open Land, Lot: 4000sf

487 GRAND AVE..... \$300,000
 B: William Balir
 S: Higgins Twyla J Est & Jacki Pinger
 Vol/Page: 5077/77, Date: 04/10/24
 Use: Residential Open Land, Lot: 4000sf

194 HARRISON ST..... \$200,000
 B: Fardad Delhim
 S: Amc Pro LLC
 Vol/Page: 5077/176, Date: 04/10/24
 Use: Apartment Bldg - 4-8 Units, Lot: 4174sf
 Prior Sale: \$20,000 (12/23)

94 JAPONICA ST \$675,000
 B: Edimilson M Moreno
 S: Taj Residences LLC
 Vol/Page: 5077/282, Date: 04/11/24
 Mtg: Washington Tr Co \$641,250
 Use: 3-Family Family Flat, Lot: 5500sf
 Prior Sale: \$300,000 (07/23)

4 KENILWORTH WAY \$561,000
 B: David Ross
 S: Ann W Norton Tr, Tr for Ann W Norton RET
 Vol/Page: 5077/147, Date: 04/10/24
 Use: 2 Bdrm Ranch, Lot: 7914sf

807 MAIN ST \$330,000
 B: Lig Relaty LLC
 S: William E Feigel & Crystl M Feigel
 Vol/Page: 5079/39, Date: 04/16/24
 Use: 5 Bdrm Conventional, Lot: 4800sf
 Prior Sale: \$220,000 (06/18)

84 MARBURY AVE..... \$890,000
 B: Joshua B Mckinnon & Joanna M Glanz
 S: Morgan J Hubbard & Alicija U Kreczko
 Vol/Page: 5077/187, Date: 04/10/24
 Mtg: Fairway Ind Mtg \$712,000
 Type: Adj
 Use: 4 Bdrm Colonial, Lot: 5000sf
 Prior Sale: \$450,000 (03/17)

74 MOALOON ST \$315,000
 B: Jaosn A Piva
 S: Ullmann John H Est & John E Ullman
 Vol/Page: 5078/2, Date: 04/11/24

ONEIDA ST \$300,000
 B: Charles Altonian
 S: Charles Altonian Tr, Tr for Leonard Ft
 Vol/Page: 5079/63, Date: 04/16/24

172 PINE ST..... \$525,000
 B: 3 Harbor Holdings LLC
 S: Allied Invetsments LLC
 Vol/Page: 5078/277, Date: 04/15/24
 Mtg: Bristol Cnty Svgs Bk \$455,000
 Use: Apartment Building, Lot: 13896sf

106 SAYLES AVE..... \$575,000
 B: Maria T Pitard & Jsolein Pitard
 S: Justin E Cappelletti & Emily Baum
 Vol/Page: 5078/110, Date: 04/12/24
 Mtg: Logan Finance Corp \$431,250
 Use: 3 Bdrm Colonial, Lot: 4990sf
 Prior Sale: \$380,000 (05/20)

91 SLATER ST \$220,000
 B: Fardad Delhim
 S: Amc Pro LLC
 Vol/Page: 5077/182, Date: 04/10/24
 Use: Apartment Bldg - 4-8 Units, Lot: 3860sf
 Prior Sale: \$20,000 (12/23)

► MORTGAGES

69 ANTHONY AVE..... \$100,000
 Fbp Irt+ from Navigant Credit Union

219 BENJAMIN ST \$278,910
 Roger A Choinetere Jr+ from Nationstar Mtg

474 BROADWAY..... \$600,000
 D&a Pro LLC from Cobble Hill Dev LLC

38 CARTER AVE..... \$318,000
 Robert Childress+ from Rocket Mortgage LLC

115 CHAPLIN ST..... \$7,928
 Nakia Miranda from USA HUD

142 CREST DR..... \$157,000
 David Cardoso from Citizens Bank

45 DENVER ST..... \$15,000
 Kelly Munoz+ from RI Hsg & Mtg Fin Corp

75 ENFIELD ST \$80,000
 Jason Medeiros+ from Navigant Credit Union

118 FOUNTAIN ST \$105,000
 Andrew Dalomba from Washington Tr Co

31 GROSVENOR AVE..... \$100,000
 Victoria Fair from Rockland Fed CU

139 HUGHES AVE U:139..... \$45,000
 Wallace Majette Jr from Rocket Mortgage LLC

94 JAPONICA ST \$90,000
 Edmilson M Moreno from RI Hsg & Mtg Fin Corp

701-707 MAIN ST.....	\$33,850
Rodriguez Prop Mgt LLC from Total Investments Llc	
39 MAKIN ST.....	\$7,798
Geraldine M Fox from USA HUD	
74 MCALOON ST.....	\$304,486
Jason A Piva from RI Hsg & Mtg Fin Corp	
203 MENDON AVE.....	\$100,900
Francisco G Avelar RET+ from Citizens Bank	
118 MINERAL SPRING AVE.....	\$14,240
Kerri A Roach+ from USA HUD	
77 ORIOLE AVE.....	\$6,233
Helen A Teixeira from USA HUD	
35 POIRIER ST.....	\$5,175
James Echeverri from USA HUD	
501 POWER RD.....	\$8,069
Thomas Sabatini+ from USA HUD	
27 PRIVET ST.....	\$250,000
Kjij LLC from Eastern Bank	
27 PRIVET ST.....	\$250,000
Kjij LLC from Eastern Bank	
1101 ROOSEVELT AVE.....	\$4,870
Dawn Dwinnell from USA HUD	
249 SAYLES AVE.....	\$50,000
Allison B Oyarse from American Airlines FCU	
38 TOLEDO AVE.....	\$65,000
Qiwen Su-Tobon from Bluedog Capital Partn	
77 WARWICK RD.....	\$14,219
Kevin J Cardoso+ from USA HUD	
31 WHIPPLE ST.....	\$306,839
Angela Jones from NFM Inc	
9 WHITE ST.....	\$6,380
Samantha Elcock from USA HUD	

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

573-575 ACADEMY AVE.....	\$320,000
B: Martin Carolan	
S: Molly K Breen	
Vol/Page: 14098/304, Date: 04/05/24	
242 ADELAIDE AVE.....	\$630,000
B: Ysidra A Acosta-Fernandez & Eduardo A Rosa-Martinez	
S: Heriberto Suarez	
Vol/Page: 14105/241, Date: 04/16/24	
Mtg: Homespire Mortgage \$618,589	
Use: 3-Family Mlti-unt Blg, Lot: 5000sf	
Prior Sale: \$240,000 (11/16)	
238-240 ALTHEA ST.....	\$650,000
B: Bartolo C Crtex & Irma Lopez	
S: Althea Investments LLC	
Vol/Page: 14099/91, Date: 04/05/24	
Mtg: Stonewater Mtg Corp \$638,226	
Use: 3-Family Mlti-unt Blg, Lot: 5080sf	
Prior Sale: \$300,000 (06/22)	
8 AMY ST.....	\$699,900
B: Samuel Elliot	
S: Joel M Sousa	
Vol/Page: 14101/181, Date: 04/11/24	
Mtg: HSBC Bank \$559,920	
Use: 2-Family Two Family, Lot: 3200sf	

