

# The Commercial Record

## RECORDS SECTION

### 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](mailto:customerservice@thewarrengroup.com) if you have any questions.

Cassidy Norton  
Associate Publisher  
The Warren Group



### TOWNS MISSING DUE TO COLLECTION ISSUES

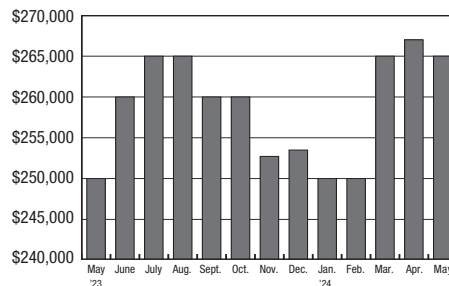
Records for the following municipalities were not collected this week. All records will be published as they become available.

NO MISSING TOWNS

### CONNECTICUT WEEKLY MORTGAGE REPORT

#### CONNECTICUT MARKET STATISTICS

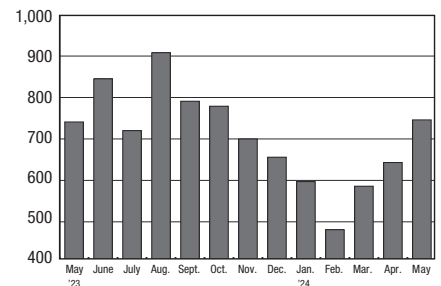
CT Statewide Monthly Condo Median Sale Price



May Median Price

Year	May Price	% Change
2020	\$169,000	4.64%
2021	\$190,000	12.43%
2022	\$207,500	9.21%
2023	\$235,056	13.28%
2024	\$265,000	12.74%

CT Statewide Monthly Number of Condo Sales



May Number of Sales

Year	Number of Sales	% Change
2020	567	-34.9%
2021	1,027	81.13%
2022	962	-6.43%
2023	743	-22.68%
2024	746	0.4%

Source: The Warren Group

### INDEX

#### REAL ESTATE RECORDS

How To Read The Records ....3	New Haven County..... 38
Fairfield County .....5	New London County..... 51
Hartford County ..... 17	Tolland County..... 56
Litchfield County ..... 29	Windham County ..... 59
Middlesex County ..... 34	

Published weekly by



2 Corporation Way  
Suite 250  
Peabody, MA 01960  
[www.thewarrengroup.com](http://www.thewarrengroup.com)

CEO and Publisher  
Timothy M. Warren Jr.

President and COO  
David B. Lovins

Annual Subscription Price \$299

**TOWN & CITY INDEX**

Information from the following communities was not received in time for this week's real estate records: Madison. The information will be included in next week's records.