50 ARMINGTON AVE.....	\$100,000
B: Wilbel Abreu & Luis T Perez-Liriano	
S: Amirs Investments LLC	
Vol/Page: 14098/269, Date: 04/05/24	
Mtg: J & J Realty Lic \$350,000	
Use: Accessory Land Improved, Lot: 4069sf	
Prior Sale: \$164,000 (07/18)	
50 ASHBURN ST.....	\$340,000
B: 50 Ashburnton LLC	
S: Bryan Lamberton & Mindy Lamberton	
Vol/Page: 14099/203, Date: 04/08/24	
50 ASHBURN ST.....	\$310,000
B: Bryan Lamberton & Mindy Lamberton	
S: 50 Ashburn LLC	
Vol/Page: 14099/205, Date: 04/08/24	
1035 ATWELLS AVE.....	\$590,000
B: Xiaoyan Zhang	
S: Valenzulas General Const	
Vol/Page: 14104/224, Date: 04/15/24	
Mtg: MLD Mortgage Inc \$413,000	
Use: Residential Open Land, Lot: 3200sf	
Prior Sale: \$2,897 (08/23)	
8 BOSWORTH ST U:1A.....	\$238,000
B: Zachary Promisel	
S: Jackeline Diaz & Stanley Kubis	
Vol/Page: 14105/62, Date: 04/16/24	
Mtg: Navigant Credit Union \$190,400	
Use: 3 Bdrm Condo	
11 BOWDEN ST.....	\$237,500
B: Eduardo J Rivera	
S: 2012 li LLC	
Vol/Page: 14101/4, Date: 04/10/24	
82 BRADLEY ST.....	\$375,000
B: Rachel A Gomes	
S: Anita M Bench	
Vol/Page: 14098/240, Date: 04/05/24	
Use: 2 Bdrm Ranch, Lot: 3079sf	
346 BRANCH AVE.....	\$475,000
B: Andres R Restrepo & Lina C Lopez	
S: Michelle Bucci	
Vol/Page: 14103/234, Date: 04/12/24	
Mtg: NFM Inc \$466,396	
Use: Mixed Use-prim Res & Comm, Lot: 4000sf	
110 BURSH HILL RD.....	\$456,000
B: Erica F Alicea & Jose C Ortiz	
S: Wisdom Propertie Sllc	
Vol/Page: 14099/30, Date: 04/05/24	
32 CAMBRIDGE ST.....	\$510,000
B: Carolin Y Romero	
S: Elba Reyes	
Vol/Page: 14100/100, Date: 04/09/24	
Mtg: Homespire Mortgage \$484,500	
Use: 2-Family Two Family, Lot: 4300sf	
Prior Sale: \$95,000 (10/13)	
71 CELLE ST.....	\$60,000
B: Perez Construction LLC	
S: Capital Assoc lii Rigp	
Vol/Page: 14099/197, Date: 04/08/24	
45 CROYLAND RD.....	\$580,000
B: Alexka R Torres & Alvaro A Arriaza	
S: Miucl Cruz	
Vol/Page: 14102/344, Date: 04/12/24	
Mtg: Guaranteed Rate Affin \$569,494	
Use: 3-Family Mlti-unt Blg, Lot: 3945sf	

169 CUMBERLAND ST.....	\$455,000
B: Jackson Oisamaiye	
S: Sv Invetsments LLC	
Vol/Page: 14104/186, Date: 04/15/24	
Mtg: NFM Lending \$446,758	
Use: 3 Bdrm Conventional, Lot: 3200sf	
Prior Sale: \$50,000 (10/21)	
30 DANBY ST.....	\$150,000
B: Nunu Invetsments LLC	
S: Michael Leblanc	
Vol/Page: 14100/257, Date: 04/10/24	
Mtg: Ryanna LLC \$330,000	
Use: Residential Open Land, Lot: 2790sf	
Prior Sale: \$30,000 (08/20)	
25 DEVEREUX ST U:217.....	\$175,000
B: Nathan T Smith	
S: Donato A Paolucci Sr & Theresa E Paolucci	
Vol/Page: 14100/282, Date: 04/10/24	
Use: Condo	
31 DEVEREUX ST U:212.....	\$230,000
B: Blake C Reale & Brina J Reale	
S: Jose L Pajares	
Vol/Page: 14098/222, Date: 04/05/24	
Mtg: Allied Mortgage Group \$207,000	
Use: Condo	
42 DOROTHY AVE.....	\$525,000
B: Miriam Rubin	
S: Glen A Gasper & Janice M Gasper	
Vol/Page: 14105/116, Date: 04/16/24	
Use: 2-Family Two Family, Lot: 10215sf	
98 EVERGREEN ST U:3.....	\$402,000
B: Demetrio R Romero & Ashley B Romero	
S: Christopher J Browning	
Vol/Page: 14103/82, Date: 04/12/24	
Mtg: Movement Mtg LLC \$389,940	
Use: 3 Bdrm Condo	
Prior Sale: \$202,000 (05/10)	
28 FELIX ST.....	\$569,000
B: Glendina Ducan	
S: Karla D Anez	
Vol/Page: 14104/243, Date: 04/15/24	
Mtg: First Home Mtg \$558,693	
Use: 3-Family Mlti-unt Blg, Lot: 4000sf	
Prior Sale: \$418,000 (04/22)	
32 GILMORE ST.....	\$599,900
B: Commodore Communitie Sllc	
S: Caroline L Daly	
Vol/Page: 14099/2, Date: 04/05/24	
Mtg: Silver Hill Funding \$449,925	
Use: Residential-multiple Bldgs, Lot: 3200sf	
26 GRAFTON ST U:1.....	\$300,000
B: Venubabu Kunamneni & Udayalaskshmi Meka	
S: Shannon M Thomson	
Vol/Page: 14098/194, Date: 04/05/24	
Mtg: T2 Financial LLC \$225,450	
Use: 3 Bdrm Condo	
Prior Sale: \$205,000 (07/18)	
45 HARMONY DR.....	\$356,500
B: Zarnie R Salmon	
S: Adeline R Bossone	
Vol/Page: 14101/294, Date: 04/11/24	
Mtg: NFM Inc \$350,042	
Use: 3 Bdrm Ranch, Lot: 3200sf	
316 HAWKINS ST.....	\$400,000
B: 714 Realty LLC	
S: Kimberly Dagnillo & Nicholas Dagnillo	
Vol/Page: 14098/338, Date: 04/05/24	
Mtg: Strickly Funding LLC \$410,000	
Use: 2fam-5fam Residence, Lot: 3228sf	

26 HERSCHEL ST \$405,000 B: Christina Jossaint S: Kmsa LLC Vol/Page: 14103/201, Date: 04/12/24 Mtg: Washington Tr Co \$324,000 Use: 3 Bdrm Bngl/cottage, Lot: 4200sf Prior Sale: \$310,000 (10/23)	24 MOUNT PLEASANT AVE \$605,000 B: Xiaoyi Zhou S: Lv LLC Vol/Page: 14102/23, Date: 04/11/24 Mtg: Semper Home Loans \$574,750 Use: 3-Family Mlti-unt Blg, Lot: 3732sf Prior Sale: \$100,000 (01/13)	19 ROSEDALE ST \$600,000 B: Marilyn N Castro & Edwin J Castro-Beltran S: Cheangs Realty LLC Vol/Page: 14102/97, Date: 04/12/24 Mtg: Paramount Res Mtg Gp \$589,132 Use: 3-Family Mlti-unt Blg, Lot: 4000sf Prior Sale: \$83,000 (09/12)
109 HOPE ST \$505,000 B: Perfo LLC S: Joseph C Dise Tr, Tr for Willaim & Lynn Dise lrt Vol/Page: 14102/153, Date: 04/12/24 Mtg: Lax Rhonda \$350,000 Use: 2 Bdrm Antique, Lot: 1468sf	162 OCONNELL ST \$450,000 B: A Production Studios LLC S: Socie Rlty Of Providence Vol/Page: 14103/116, Date: 04/12/24 Mtg: Bluedog Capital Partn \$600,000 Use: Industrial Building, Lot: 17069sf Prior Sale: \$19,218 (07/23)	274 S MAIN ST U:26 \$329,000 B: Helen Qiu S: Stephen Neto Vol/Page: 14103/26, Date: 04/12/24 Mtg: Brno Bank Na \$246,750 Use: 1 Bdrm Condo Prior Sale: \$275,000 (02/23)
218-220 HOWELL ST U:3 \$417,000 B: David Giza S: Dool Enterprisesllc Vol/Page: 14102/186, Date: 04/12/24 Mtg: Movement Mtg LLC \$291,970 Use: Condo	190 OCONNELL ST \$590,000 B: Nelvin A Tejada-Minaya & Yamel L Mora-Hamilton S: Loannis LLC & Sky Properties LLC Vol/Page: 14101/30, Date: 04/10/24 Mtg: Primary Residentl Mtg \$579,313 Use: Residential Open Land, Lot: 3380sf Prior Sale: \$110,000 (07/22)	274 S MAIN ST U:39 \$285,000 B: Chia C Chen S: Bruna Bucacci Vol/Page: 14099/59, Date: 04/05/24 Mtg: Digital FCU \$276,450 Use: 1 Bdrm Condo
14 IMPERIAL PL U:504 \$615,000 B: Joshua A Davis & Alison M King S: Jessica Yoon Vol/Page: 14101/237, Date: 04/11/24 Mtg: Navigant Credit Union \$492,000 Use: 1 Bdrm Condo Prior Sale: \$390,000 (11/21)	227 OHIO AVE \$395,000 B: Keynes Desir S: Vicioso Homes LLC Vol/Page: 14099/208, Date: 04/08/24 Mtg: JPMorgan Chase Bank \$296,250 Use: Residential Open Land, Lot: 3200sf Prior Sale: \$40,000 (06/20)	174 SESSIONS ST \$640,000 B: Ridge Property LLC S: Lionel M Tessier Tr, Tr for Tessier Chase RET Vol/Page: 14101/218, Date: 04/11/24 Use: 3 Bdrm Colonial, Lot: 3690sf Prior Sale: \$260,000 (01/12)
24 LECIA DR \$500,000 B: Betty Quinonez S: New Eng Pro Cleanres LLC Vol/Page: 14105/191, Date: 04/16/24 Mtg: Primary Residentl Mtg \$490,943 Use: 3 Bdrm Ranch, Lot: 6630sf Prior Sale: \$6,628 (12/23)	35 ORCHARD AVE \$4,700,000 B: Mark W MCGauley & Leslie A Sutton S: Anthony F Roscitt Jr Vol/Page: 14098/132, Date: 04/05/24 Use: Residential-multiple Bldgs, Lot: 15000sf Prior Sale: \$1,400,000 (12/17)	345 SHARON ST \$475,000 B: Jonathan J Lane & Jenny Quilty S: Sean Bilodeau & Caroline Schnell Vol/Page: 14100/213, Date: 04/10/24 Mtg: Guaranteed Rate Affin \$403,750 Use: 3 Bdrm Colonial, Lot: 4671sf Prior Sale: \$295,000 (05/20)
539 LLOYD AVE U:7 \$335,000 B: Abbas Milani & Mohadeseh Salari S: Jessica S Buckley Vol/Page: 14102/255, Date: 04/12/24 Mtg: Citizens Bank \$251,250 Use: 1 Bdrm Condo Prior Sale: \$190,000 (07/18)	45 PARKWAY AVE \$360,000 B: Nathan P Edgar & Kathleen J Edgar S: William Vigneau & Brian Conway Vol/Page: 14100/301, Date: 04/10/24 Mtg: Primary Residentl Mtg \$275,000 Use: 2 Bdrm Bngl/cottage, Lot: 3600sf Prior Sale: \$6,499 (06/23)	53 STERLING AVE \$740,000 B: Sterling Providence LLC S: Smart Homes LLC Vol/Page: 14103/165, Date: 04/12/24 Mtg: Hanscom FCU \$615,000 Use: Apartment Building, Lot: 4000sf Prior Sale: \$350,000 (06/19)
14 LORING AVE \$1,485,000 B: Raxan Re Associate Silc S: Susan L Day Tr, Tr for Robert M Downen T Vol/Page: 14102/289, Date: 04/12/24 Mtg: Webster Bank \$1,000,000 Use: 4 Bdrm Colonial, Lot: 8584sf	304 PEARL ST \$660,500 B: Sonya G Thorne S: Daniel R Ike & Ann L Patterson Vol/Page: 14104/158, Date: 04/15/24	40 STIMSON AVE \$1,570,000 B: John A Bertuzzi & Susanna Bertuzzi S: Daniel H Ruder & Robin H Ruder Vol/Page: 14103/272, Date: 04/12/24 Mtg: Baycoast Mortgage Co \$750,000 Use: 7 Bdrm Customdesign, Lot: 5031sf
13 MARCONI ST \$370,000 B: Melissa Gonzlaes S: Lynette Alvarez Vol/Page: 14098/168, Date: 04/05/24 Mtg: Rl Hsg & Mtg Fin Corp \$362,026 Use: 3 Bdrm Ranch, Lot: 3200sf Prior Sale: \$246,000 (11/20)	140 PETTEYS AVE \$570,000 B: Stephanie Hongamanivanh S: Francisco Cruz Vol/Page: 14099/110, Date: 04/05/24 Mtg: Primary Residentl Mtg \$559,675 Use: 2-Family Two Family, Lot: 7000sf Prior Sale: \$170,000 (09/23)	148 SUPERIOR ST \$365,000 B: Jonathan Depina S: Vigil Investment Prop LLC Vol/Page: 14100/187, Date: 04/10/24 Use: 3-Family Mlti-unt Blg, Lot: 2960sf
29 MASTSON AVE \$71,500 B: Pinecrest Holdings LLC S: Venturcap Inv Grp Ii Inc Vol/Page: 14100/327, Date: 04/10/24	11 PLUM ST \$415,000 B: Brian R Marzilli S: Michael Mejia Vol/Page: 14102/69, Date: 04/12/24 Mtg: Drew Em LLC \$415,000 Use: 2-Family Two Family, Lot: 3200sf Prior Sale: \$365,000 (08/22)	148 SUPERIOR ST \$405,000 B: Alejandro D Tobon S: Jonathan Depina Vol/Page: 14100/189, Date: 04/10/24 Mtg: Esposito Capital LLC \$475,000 Use: 3-Family Mlti-unt Blg, Lot: 2960sf
176 MEDWAY ST U:176 \$706,000 B: Jane A Hauelsen Tr, Tr for Jane A Hauelsen T S: Kevin Howe & Susan E Howe Vol/Page: 14104/307, Date: 04/15/24 Use: 3 Bdrm Condo Prior Sale: \$570,000 (12/21)	156 PUTNAM ST \$1,043,250 B: Pinecrest Holdings LLC S: Venturcap Inv Grp Ii Inc Vol/Page: 14100/161, Date: 04/10/24 Use: Apartment Building, Lot: 26328sf	24 SUSNET AVE U:D \$331,000 B: Alexander J Veitch S: Jonathan Bachiochi Vol/Page: 14099/321, Date: 04/08/24 Use: Condo
44 MESSER ST \$756,000 B: Madelyn Macfarlane & Bryan Stovall S: William N Taylor 4th & Kelly C Taylor Vol/Page: 14101/104, Date: 04/11/24 Mtg: Movement Mtg LLC \$691,000 Use: 3-Family Mlti-unt Blg, Lot: 3094sf Prior Sale: \$330,000 (05/19)	15 ROANOKE ST \$150,000 B: Francisco Cruz S: Carol A Fabbri Vol/Page: 14105/86, Date: 04/16/24 Mtg: Strickly Funding LLC \$150,000 Use: Commercial Devlpble Land, Lot: 4063sf	62 WALSH ST \$100,000 B: Pamira Fonseca S: Ana Talo Construction E In Vol/Page: 14100/1, Date: 04/09/24 Mtg: Coastal One CU \$342,000 Type: Adj Use: Residential Open Land, Lot: 4170sf Prior Sale: \$2,185 (01/18)