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

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

PG.	TRANSACTION THRU				
		<b>Fairfield County</b>			
5	06/13/2024	Bethel (B)	25	06/14/2024	Rocky Hill (W)
5	06/12/2024	Bridgeport (W)	25	06/13/2024	Simsbury (W)
6	06/13/2024	Brookfield (W)	25	06/14/2024	South Windsor (W)
6	06/13/2024	Danbury (W)	26	06/14/2024	Southington (W)
7	06/12/2024	Darien (W)	26	06/13/2024	Suffield (B)
8	06/12/2024	Easton (B)	27	06/14/2024	West Hartford (W)
8	06/14/2024	Fairfield (W)	27	06/14/2024	Wethersfield (W)
9	06/14/2024	Greenwich (W)	28	06/14/2024	Windsor (W)
10	06/14/2024	Monroe (W)	28	06/14/2024	Windsor Locks (B)
10	06/05/2024	New Canaan (W)			
10	06/14/2024	New Fairfield (B)			
11	06/14/2024	Newtown (W)			
11	06/11/2024	Norwalk (W)			
12	06/12/2024	Redding (B)			
12	06/14/2024	Ridgefield (W)			
13	06/14/2024	Shelton (W)			
13	06/11/2024	Sherman (M)			
13	06/14/2024	Stamford (W)			
15	06/14/2024	Stratford (W)			
15	06/14/2024	Trumbull (W)			
16	06/14/2024	Weston (B)			
16	06/14/2024	Westport (W)			
16	06/14/2024	Wilton (W)			
		<b>Hartford County</b>			
17	06/14/2024	Avon (W)			
17	06/12/2024	Berlin (W)			
17	06/14/2024	Bloomfield (W)			
17	06/13/2024	Bristol (W)			
18	06/13/2024	Burlington (B)			
18	06/13/2024	Canton (B)			
19	06/14/2024	East Granby (W)			
19	06/14/2024	East Hartford (W)			
20	06/14/2024	East Windsor (B)			
20	06/14/2024	Enfield (W)			
20	06/14/2024	Farmington (W)			
21	06/14/2024	Glastonbury (W)			
22	06/14/2024	Granby (B)			
22	06/14/2024	Hartford (W)			
	06/10/2024	Hartland (M)			
23	06/14/2024	Manchester (W)			
23	06/13/2024	Marlborough (B)			
23	06/14/2024	New Britain (W)			
24	06/14/2024	Newington (W)			
24	06/13/2024	Plainville (B)			
		<b>Litchfield County</b>			
29	06/06/2024	Barkhamsted (M)			
29	06/13/2024	Bethlehem (M)			
29	06/14/2024	Bridgewater (M)			
	06/04/2024	Canaan (M)			
29	06/11/2024	Colebrook (M)			
29	06/13/2024	Cornwall (M)			
29	06/14/2024	Goshen (M)			
30	06/14/2024	Harwinton (M)			
30	06/13/2024	Kent (M)			
30	06/14/2024	Litchfield (B)			
30	06/13/2024	Morris (M)			
30	06/13/2024	New Hartford (B)			
31	06/14/2024	New Milford (W)			
31	06/12/2024	Norfolk (M)			
31	06/12/2024	North Canaan (M)			
31	06/13/2024	Plymouth (B)			
31	06/13/2024	Roxbury (M)			
32	06/14/2024	Salisbury (M)			
32	06/11/2024	Sharon (M)			
32	06/13/2024	Thomaston (M)			
32	06/14/2024	Torrington (W)			
33	06/11/2024	Warren (M)			
33	06/14/2024	Washington (M)			
33	06/14/2024	Watertown (B)			
33	06/13/2024	Winchester (B)			
33	06/14/2024	Woodbury (B)			
		<b>Middlesex County</b>			
34	06/14/2024	Chester (M)			
34	06/13/2024	Clinton (B)			
34	06/14/2024	Cromwell (B)			
35	06/12/2024	Deep River (M)			
35	06/14/2024	Durham (B)			
35	06/14/2024	East Haddam (B)			
35	06/14/2024	East Hampton (B)			
		<b>New Haven County</b>			
38	06/14/2024	Ansonia (B)			
38	06/11/2024	Beacon Falls (M)			
38	06/14/2024	Bethany (M)			
38	06/14/2024	Branford (W)			
38	06/14/2024	Cheshire (W)			
39	06/12/2024	Derby (B)			
39	06/14/2024	East Haven (W)			
40	06/14/2024	Guilford (W)			
40	06/14/2024	Hamden (W)			
41	06/13/2024	Madison (W)			
42	06/14/2024	Meriden (W)			
42	06/14/2024	Middlebury (B)			
42	06/14/2024	Milford (W)			
43	06/14/2024	Naugatuck (W)			
43	06/14/2024	New Haven (W)			
45	06/13/2024	North Branford (B)			
45	06/14/2024	North Haven (W)			
46	06/14/2024	Orange (B)			
46	06/13/2024	Oxford (B)			
46	06/17/2024	Prospect (M)			
47	06/14/2024	Seymour (B)			
47	06/14/2024	Southbury (W)			
47	06/14/2024	Wallingford (W)			
48	06/14/2024	Waterbury (W)			
49	06/14/2024	West Haven (W)			
50	06/14/2024	Wolcott (B)			
50	06/14/2024	Woodbridge (B)			
		<b>New London County</b>			
51	06/13/2024	Bozrah (M)			
51	06/14/2024	Colchester (W)			
51	06/14/2024	East Lyme (B)			
	05/23/2024	Franklin (M)			
51	06/14/2024	Griswold (B)			
51	06/14/2024	Groton (W)			
52	06/14/2024	Lebanon (B)			
		<b>Tolland County</b>			
	05/30/2024	Andover (M)			
56	06/14/2024	Bolton (M)			
56	06/12/2024	Columbia (M)			
56	06/14/2024	Coventry (B)			
57	06/13/2024	Ellington (B)			
57	06/13/2024	Hebron (B)			
57	06/13/2024	Mansfield (B)			
57	06/13/2024	Somers (B)			
58	06/13/2024	Stafford (B)			
58	06/13/2024	Tolland (B)			
58	06/13/2024	Union (M)			
	05/30/2024	Vernon (W)			
58	06/13/2024	Willington (M)			
		<b>Windham County</b>			
59	06/14/2024	Ashford (M)			
59	06/13/2024	Brooklyn (B)			
59	06/13/2024	Canterbury (M)			
59	06/13/2024	Chaplin (M)			
	06/12/2024	Eastford (M)			
	06/18/2024	Hampton (M)			
59	06/14/2024	Killingly (B)			
60	06/13/2024	Plainfield (B)			
60	06/12/2024	Pomfret (M)			
60	06/14/2024	Putnam (B)			
	06/11/2024	Scotland (M)			
61	06/12/2024	Sterling (M)			
61	06/13/2024	Thompson (B)			
61	06/13/2024	Windham (B)			
61	06/13/2024	Woodstock (B)			

## 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

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.