95 WALWRIGHT ST	\$290,000
B: Edgae G Almeida	
S: Equi Max LLC	
Vol/Page: 14105/161, Date: 04/16/24	
47 WHITTIER AVE	\$530,000
B: Josue A Asiacio	
S: Juan Aguilar	
Vol/Page: 14104/264, Date: 04/15/24	
45-R YALE AVE	\$325,000
B: Elizabeth Vice & Michael Vice	
S: Deidra A Leconte & Jehu M Leconte	
Vol/Page: 14102/6, Date: 04/11/24	
Mtg: Cross Country Mtg Inc \$276,250	
Use: 2-Family Two Family, Lot: 1500sf	
Prior Sale: \$75,000 (07/15)	
NO STREET GIVEN	\$13,817
B: Prime Storage Dupont Dr P	
S: 96 Dupont Drive LLC	
Vol/Page: 14098/143, Date: 04/05/24	
NO STREET GIVEN	\$534,000
B: Cecilia S Und-Aspang	
S: Matthew T Donovan & Danielle Donovan	
Vol/Page: 14101/227, Date: 04/11/24	
► FORECLOSURE DEEDS	
79 WASHINGTON ST	\$200,000
B: Dawn M Angus & Raymond D Burt Jr	
S: Richard Mooradian & Susan M Mooradian	
Vol/Page: 14098/150, Date: 04/05/24	
► MORTGAGES	
42 11TH ST	\$50,000
Linda A Pietras from Citizens Bank	
573 ACADEMY AVE U:2	\$288,000
Martin Carolan from Baycoast Mortgage Co	
573 ACADEMY AVE U:2	\$16,000
Martin Carolan from Baycoast Mortgage Co	
56 ALGER AVE	\$100,000
Raymond J Perez from Navigant Credit Union	
153 ALVERSON AVE	\$12,027
Termitope O Wusu from RI Hsg & Mtg Fin Corp	
135 ASYLUM ST	\$330,000
Donna E Cordero from United Trust Bank	
841 ATWELLS AVE	\$80,000
Jose M Bueno from Navigant Credit Union	
83 ATWOOD ST	\$83,700
Fausto A Baez from Citizens Bank	
6 BARNES ST	\$200,000
Craig A Mcnaugh+ from Leader Bank NA	
2 BATCHELLER AVE	\$10,383
Milena Taveras from USA HUD	
11 BOWDOIN ST	\$225,376
Eduardo J Rivera from RI Hsg & Mtg Fin Corp	
11 BOWDOIN ST	\$25,000
Eduardo J Rivera from RI Hsg & Mtg Fin Corp	
81 BRADLEY ST	\$343,406
Rachel A Gomes from Movement Mtg LLC	
161 BRIGGS ST	\$13,102
Rebecca Gibbs+ from USA HUD	
BROAD ST	\$10,000
L Amour Realty LLC from Mayra Khalil	
839 BROAD ST	\$280,000
Kyltiff Invs & Consulting from Strickly Funding LL	
839 BROAD ST	\$270,000
Kyltiff Invs & Consulting from Christensen Lori	
839 BROAD ST	\$350,000
Kyltiff Invs & Consulting from Strickly Funding LL	
110 BRUSH HILL RD	\$15,000
Erica F Alicea+ from RI Hsg & Mtg Fin Corp	
110 BRUSH HILL RD	\$447,089
Erica F Alicea+ from Total Mtg Svcs	

40 BURLINGTON ST	\$600,000
Mjd Properties LLC from Gabriella Re Lic	
43 CALAIS ST	\$330,000
Nunu Investments LLC from Ryanna LLC	
30 CANDACE ST	\$336,000
Edwin S Cepeda from Movement Mtg LLC	
71 CELIA ST	\$1
Perez Construction LLC from Cap Assoc Iii Rigp	
32-34 COLLYER ST	\$358,400
Rex Asset Management LLC from Stronghill Capital L	
43 CORINTH ST	\$8,527
Vicente Tejada from USA HUD	
169 CUMBERLAND ST	\$15,000
Jackson Oisamaiye from RI Hsg & Mtg Fin Corp	
31 DEVEREUX ST U:217	\$140,000
Nathan T Smith from Shoreham Bank	
37 DEXTERDALE RD	\$250,000
David G Maine+ from BayCoast Bank	
82 DORCHESTER AVE	\$95,000
Lidia Fernandes from Washington Tr Co	
137 DOVER ST	\$130,000
Oscar S Alvarez from Bank of America NA	
157 DOYLE AVE U:A	\$110,000
Elaine M Beebe from Citizens Bank	
17 DUNFORD ST	\$5,954
Milton A Rodriguez from RI Hsg & Mtg Fin Corp	
660 ELMGROVE AVE	\$500,000
Lee Gambardella Mamdani T+ from Citizens Bank	
65 FAIRMOUNT AVE	\$750
Irma Davis from Providence City of	
FARRAGUT AVE	\$225,000
Moronta Flipping LLC from Quirinus Realty Inc	
52 FARRAGUT AVE	\$8,871
Nelson M Lozada from USA HUD	
133-135 GALLATIN ST	\$15,130
Andry F Tavares from RI Hsg & Mtg Fin Corp	
45 HARMONY DR	\$15,000
Zarnie R Salmon from RI Hsg & Mtg Fin Corp	
112 HENDRICK ST	\$5,265
Arlene N Youn from RI Hsg & Mtg Fin Corp	
18 HERSCHEL ST	\$315,000
Kmsa LLC from Riverview 1998 Lic	
26 HERSCHEL ST	\$68,850
Christina Joassaint from Washington Tr Co	
21 HULDAH ST	\$94,000
Domingo Cortoreal from Navigant Credit Union	
55 HYAT ST	\$5,760
Iasha Hall from USA HUD	
148 JOHNSON ST	\$17,923
Richard B Price from RI Hsg & Mtg Fin Corp	
65 JUDITH ST	\$15,852
Filbert Ciza+ from USA HUD	
262 KNIGHT ST	\$150,000
Tod W Damon+ from BayCoast Bank	
123 LAUREL HILL AVE	\$200,000
Sanchez Real Const LLC from Marchionte Capti LLC	
281 LAUREL HILL AVE	\$211,000
Jeanette Castro from Rocket Mortgage LLC	
199 LEDGE ST	\$7,759
Wellington Araujo from RI Hsg & Mtg Fin Corp	
159 LENOX AVE	\$275,000
Luz C Hernandez from Rocket Mortgage LLC	
145 MAGNOLIA ST	\$108,000
Marianny Gonzalez from Nations Direct Mtg	
13 MARCONI ST	\$25,000
Melissa Gonzalez from RI Hsg & Mtg Fin Corp	
65 MARIETTA ST	\$34,000
Paul Joseph from Coastal One CU	
18 MEMORIAL RD	\$18,000
Susan L Adler from Community&Teacher FCU	
52 MILLER AVE	\$378,750
Jing Ni from Orangepath Fncl Inc	

2 MOLTER ST	\$17,655
Cindy Hinojosa from Providence City of	
45 MONTICELLO ST	\$9,862
Christina J Derosier from RI Hsg & Mtg Fin Corp	
97 NAPLES AVE	\$32,884
Tara S Stanford from USA HUD	
159 NORWOOD AVE	\$600,000
Mjd Properties LLC from Gabriella Re Lic	
87 OAKLAND AVE	\$2,000,000
Frank Shiovone from US Small Business	
190 OCONNELL ST	\$15,000
Yamel Hamilton+ from RI Hsg & Mtg Fin Corp	
396 PLAINFIELD ST	\$22,076
Niisa C Medrano from RI Hsg & Mtg Fin Corp	
159 POMONA AVE	\$50,000
Desiree T Mccoy from Wave Federal CU	
2 POPLAR ST	\$106,000
Brandon Roque from Hanscom FCU	
89 PRESIDENT AVE	\$500,000
Darin K Vest+ from Coastal One CU	
69 RAYMOND ST	\$200,000
Dylan C Lincoln from Washington Tr Co	
175 REYNOLDS AVE	\$50,000
Hamilton S Rodrigues from Phan Thanh	
225 RHODES ST	\$75,000
Luis A Peralta-Valerio from Coastal One CU	
494 RIVER AVE	\$27,217
Ashley M Ghirardi from RI Hsg & Mtg Fin Corp	
88 ROYAL LITTLE DR	\$975,000
90 Royal Little Providenc from North Easton Svgs B	
168 SANDRINGHAM AVE	\$175,000
Richard P Corso+ from Coastal One CU	
98 SHERWOOD ST	\$9,523
Reina Garcia from RI Hsg & Mtg Fin Corp	
70 SIMMONS ST	\$80,000
Ksvm LLC from Keith D Strickland	
16 STANWOOD ST	\$1
2639 Capital Invs LLC from Integrity Investments	
65 STRATHMORE RD	\$600,000
Mjd Properties LLC from Gabriella Re Lic	
24 SUNSET AVE U:D	\$297,000
Alexander J Veitch from LoanDepot.Com	
29-31 TOURO ST	\$150,000
Kyltiff Invs & Consulting from Christensen Lori	
29-31 TOURO ST	\$350,000
Kyltiff Invs & Consulting from Strickly Funding LL	
514 UNION AVE	\$3,244
Kathleen A Antaya from RI Hsg & Mtg Fin Corp	
1 W EXCHANGE ST U:3002	\$575,000
Stephen M Bernardo from Navigant Credit Union	
95 WAINWRIGHT ST	\$200,000
Edgar G Almeida from Equi-max Llc	
77 WARRINGTON ST	\$100,000
Chou Vang from Greenwood CU	
230 WASHINGTON AVE	\$69,363
Ani Y Rodriguez-Abreu+ from Providence City of	
270 WASHINGTON AVE	\$25,000
Blake A Johnson+ from Navigant Credit Union	
47 WHITTIER AVE	\$79,500
Josue A Astacio from Washington Tr Co	
47 WHITTIER AVE	\$424,000
Josue A Astacio from Washington Tr Co	
115 WHITTIER AVE	\$70,721
Carolina Villar from Dept Of Hsng And Huma	
83 WILSON ST	\$50,000
Edith Peralta from Bank of America NA	
38 WINTHROP AVE	\$80,000
Paola Marmolejos from Navigant Credit Union	
53 WOODBINE ST	\$90,000
Daniel C Parsons from Bank of America NA	

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

106 ASHLAND RD **\$567,500**
 B: Daniel F Dimaio & Nicole M Dimaio
 S: Kenneth Rossi & Irene B Rossi
 Vol/Page: 887/92, Date: 04/11/24
 Mtg: LoanDepot.Com \$454,000
 Use: 3 Bdrm Colonial, Lot: 122177sf

HARMONY RD **\$210,000**
 B: Ryan Maslar & Amanda Maslar
 S: Paul G Rivard & Patricia A Rivard
 Vol/Page: 887/87, Date: 04/10/24

3 SPRUCE DR **\$460,000**
 B: John J Angell & Kimberly A Angell
 S: Jeffrey M Gauvin & Karin Gauvin
 Vol/Page: 887/123, Date: 04/11/24
 Use: 2fam-5fam Residence, Lot: 10777sf
 Prior Sale: \$129,900 (04/13)

► MORTGAGES

91 ASHLAND RD **\$58,000**
 John A Gallucci+ from Navigant Credit Union

30 HEATHER LN **\$136,000**
 Jeffrey J Petrarca+ from Ocean State CU

806 HOPE FURNACE RD **\$320,000**
 Michael H Connelly from BankNewport

SMITHFIELD

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

7 RUSSELL LN **\$425,000**
 B: Pamela Denomme
 S: Joseph Andujar
 Vol/Page: 1497/108, Date: 04/12/24
 Mtg: US Bank NA \$403,750
 Use: 2 Bdrm Conventional, Lot: 12632sf
 Prior Sale: \$300,000 (12/23)

SMITH AVE **\$510,000**
 B: Anthony C Martin Jr
 S: Deborah J Boyle Tr, Tr for Paul & Ruth Hanaway lrt
 Vol/Page: 1497/24, Date: 04/08/24

42 WHIPPLE RD **\$272,500**
 B: Kevin Ocampo
 S: Rmac T & Us Bank Na
 Vol/Page: 1497/169, Date: 04/12/24
 Use: 3 Bdrm Bngl/cottage, Lot: 41382sf

42 WHIPPLE RD **\$310,000**
 B: Angel H Ortega
 S: Kevin Ocampo
 Vol/Page: 1497/172, Date: 04/12/24
 Mtg: Lance Bay \$100,000
 Use: 3 Bdrm Bngl/cottage, Lot: 41382sf