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.

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."

### 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.*

### ► 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.*

### 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

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).

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.

**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.

### ► 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.*

**VILLAGE/TOWN GUIDE**

<b>VILLAGE</b>	<b>TOWN</b>			
Allentown . . . . .	New Haven	East Hartland . . . . .	Hartland	New Preston/
Abington . . . . .	Pomfret	East Killingly . . . . .	Killingly	Marbledale . . . . .
Amston . . . . .	Hebron	East Windsor Hill . . . . .	So Windsor	Niantic . . . . .
Avon . . . . .	Avon	East Woodstock . . . . .	Woodstock	Noank . . . . .
Ballouville . . . . .	Killingly	Elmwood . . . . .	West Hartford	Noble . . . . .
Baltic . . . . .	Sprague	Fabyan . . . . .	Thompson	Noroton . . . . .
Bantam . . . . .	Litchfield	Fair Haven . . . . .	New Haven	Noroton Heights . . . . .
Barnum . . . . .	Bridgeport	Falls Village . . . . .	Canaan	North Canton . . . . .
Barry Square . . . . .	Hartford	Federal Station . . . . .	New Haven	North Franklin . . . . .
Beardsley . . . . .	Bridgeport	Forestville . . . . .	Bristol	North Granby . . . . .
Belden . . . . .	Norwalk	Gales Ferry . . . . .	Ledyard	No Grosvenor Dale . . . . .
Bishops Corner . . . . .	West Hartford	Gaylordsville . . . . .	New Milford	North Windham . . . . .
Bissell . . . . .	South Windsor	Georgetown . . . . .	Redding	Northfield . . . . .
Blue Hills . . . . .	Hartford	Gilman . . . . .	Bozrah	Oakdale . . . . .
Botsford . . . . .	Newtown	Glasgo . . . . .	Griswold	Oakville . . . . .
Barnum . . . . .	Bridgeport	Glenbrook . . . . .	Stamford	Old Greenwich . . . . .
Beardsley . . . . .	Bridgeport	Glenville . . . . .	Greenwich	Old Mystic . . . . .
Hillside . . . . .	Bridgeport	Greens Farms . . . . .	Westport	Oneco . . . . .
Newfield . . . . .	Bridgeport	Grosvenor Dale . . . . .	Thompson	Pawcatuck . . . . .
Noble . . . . .	Bridgeport	Groton Long Pt. . . . .	Groton	Pelton's . . . . .
Forrestville . . . . .	Bristol	Hadlyme . . . . .	Lyme	Pequabuck . . . . .
Broad Brook . . . . .	East Windsor	Hanover . . . . .	Sprague	Pine Meadow . . . . .
Buckland . . . . .	Manchester	Hawleyville . . . . .	Newtown	Plantsville . . . . .
Byram . . . . .	Greenwich	Hazardville . . . . .	Enfield	Pleasant Valley . . . . .
Canaan . . . . .	North Canaan	Higganum . . . . .	Haddam	Pomfret Center . . . . .
Candlewood Isle . . . . .	Danbury	Hillside . . . . .	Bridgeport	Poquonock . . . . .
Centerbrook . . . . .	Essex	Huntington . . . . .	Shelton	Quaker Hill . . . . .
Canton Center . . . . .	Canton	Ivoryton . . . . .	Essex	Quinebaug . . . . .
Centerville-Mt. Carmel . . . . .	Hamden	Jewett City . . . . .	Griswold	Redding Ridge . . . . .
Central Village . . . . .	Plainfield	Kensington . . . . .	Berlin	Ridgeway . . . . .
Cobalt . . . . .	East Hampton	Kilby . . . . .	New Haven	Riverside . . . . .
Collinsville . . . . .	Canton	Lakeside . . . . .	Morris	Riverton . . . . .
Conn. College . . . . .	New London	Lakeville . . . . .	Salisbury	Rockfall . . . . .
Cornwall Bridge . . . . .	Cornwall	Mansfield Center . . . . .	Mansfield	Rogers . . . . .
Cos Cob . . . . .	Greenwich	Mansfield Depot . . . . .	Mansfield	Rowayton . . . . .
Danielson . . . . .	Killingly	Marion . . . . .	Southington	Samp Mortar . . . . .
Dayville . . . . .	Killingly	Melrose . . . . .	East Windsor	Sandy Hook . . . . .
Devon . . . . .	Milford	Merrow . . . . .	Mansfield	Saugatuck . . . . .
East Berlin . . . . .	Berlin	Middle Haddam . . . . .	East Hampton	Short Beach . . . . .
East Canaan . . . . .	North Canaan	Middlebury . . . . .	Middlebury	Somersville . . . . .
East End . . . . .	Waterbury	Milldale . . . . .	Southington	South Britain . . . . .
East Glastonbury . . . . .	Glastonbury	Moodus . . . . .	East Haddam	So Glastonbury . . . . .
		Moosup . . . . .	Plainfield	South Kent . . . . .
				South Lyme . . . . .
				South Norwalk . . . . .
				South Willington . . . . .
				South Windham . . . . .
				South Woodstock . . . . .
				Southport . . . . .
				Springdale . . . . .
				Stafford Springs . . . . .
				Staffordville . . . . .
				Stevenson . . . . .
				Stony Creek . . . . .
				Taconic . . . . .
				Taftville . . . . .
				Talcottville . . . . .
				Tariffville . . . . .
				Terryville . . . . .
				Uncasville . . . . .
				Union City . . . . .
				Unionville . . . . .
				Unity Plaza . . . . .
				Rockville . . . . .
				Versailles . . . . .
				Washington Green . . . . .
				Wauregan . . . . .
				Weatogue . . . . .
				West Cornwall . . . . .
				West Granby . . . . .
				West Hartland . . . . .
				West Mystic . . . . .
				West Redding . . . . .
				West Simsbury . . . . .
				West Suffield . . . . .
				West Willington . . . . .
				Westville . . . . .
				Whitneyville . . . . .
				Wildermere Bch. . . . .
				Willimantic . . . . .
				Winchester Ctr . . . . .
				Winsted . . . . .
				Woodmont . . . . .
				Woodstock Vlg . . . . .
				Yalesville . . . . .
				Yantic . . . . .





# FAIRFIELD COUNTY

## BETHEL

### TOWN CLERK:LISA BERGH

1 School St, Bethel, CT, 06801  
Phone:203-794-8505

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	47
Median Price	\$480,000	\$435,000

### ► REAL ESTATE SALES

#### 178 CHESTNUT RIDGE RD ..... \$725,000

B: Keir J Wolfenden & Jennifer Wolfenden  
S: Jessica D Brockunier & Michael B Pittman  
Vol/Page: 1180/175, Date: 06/11/24, Warranty  
Use: 4 Bdrm Cape Cod, Lot: 206474sf  
Prior Sale: \$439,500 (06/19)

#### 19 ELIZABETH ST ..... \$740,000

B: Kyle S Macdonald & Pauline Macdonald  
S: Better Buyer LLC  
Vol/Page: 1180/210, Date: 06/11/24, Warranty  
Mtg: LoanDepot.Com \$616,250  
Use: 3-Family Old Style, Lot: 10454sf  
Prior Sale: \$450,000 (03/24)

#### 29 FAIRCHILD DR ..... \$457,000

B: Sydney S Marino  
S: Walk Invest LLC  
Vol/Page: 1180/126, Date: 06/10/24, Warranty  
Mtg: Fairway Ind Mtg \$443,290  
Use: 3 Bdrm Cape Cod, Lot: 9148sf  
Prior Sale: \$304,000 (12/23)

#### 27 LINDA LN ..... \$602,000

B: David Wills  
S: Stephen Salvatore & Tracey L Salvatore  
Vol/Page: 1180/194, Date: 06/11/24, Warranty  
Mtg: FM Home Loans LLC \$481,600  
Use: 3 Bdrm Raised Ranch, Lot: 52708sf  
Prior Sale: \$332,000 (05/10)

#### 12 STONY HILL RD ..... \$430,000

B: Stony Hill Property LLC  
S: Stony Hill Investors LLC  
Vol/Page: 1180/153, Date: 06/11/24, Warranty  
Mtg: Stony Hill Invest Llc \$775,000  
Use: Commercial Devlpble Land, Lot: 14810sf

#### 14 STONY HILL RD ..... \$570,000

B: Stony Hill Property LLC  
S: Stony Hill Investors LLC  
Vol/Page: 1180/155, Date: 06/11/24, Warranty  
Mtg: Stony Hill Invest Llc \$775,000  
Use: Restaurant/Bar, Lot: 43560sf

### ► MORTGAGES

#### 74 CHESTNUT ST ..... \$25,216

Amy Geiger+ from USA Housing and Urban Development

#### 26 ELIZABETH ST ..... \$150,000

William Krenn+ from Newtown Savings Bank

#### 4 LIMEKILN CT ..... \$271,000

Darren Tickle+ from Top Flite Financial Inc

#### 4 RACEBROOK DR ..... \$250,000

Stephen M Pugner+ from Justice Federal Credit Unio

#### 14 RESEARCH DR ..... \$75,000

Edward R Cole Jr+ from SoundView Financial Credit

#### 35 SOUTH ST ..... \$144,000

Smith Flint Sr Est+ from Silver Rock Rity Lc

## BRIDGEPORT

### TOWN CLERK:CHARLIE L. STALLWORTH

45 Lyon Ter, Rm 122, Bridgeport, CT, 06604  
Phone:203-576-7208

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	211	176
Median Price	\$300,000	\$350,000