► MORTGAGES

16 APPLETON RD **\$92,094**

Robert W Boyes+ from US Bank NA

1 CANTON CT **\$241,000**

Ian Crook+ from Navigant Credit Union

20 COLWELL RD **\$100,000**

Pierre M Gedeon+ from Coastal One CU

27 DEER RUN TRL **\$200,000**

Thomas Bruno+ from Citizens Bank

356 GEORGE WASHINGTON HWY **\$1,500,000**

Spino Rlty LLC from Washington Tr Co

45 GREENLAKE DR **\$405,000**

Karen H & M T Griffin RET+ from Citizens Bank

947 GREENVILLE AVE **\$65,000**

William A Messore from RI Credit Union

222 OLD COUNTY RD **\$335,775**

Theresa W lafrate from Rocket Mortgage LLC

8 SPRUCE CIR U:8 **\$65,000**

Bethany Bagger+ from Navigant Credit Union

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

239 6TH ST **\$320,000**

B: Isai Vazquez & Grace Vazquez

S: Patrick Mcdonald

Vol/Page: 2868/104, Date: 04/16/24

5 ALICE AVE **\$450,000**

B: Katherine M Lopes

S: Tavell D Yon & Desire Rodrigues

Vol/Page: 2866/311, Date: 04/09/24

Mtg: LoanDepot.Com \$300,000

Use: 2-Family Family Flat, Lot: 4880sf

Prior Sale: \$310,000 (10/21)

631 BERNON ST **\$427,342**

B: Danielle Ortiz & Kenny Ortiz

S: Beauchemin Designs Inc

Vol/Page: 2867/293, Date: 04/12/24

Mtg: NFM Inc \$315,342

18 CLARK CT **\$142,500**

B: Marchionte Holdings LLC

S: Craig P Presbrey & Karen A Presbrey

Vol/Page: 2867/149, Date: 04/11/24

Mtg: Bluedog Capital Partn \$250,000

Use: Residential-multiple Bldgs, Lot: 3879sf

18 CLARK CT **\$175,000**

B: Ajm Prop Holdings LLC

S: Marchionte Holdings LLC

Vol/Page: 2867/152, Date: 04/11/24

Use: Residential-multiple Bldgs, Lot: 3879sf

103 HAMLET AVE **\$570,000**

B: Naika Clergeau

S: Jailton Carvalho-Pereira

Vol/Page: 2866/337, Date: 04/09/24

Mtg: Cross Country Mtg Inc \$530,000

Use: 3-Family Family Flat, Lot: 4829sf

Prior Sale: \$400,000 (12/21)

483 HARRIS AVE **\$234,550**

B: Michael J Nerney & Mark C Robinson

S: William E Emmett Tr, Tr for Emmett Ft

Vol/Page: 2867/194, Date: 04/11/24

Mtg: First Home Mtg \$230,300

Use: 3 Bdrm Ranch, Lot: 27424sf

45 LIBBEUS ST **\$185,000**

B: Tims Roofing & Siding LLC

S: Chamberlain Marie E Est & Lloyd R Gariepy

Vol/Page: 2868/11, Date: 04/15/24

Mtg: Stage Point Fund LLC \$175,000

Use: 4 Bdrm Conventional, Lot: 3561sf

Prior Sale: \$7,983 (04/24)

73 MACARTHUR RD **\$357,500**

B: Matthew Duffy & Marisa Colombo

S: Justin Vannier & Kayla Vannier

Vol/Page: 2867/222, Date: 04/12/24

Mtg: Guaranteed Rate Inc \$339,625

Use: 3 Bdrm Ranch, Lot: 6676sf

Prior Sale: \$215,000 (05/18)

85 SUNNYSIDE AVE **\$430,000**

B: Roberte Augustin & Wadnel Joly

S: Aayv LLC

Vol/Page: 2867/317, Date: 04/15/24

Mtg: Movement Mtg LLC \$422,211

Use: 3 Bdrm Raised Ranch, Lot: 7307sf

Prior Sale: \$228,000 (02/17)

► MORTGAGES

34 6TH AVE **\$85,000**

Christine M Marino from Mutual Of Omaha Mtg

239 6TH AVE **\$314,204**

Grace Vazquez+ from Semper Home Loans

130 ALICE AVE **\$95,000**

Heidi Graci+ from Citizens Bank

53 ANDREWS ST **\$280,750**

Pedro H Teixeira from Bruno H De Souza

57 BLUE STONE DR **\$296,345**

Miguel Laboy+ from Planet Home Lending L

113 CHURCH ST **\$468,800**

Gmm Realty LLC from BPL Mortgage T LLC

60 FIELDSDR **\$348,750**

Kristin Mccutcheon+ from Rocket Mortgage LLC

400 GRANDVIEW AVE **\$12,457**

Eric E Spearman from USA HUD

483 HARRIS AVE **\$15,000**

Mark C Robinson+ from RI Hsg & Mtg Fin Corp

128 JERVIS ST **\$5,440**

Jade Spliethof from USA HUD

11 LILAC AVE **\$122,800**

Everett N Howard from Citizens Bank

499 MASON ST **\$8,899**

Heidi A Grover+ from USA HUD

44 MONTY AVE **\$9,490**

James G Connor from USA HUD

93 MONTY AVE **\$70,000**

Leonel A Pichs from Coastal One CU

113 MORIN ST **\$6,724**

Keila Abreu+ from USA HUD

25 OAK ST **\$17,655**

Roberto Pena+ from USA HUD

1025 PARK AVE **\$70,000**

Rhonda A Charron from Navigant Credit Union

321 PROVIDENCE ST **\$5,766**

Laura Davis from USA HUD

614 S MAIN ST **\$150,000**

Eric J Boisse from Briry LLC

158 SUMMER ST **\$4,980**

Jill Correy from USA HUD

394 WOODLAND RD **\$18,179**

Derek A Proulx from USA HUD

WASHINGTON COUNTY

BLOCK ISLAND

TOWN CLERK:MILLIE MCGINNES

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

1307 PECHHAM FARM RD \$2,250,000

B: Karen G Delponte Tr, Tr for Block Island T
S: Thomas J Murphy & Sophie Murphy
Vol/Page: 576/75, Date: 04/12/24

257 SPRING ST..... \$1,400,000

B: Garden Lot LLC
S: Suzanne C Ellis Tr, Tr for Patricia Ross Campbell Lt
Vol/Page: 575/486, Date: 04/09/24
Mtg: Washington Tr Co \$1,500,000
Use: 3 Bdrm Conventional, Lot: 16553sf

► MORTGAGES

160 SPRING ST..... \$1,500,000

Garden Lot LLC from Washington Tr Co

CHARLESTOWN

TOWN CLERK:AMY ROSE WEINREICH

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

37 CEDAR RD \$450,000

B: Nicholas J Terek & Elliot M Terek
S: Paul A Terek
Vol/Page: 502/770, Date: 04/16/24
Mtg: Citizens Bank \$360,000
Use: Residential-other, Lot: 10019sf
Prior Sale: \$217,000 (10/14)

W WILLOW LN \$15,957

B: James P Carris & Donna Carris
S: Jeffrey C Hurley & Catherie E Hurley
Vol/Page: 502/812, Date: 04/16/24