### ► REAL ESTATE SALES

#### 936 BROOKLAWN AVE ..... \$460,000

B: Alma Cordero & Marco Cordero  
S: Exclusive Hm Buyers LLC  
Vol/Page: 11207/121, Date: 06/11/24, Warranty  
Mtg: Cardinal Fncl Co LP \$345,000  
Use: 3 Bdrm Cape Cod, Lot: 9860sf  
Prior Sale: \$127,000 (03/00)

#### 199 DEFOREST AVE ..... \$320,000

B: New Wave Holdings LLC  
S: Trestle Homes LLC  
Vol/Page: 11206/178, Date: 06/10/24, Warranty  
Mtg: Pinnacle Fncl Svc LLC \$558,000  
Use: 3-Family Family Flat, Lot: 3300sf  
Prior Sale: \$172,000 (05/18)

#### 15 DURANDO PL ..... \$370,000

B: Jesus Bracero & Priscilla Bracero  
S: Tim R Macklin & Jennifer M Macklin  
Vol/Page: 11205/318, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$363,298  
Use: 2 Bdrm Conventional, Lot: 5000sf  
Prior Sale: \$260,000 (01/07)

#### 15 E PASADENA PL ..... \$410,000

B: Sheikh U Javid  
S: Walter Cabrera Hm Imps LL  
Vol/Page: 11205/289, Date: 06/10/24, Warranty  
Mtg: Nation One Mortgage \$369,000  
Use: 3 Bdrm Cape Cod, Lot: 9070sf  
Prior Sale: \$262,000 (11/23)

#### 125 GRANFIELD AVE ..... \$1,545,000

B: 125 Granfield LLC  
S: Marc Levy Granfield LLC  
Vol/Page: 11206/323, Date: 06/10/24, Warranty  
Mtg: First Tech FCU \$1,158,000  
Use: Apartment Building, Lot: 10000sf  
Prior Sale: \$1,175,000 (11/18)

#### 1123-1125 HANCOCK AVE ..... \$300,000

B: New Wave Holdings LLC  
S: Trestle Homes LLC  
Vol/Page: 11206/140, Date: 06/10/24, Warranty  
Mtg: Pinnacle Fncl Svc LLC \$336,000  
Use: 2-Family Two Family, Lot: 4410sf  
Prior Sale: \$136,562 (09/17)

#### 72-74 LEE AVE ..... \$300,000

B: New Wave Holdings LLC  
S: Trestle Homes LLC  
Vol/Page: 11206/241, Date: 06/10/24, Warranty  
Mtg: Pinnacle Fncl Svc LLC \$702,000  
Use: 2-Family Two Family, Lot: 3038sf  
Prior Sale: \$136,562 (09/17)

#### 97-103 LEE AVE ..... \$480,000

B: New Wave Holdings LLC  
S: Trestle Homes LLC  
Vol/Page: 11206/238, Date: 06/10/24, Warranty  
Mtg: Pinnacle Fncl Svc LLC \$702,000  
Use: Apartment Bldg - 4-8 Units, Lot: 5033sf  
Prior Sale: \$273,125 (09/17)

#### 445 LOGAN ST ..... \$99,500

B: 79 Lansing LLC  
S: Foster Bonnie A Est & Aretha Foster  
Vol/Page: 11206/274, Date: 06/10/24, Conservator  
Use: 2-Family Two Family, Lot: 3626sf  
Prior Sale: \$30,000 (10/89)

#### 445 LOGAN ST ..... \$99,500

B: 79 Lansing LLC  
S: Foster Jimmy Est & Aretha Foster  
Vol/Page: 11206/277, Date: 06/10/24, Executor  
Mtg: James A Ellison \$425,000  
Use: 2-Family Two Family, Lot: 3626sf  
Prior Sale: \$99,500 (06/24)

#### 3004 MADISON AVE U:A ..... \$195,000

B: Mahmoud Ahmadi & Rita Barbosa  
S: Gloria Neyra  
Vol/Page: 11206/63, Date: 06/10/24, Warranty  
Use: 1 Bdrm Condo  
Prior Sale: \$69,500 (05/19)

#### 165-199 MCKINLEY AVE ..... \$3,120,000

B: Mckinley LLC  
S: Marc Levy Jiams LLC  
Vol/Page: 11206/210, Date: 06/10/24, Warranty  
Mtg: Hong-ji T Hu \$3,120,000  
Use: Apartment Building, Lot: 16000sf  
Prior Sale: \$115,000 (02/11)

#### 2625 PARK AVE U:6J ..... \$150,000

B: Edin Ahmetaj  
S: Frost Ent & Assoc LLC  
Vol/Page: 11205/346, Date: 06/10/24, Warranty  
Use: 1 Bdrm Condo  
Prior Sale: \$83,000 (08/17)

#### 243 PARK ST ..... \$405,000

B: Matias M Espinoza & Segundo G Espinoza  
S: Jorge Farez  
Vol/Page: 11207/152, Date: 06/11/24, Warranty  
Mtg: Newrez LLC \$384,750

#### 245 PARK ST ..... \$405,000

B: Matias M Espinoza & Segundo G Espinoza  
S: Jorge Farez  
Vol/Page: 11207/152, Date: 06/11/24, Warranty

#### 246 RUTH ST ..... \$450,000

B: Jvb Properties LLC  
S: Michael Defilippo  
Vol/Page: 11206/8, Date: 06/10/24, Warranty  
Use: 2 Bdrm Cape Cod, Lot: 5392sf  
Prior Sale: \$252,000 (03/24)

**487 SALEM ST..... \$475,000**  
 B: Alexandro Vieira  
 S: Luis J Paulino & Martha G Urena  
 Vol/Page: 11208/134, Date: 06/12/24, Warranty  
 Mtg: First Natl Bk \$356,250  
 Use: 2-Family Two Family, Lot: 4000sf  
 Prior Sale: \$215,000 (11/19)

**368-370 SEAVIEW AVE..... \$465,000**  
 B: Soledad Nunez  
 S: Donna M Rombilus, Tr for Joseph Petronchak T  
 Vol/Page: 11207/238, Date: 06/11/24, Trustee  
 Mtg: United Wholesale Mtg \$345,000  
 Use: 2-Family Two Family, Lot: 6837sf

**1001 STATE ST..... \$300,000**  
 B: New Wave Holdings LLC  
 S: Trestle Homes LLC  
 Vol/Page: 11206/175, Date: 06/10/24, Warranty

**1003 STATE ST..... \$300,000**  
 B: New Wave Holdings LLC  
 S: Trestle Homes LLC  
 Vol/Page: 11206/175, Date: 06/10/24, Warranty

**1737 STRATFORD AVE ..... \$415,000**  
 B: Ruth E Nivelio  
 S: Natania LLC  
 Vol/Page: 11208/232, Date: 06/12/24, Warranty  
 Mtg: Citadel Servicing \$311,250  
 Use: 3-Family Family Flat, Lot: 2450sf  
 Prior Sale: \$240,000 (07/22)

**SUCCESS AVE L:19 ..... \$89,900**  
 B: Manuel Lima  
 S: Pablo Villanueva Jr  
 Vol/Page: 11206/22, Date: 06/10/24, Warranty

**440 SUCCESS AVE U:26..... \$25,000**  
 B: Laelle Riggsbee  
 S: Edwin Rojas  
 Vol/Page: 11208/10, Date: 06/11/24, Warranty  
 Use: Condo

**114 SUNSHINE CIR..... \$240,000**  
 B: Abc Re Investors LLC  
 S: Gilliam John Est & Ronald L Gilliam  
 Vol/Page: 11205/219, Date: 06/10/24, Executor  
 Use: 4 Bdrm Cape Cod, Lot: 11601sf

**NO STREET GIVEN..... \$10,000**  
 B: Gb li Connecticut LLC  
 S: The Usa  
 Vol/Page: 11208/269, Date: 06/12/24, Quit Claim

**► MORTGAGES**

**61-81 ANCHORAGE DR..... \$1,267,500**  
 Stormhaven LLC+ from Anchor Loans LP

**95-97 BELL ST ..... \$223,850**  
 95 Bell St LLC+ from Frc Vtx Assets Llc

**42 BYWATER LN U:42..... \$330,000**  
 Michelle Logan+ from Rocket Mortgage

**136 GRANDVIEW AVE..... \$273,900**  
 Luis E Calle-Cabrera+ from GE Employees Credit Uni

**460 LEXINGTON AVE U:7-102..... \$275,000**  
 Lar Hld Group Ny Inc+ from Newtown Savings Bank

**66 OAKVIEW CIR U:5-202..... \$275,000**  
 Lar Hld Group Ny Inc+ from Newtown Savings Bank

**84 OAKVIEW CIR U:4-204..... \$275,000**  
 Lar Hld Group Ny Inc+ from Newtown Savings Bank

**170 RED OAK RD..... \$121,766**  
 Ana Mancebo+ from USA Housing and Urban Developmen

**43 SAGE AVE..... \$336,000**  
 43 Sage LLC+ from Pinnacle Financial Services LLC

**205 SEAVER CIR..... \$13,606**  
 Dahlia D Gayle+ from USA Housing and Urban Develop

**1001-1003 STATE ST..... \$558,000**  
 New Wave Holdings LLC+ from Pinnacle Financial Ser

**243 SUNSHINE CIR..... \$293,040**  
 Jose M Lozada+ from New American Funding

**197-201 TAFT AVE..... \$176,150**  
 Rocco Cambarari+ from Better Mortgage Corp

**704 W TAFT AVE ..... \$301,180**  
 Eddie Mendes+ from LoanDepot.Com LLC

**85 WILCOX ST ..... \$50,000**  
 Deran J Thomas+ from Citizens Bank

**895 WOOD AVE..... \$540,000**  
 Fernandez Properties LLC+ from M&T Bank NA

**BROOKFIELD**

**TOWN CLERK:ANDREA DISTEPHAN**  
 100 Pocono Rd, Brookfield, CT, 06804  
 Phone:203-775-7313

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	57
Median Price	\$465,000	\$639,900