► MORTGAGES

70 ARBUTUS TRL \$280,000

Melissa J Doak+ from Citizens Bank

102 BLUEBERRY LN..... \$54,000

Andrew J Foca+ from Washington Tr Co

32 BURNHAM ST \$200,000

Tracey M Fortier+ from Bank of America NA

43 PASTURE LN..... \$150,000

Mark D Hooper+ from Washington Tr Co

62 SEA VIEW DR \$75,000

Forrester C Safford+ from Washington Tr Co

1119 SHANNOCK RD..... \$86,000

James T Caldarone+ from Washington Tr Co

EXETER

TOWN CLERK:LYNN HAWKINS

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

MARKET STATISTICS THROUGH FEBRUARY

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

► REAL ESTATE SALES

NOOSENECK HILL RD..... \$110,000

B: L&I Kendricks Hldg LLC
S: Verrier Group LLC
Vol/Page: 619/32, Date: 04/16/24

► MORTGAGES

1 GERALDS FARM DR..... \$1,000,000

Gerald P Zarrella T+ from Bank of Rhode Island

20 GERALD S FARM DR..... \$1,000,000

Gerald P Zarrella T+ from Bank of Rhode Island

46 HILLSIDE DR..... \$1,147,500

Charles R Bengtson+ from Longbridge Financial

46 HILLSIDE DR..... \$1,147,500

Charles R Bengtson+ from USA HUD

3 SCENIC WAY U:3..... \$100,000

John F Casey+ from Wave Federal CU

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

32 CANONCHET DRIFTWAY..... \$470,000

B: Michelle Pelletier
S: Kmw Consulting LLC
Vol/Page: 619/724, Date: 04/09/24
Mtg: United Wholesale Mtg \$367,000
Use: 3 Bdrm Old Style, Lot: 52272sf
Prior Sale: \$199,000 (05/22)

985 MAIN ST \$40,000

B: Bannister & Sons LLC
S: Old Depot Square Llp
Vol/Page: 619/677, Date: 04/08/24

► MORTGAGES

5 BIRCHWOOD LN \$236,976

Dennis A Johnson from Rocket Mortgage LLC

21 CEDARWOOD LN \$120,000

Patrick Deery+ from Citizens Bank

275 FENNER HILL RD..... \$30,000

Willard C Hartman+ from Washington Tr Co

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

175 BONNET POINT RD U:E36..... \$140,000

B: Robert E Procaccianti Jr
S: Susan A Sullivan
Vol/Page: 1029/865, Date: 04/10/24
Use: Condo

79 W BAY DR..... \$775,000
 B: Jennie Spurlock & Michael Rayfield
 S: Gary S Vancini
 Vol/Page: 1029/750, Date: 04/08/24
 Mtg: First State Bank \$697,500
 Use: 3 Bdrm Contemporary, Lot: 18796sf

320 WESTMORELAND ST U:E3..... \$435,000
 B: Dina Cross
 S: Vanita Srinivasa
 Vol/Page: 1029/909, Date: 04/11/24
 Use: 1 Bdrm Condo
 Prior Sale: \$355,000 (07/21)

► **MORTGAGES**

48 INDIAN TRL \$496,000
 Michael R Muskian Jr from Eastern Bank

31 MOLLUSK DR \$825,000
 Kendal Cehanowicz+ from Morgan Stanley

1125 POINT JUDITH RD U:C3..... \$50,000
 Peter G Hoopis from BayCoast Bank

320 WESTMORELAND ST U:C3 \$126,000
 Susan Mcgann+ from Webster Bank

NORTH KINGSTOWN

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

MARKET STATISTICS THROUGH FEBRUARY

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

► **REAL ESTATE SALES**

169 EASTWICK RD \$875,000
 B: Michael D Margolis & Abby E Margolis
 S: Jeffrey A Doff & Tedessa L Doff
 Vol/Page: 3625/160, Date: 04/15/24
 Mtg: Pennymac Loan Service \$656,250
 Use: 4 Bdrm Colonial, Lot: 20140sf
 Prior Sale: \$440,000 (03/16)

88 FEATHERBED LN..... \$765,000
 B: Jenny G Murphy
 S: Michael R Gerzevitz & Diane R Gerzevitz
 Vol/Page: 3625/183, Date: 04/15/24
 Use: 3 Bdrm Conventional, Lot: 21539sf

4 GLENDALE CIR \$603,000
 B: Karen Ross
 S: Mesorbian Darleen My Est & Cristina M Cummings
 Vol/Page: 3625/42, Date: 04/10/24
 Mtg: UBS Bank USA \$300,000
 Use: 3 Bdrm Contemporary, Lot: 90169sf

11 IPSWICH BLVD \$481,000
 B: Diane R Gerzevitz & Michael R Gerzevitz
 S: Reynolds Farm Res Dev LLC
 Vol/Page: 3625/189, Date: 04/15/24

40 JOSEPH CT U:40..... \$840,000
 B: Donald E Gaskin
 S: Salsam Pro LLC
 Vol/Page: 3625/20, Date: 04/10/24
 Use: 2 Bdrm Condo

► **MORTGAGES**

117 ANNAQUATUCKET RD..... \$87,500
 Lana J Hurst from Citizens Bank

52 BEACON DR..... \$35,000
 Charles E Wolpensinger+ from St Anne's Credit Unio

89 CASSANDRA LN..... \$550,000
 Susan Deberardis from Citizens Bank

20 DUCK COVE RD \$358,160
 Michael F Corkery from Rocket Mortgage LLC

15 EBONY CT \$30,000
 Jennifer F Gormley+ from Washington Tr Co

40 FORGE RD..... \$1,000,000
 Anthony M Napoli+ from Citizens Bank

427 GLEN HILL DR \$125,000
 William Allan+ from Peoples Credit Union

10 HICKORY DR..... \$380,000
 Deborah H Cathers+ from Citizens Bank

274 LAFAYETTE RD..... \$240,000
 Barbara S Ferriere+ from Citizens Bank

17 LINDLEY AVE..... \$65,000
 Matthew Reis+ from Cranston Municipal CU

50 NORTH RD \$690,000
 Andrews Ft+ from Citizens Bank

66 PINE RIVER DR..... \$210,000
 Daniel J Kelsay from Peoples Credit Union

236 SHADY LEA RD..... \$46,000
 Mary B Mccombe from Cranston Municipal CU

1520 STONY LN..... \$515,000
 Nicholas G Ruggieri Jr from Citizens Bank

40 WEB AVE U:115..... \$35,000
 Frances C Arnold from Bank of America NA

56 WRIGHT LN..... \$214,000
 Lehman Ft+ from Bank of America NA

RICHMOND

TOWN CLERK:ERIN LIESE
 5 Richmond Townhouse Rd, Wyoming, RI, 02898
 Phone:401-539-9000

MARKET STATISTICS THROUGH FEBRUARY

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

► **REAL ESTATE SALES**

17 DRAKE DR \$665,000
 B: Robert L Corrente & Cheryl A Corrente
 S: Eric F Milton & Jill E Milton
 Vol/Page: 369/237, Date: 04/08/24
 Use: 3 Bdrm Ranch, Lot: 30017sf
 Prior Sale: \$440,000 (05/20)

298 HILLSDALE RD \$415,000
 B: Carl Morlock & Christina Morlock
 S: Potter Nancy A Est & Cristina E Bettez Ex
 Vol/Page: 369/256, Date: 04/10/24
 Mtg: Movement Mtg LLC \$394,250
 Use: 2 Bdrm Colonial, Lot: 202990sf

10 RED OAK DR..... \$600,000
 B: Gourav Patil & Sharon lype
 S: Sarah J Daley & Cameron F Andrews
 Vol/Page: 369/351, Date: 04/12/24
 Mtg: Guild Mortgage Co \$570,000
 Use: 3 Bdrm Colonial, Lot: 55321sf
 Prior Sale: \$510,000 (10/22)