**► REAL ESTATE SALES**

**75 N LAKE SHORE DR..... \$330,000**  
 B: Ralph Demaio & Linda Demaio  
 S: Terrill Nancy H Est & Timothy Terrill  
 Vol/Page: 830/733, Date: 06/10/24, Executor  
 Use: 3 Bdrm Ranch, Lot: 6970sf

**22 ROLLINGWOOD DR U:22..... \$255,000**  
 B: Emily Dirga  
 S: Amanda Marshall  
 Vol/Page: 830/758, Date: 06/10/24, Warranty  
 Mtg: Rocket Mortgage LLC \$204,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$120,000 (04/14)

**► MORTGAGES**

**11 FLAX HILL RD..... \$385,000**  
 Alicia Bonner+ from Mutual of Omaha Mortgage

**49 GREAT HERON LN U:49 ..... \$200,000**  
 Lawrence M Levine+ from Newtown Savings Bank

**9 HUNTING RIDGE RD ..... \$125,000**  
 William A Hlavac+ from Savings Bank of Danbury

**12 MAPLE LN..... \$500,000**  
 James W Dentremont+ from Webster Bank

**DANBURY**

**TOWN CLERK:LAURIE ESPOSITO**  
 155 Deer Hill Ave, Danbury, CT, 06810  
 Phone:203-797-4531

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	104
Median Price	\$417,000	\$450,000

**► REAL ESTATE SALES**

**17 9TH AVE..... \$575,000**  
 B: Luis H Campoverde & Bertha E Landin  
 S: Luiz G Morais & Rosilene P Morais  
 Vol/Page: 2692/915, Date: 06/13/24, Warranty  
 Mtg: Pysma Lending Group \$460,000  
 Use: 2-Family Two Family, Lot: 7405sf  
 Prior Sale: \$185,000 (10/06)

**43 AUNT HACK RD ..... \$760,000**  
 B: Magnus Evertson & Natalie Evertson  
 S: Gregory A Mcdonald & Carol R Mcdonald  
 Vol/Page: 2692/909, Date: 06/13/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 40075sf  
 Prior Sale: \$399,000 (04/13)

**9 BELMONT CIR..... \$385,000**  
 B: Jorge G Arciniegas & Mayra D Lojarea  
 S: Allan C Jacobson Jr & Stephanie A Jacobson  
 Vol/Page: 2692/105, Date: 06/10/24, Warranty  
 Mtg: Pysma Lending Group \$308,000  
 Use: 3 Bdrm Cape Cod, Lot: 5663sf  
 Prior Sale: \$125,000 (11/94)

**9 BLAINE ST ..... \$400,000**  
 B: Tania Jimenez & Claudio A Jimenez  
 S: Grenier Erna Est & Corey Grenier  
 Vol/Page: 2692/881, Date: 06/13/24, Executor  
 Mtg: Pysma Lending Group \$320,000  
 Use: 4 Bdrm Conventional, Lot: 8712sf

**56 CEDAR DR ..... \$445,000**  
 B: Henry Vargas & Liseth Marchary  
 S: Vincent M Kempter & Janet L Kempter  
 Vol/Page: 2692/438, Date: 06/12/24, Warranty  
 Mtg: United Wholesale Mtg \$422,750  
 Use: 3 Bdrm Raised Ranch, Lot: 8276sf  
 Prior Sale: \$164,000 (05/99)

**5 CRESCENT DR ..... \$400,000**  
 B: Liliana E Loja  
 S: David J Solis & Liliana Ramirez  
 Vol/Page: 2692/793, Date: 06/12/24, Warranty  
 Mtg: CMG Mortgage Inc \$320,000  
 Use: 2 Bdrm Cape Cod, Lot: 4792sf  
 Prior Sale: \$300,000 (06/21)

**136 DEER HILL AVE U:A6 ..... \$200,000**  
 B: Nicole M Scalzo  
 S: Nicholas Del Mastro  
 Vol/Page: 2692/130, Date: 06/10/24, Warranty  
 Mtg: Guaranteed Rate Affin \$139,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$73,000 (05/01)

**1803 EATON CT U:1803 ..... \$504,800**  
 B: John Cholewa & Eva Cholewa  
 S: Michael James & Stacey James  
 Vol/Page: 2692/911, Date: 06/13/24, Warranty  
 Use: 3 Bdrm Condo  
 Prior Sale: \$359,000 (12/21)