► **MORTGAGES**

172 BEAVER RIVER RD..... \$100,000
 Gd Richmond Beaver Rv I L from Centreville Bank

97 NEW LONDON TPKE..... \$12,650
 Katherine Babbitt+ from USA HUD

49 OAKLAND RD \$35,000
 Joseph Nehnevaj+ from Spring EQ LLC

18 OLD KENYON RD..... \$9,716
 Donald lasimone from USA HUD

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**

ARROW HEAD TRL \$20,000
 B: Kimberly Fry
 S: H2o Invest LLC
 Vol/Page: 1878/39, Date: 04/10/24

24 GREEN HILL OCEAN DR..... \$2,215,000
 B: Aimee N Corvino
 S: 24 Green Hl Ocean Dr LLC
 Vol/Page: 1878/33, Date: 04/10/24
 Use: 2 Bdrm, Lot: 33106sf
 Prior Sale: \$1,750,000 (02/21)

83 GREENWOOD DR..... \$502,147
 B: Spencer Leary
 S: Gersuny Helene W Est & Laura R Crowley Ex
 Vol/Page: 1878/181, Date: 04/12/24
 Mtg: CMG Home Loans \$493,050
 Use: 3 Bdrm Cape Cod, Lot: 24829sf

62 HALF MOON TRL..... \$1,005,000
 B: Ara Vartanian & Michael S Varadian
 S: Michael Tanca Tr, Tr for Aura M Brubeck RET
 Vol/Page: 1878/91, Date: 04/11/24
 Mtg: United Wholesale Mtg \$703,000
 Use: 3 Bdrm Ranch, Lot: 78408sf

1802 MOORESFIELD RD \$335,000
 B: Lewis J Roebuck
 S: Marisa L Corley
 Vol/Page: 1878/120, Date: 04/11/24
 Mtg: Centreville Bank \$309,000
 Use: 1 Bdrm Ranch, Lot: 20038sf
 Prior Sale: \$190,000 (02/18)

29 PECKHAM AVE..... \$680,000
 B: Levon Kasparian
 S: Jutras E Mckenna Est & Sheila Oneill
 Vol/Page: 1878/78, Date: 04/11/24
 Use: 2-Family Two Family, Lot: 74052sf

51 VESPIA LN \$709,900
 B: Jane A Genesi
 S: 5 Abuilders LLC
 Vol/Page: 1878/75, Date: 04/11/24
 Use: Residential Open Land, Lot: 7405sf

► MORTGAGES

45 CARDINAL LN..... \$75,000
 Michael J Gagas+ from PNC Bank

650 CURTIS CORNER RD \$50,000
 Justin M Bayles+ from Westerly Community CU

20 ELDERBERRY LN..... \$290,000
 Michelle Hand from Reliance First Cap

345 GLEN ROCK RD \$40,000
 Marilou Clark from Westerly Community CU

83 GREENWOOD DR..... \$15,000
 Spencer Leary from RI Hsg & Mtg Fin Corp

15 LONGVIEW CT..... \$100,000
 Michael Mcguire+ from Citizens Bank

191 MEADOW TREE FARM RD \$400,000
 William P Ulmschneider+ from Washington Tr Co

1802 MOORESFIELD RD \$5,000
 Lewis J Roebuck from Centreville Bank

99 SIR MICHAEL CIR..... \$300,000
 Gregory T Vanasse from Bank of Rhode Island

107 STONE SOUP FARM WAY \$200,000
 Jillian C Horrigan+ from Citizens Bank

146 SUMMIT AVE..... \$95,000
 Laurie J Lineham from Navigant Credit Union

430 TUCKERTOWN RD \$25,000
 James Marino+ from Washington Tr Co

16 WOODSIA TRL \$170,000
 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

49-51 BOWLING LN..... \$275,000
 B: B&s Consulting LLC & Pro Construction LLC
 S: Alpha Holdings LLC
 Vol/Page: 2024/3894, Date: 04/15/24
 Mtg: Bluedog Capital Partn \$325,000
 Use: 2-Family Duplex, Lot: 10000sf
 Prior Sale: \$240,000 (04/24)

49-51 BOWLING LN..... \$240,000
 B: Alpha Holdings LLC
 S: Bruce C Soscia Tr, Tr for Bruce C Soscia RET
 Vol/Page: 2024/3837, Date: 04/11/24
 Use: 2-Family Duplex, Lot: 10000sf

3 CLAM SHELL DR \$400,000
 B: Edward J Sadloski & Beth W Sadloski
 S: Cheryl A Woods Tr, Tr for Patricia A White lrt
 Vol/Page: 2024/3786, Date: 04/10/24
 Use: 5 Bdrm Conventional, Lot: 4360sf

9 HILLVIEW DR \$445,350
 B: Dennis Shea & Daniela Shea
 S: Jurgen Kleist & Jun M Kleist
 Vol/Page: 2024/4090, Date: 04/16/24
 Mtg: Semper Home Loans \$250,000
 Use: 3 Bdrm Ranch, Lot: 8000sf
 Prior Sale: \$271,000 (08/18)

14 JUNIPER AVE..... \$750,000
 B: Linda D Ehrenfels
 S: Starlight Pro Mgmt LLC
 Vol/Page: 2024/3947, Date: 04/15/24
 Mtg: OCMB Inc \$600,000
 Use: 3 Bdrm Contemporary, Lot: 10500sf
 Prior Sale: \$563,500 (09/21)

38 PLEASANT ST..... \$825,000
 B: Bannon House LLC
 S: Franklin Diroma & Carol A Diroma
 Vol/Page: 2024/3990, Date: 04/16/24
 Mtg: Westerly Community CU \$660,000
 Use: Apartment Building, Lot: 22117sf

79 POTTER HILL RD \$305,000
 B: Kjell Ingebretsen
 S: Janice M Buck & Bonnie J Langlois
 Vol/Page: 2024/3802, Date: 04/10/24
 Mtg: Rocket Mortgage LLC \$259,250
 Use: 3 Bdrm Ranch, Lot: 54394sf

14 ROCK RIDGE RD \$730,000
 B: Matthew Penick & Jessica Cherenza
 S: Dina A Cross
 Vol/Page: 2024/3842, Date: 04/11/24
 Mtg: Washington Tr Co \$230,000
 Use: 3 Bdrm Contemporary, Lot: 33504sf
 Prior Sale: \$392,500 (03/17)

13 TOP ST..... \$390,000
 B: David J Felker & Rene Felker
 S: Andrew J Gervasini
 Vol/Page: 2024/3918, Date: 04/15/24
 Mtg: Eastern Bank \$105,000
 Use: 2 Bdrm Ranch, Lot: 9049sf
 Prior Sale: \$225,000 (07/17)

► MORTGAGES

13 CHARLES AVE \$75,000
 Jeffrey R Clowes+ from Washington Tr Co

5 FAIRVIEW AVE..... \$229,000
 Casey D Jarrett+ from Charter Oak Fed Cr Un

5 LAUDONE DR \$62,000
 John Patsfield+ from Charter Oak Fed Cr Un

38 PLEASANT ST..... \$180,000
 Bannon House LLC from Westerly Community CU

77 PLEASANT ST..... \$660,000
 Mario Realty LLC from Westerly Community CU

77 PLEASANT ST..... \$180,000
 Mario Realty LLC from Westerly Community CU