**3105 EATON CT U:3105 ..... \$490,000**  
 B: Bruno Dasilva  
 S: Malinda Mccormack  
 Vol/Page: 2691/1061, Date: 06/10/24, Warranty  
 Mtg: Newtown Savings Bank \$392,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$414,000 (08/06)

**11 HOUSMAN ST ..... \$485,000**  
 B: Md B Sharif & Md S Uddin  
 S: Jennifer L Majoros  
 Vol/Page: 2692/324, Date: 06/11/24, Warranty  
 Mtg: Homestead Fund Corp \$421,250  
 Use: 3 Bdrm Colonial, Lot: 13504sf  
 Prior Sale: \$400,000 (08/06)

**8 KENDALL TER E ..... \$460,000**  
 B: Dante Olivo & Vanessa Olivo  
 S: Jar Associates LLC  
 Vol/Page: 2692/376, Date: 06/11/24, Warranty  
 Mtg: Newtown Savings Bank \$451,668  
 Use: 4 Bdrm Ranch, Lot: 20909sf

<b>78 LAKE AVE</b> .....	<b>\$1,200,001</b>
B: Shree Gajanan Realty LLC	
S: Melther 78 LLC	
Vol/Page: 2692/680, Date: 06/12/24, Warranty	
Mtg: Thomaston Svgs Bk \$725,000	
Use: Retail-Service, Lot: 19602sf	
Prior Sale: \$900,000 (05/17)	
<b>2 LIBERTY AVE</b> .....	<b>\$315,000</b>
B: Edison Tito	
S: Angela Carpenter & Robert Carpenter	
Vol/Page: 2692/774, Date: 06/12/24, Warranty	
Mtg: Savings Bk of Danbury \$236,250	
Use: 3 Bdrm Conventional, Lot: 7841sf	
<b>123 LIBERTY ST</b> .....	<b>\$565,000</b>
B: Candida Espinal & Brianny Genao	
S: Otop Investments LLC	
Vol/Page: 2691/1166, Date: 06/10/24, Warranty	
Mtg: United Wholesale Mtg \$554,766	
Use: 2-Family Two Family, Lot: 5663sf	
Prior Sale: \$107,500 (01/09)	
<b>55 MILL PALIN RD U:21-5</b> .....	<b>\$375,000</b>
B: Tiffany M Lopez	
S: Rosilene Putnam	
Vol/Page: 2692/70, Date: 06/10/24, Warranty	
Use: Condo	
<b>85 NORTH ST U:5</b> .....	<b>\$110,000</b>
B: Ary D Junior & Katelly L Souza	
S: Darling Boy Prop LLC	
Vol/Page: 2692/213, Date: 06/10/24, Warranty	
Use: Condo	
<b>21 ORCHARD ST</b> .....	<b>\$802,000</b>
B: Dka Family Invs LLC	
S: Tho V Do & Lynn T Do	
Vol/Page: 2692/171, Date: 06/10/24, Warranty	
<b>25 ORCHARD ST</b> .....	<b>\$802,000</b>
B: Dka Family Invs LLC	
S: Tho V Do & Lynn T Do	
Vol/Page: 2692/171, Date: 06/10/24, Warranty	
<b>68 VIRGINIA AVE U:5</b> .....	<b>\$280,000</b>
B: Belkis Gil	
S: John Barnard & Marivel Barnard	
Vol/Page: 2692/243, Date: 06/10/24, Warranty	
Mtg: Hometown Equity Mtg \$224,000	
Use: 2 Bdrm Condo	
Prior Sale: \$235,000 (06/04)	

► **FORECLOSURE DEEDS**

<b>MAPLE TRL</b> .....	<b>\$45,000</b>
B: Benchmark Mun Tax Svcs Lt	
S: Fosnaugh & Williams LLC & Aviation 22 LLC	
Vol/Page: 2692/462, Date: 06/12/24, Committee	

► **MORTGAGES**

<b>36-38 ALAN RD</b> .....	<b>\$140,000</b>
David N Salomone+ from Rocket Mortgage	
<b>61 BEAVER BROOK RD</b> .....	<b>\$130,500</b>
L M Pereira-Deoliveira+ from Pysma Lending Group	
<b>9 BELMONT CIR</b> .....	<b>\$308,000</b>
Jorge G Monge-Arciniegas+ from Pysma Lending Grou	
<b>30 BLACKBERRY RD</b> .....	<b>\$125,000</b>
Edmond T Yalda+ from Connecticut State Employees F	
<b>80 BRIAR RIDGE RD</b> .....	<b>\$125,674</b>
Joel R Molina+ from USA Housing and Urban Developm	
<b>4 BROOKDALE LN</b> .....	<b>\$337,550</b>
Pedro G Guaman-Sanango+ from Com Express Cap Llc	
<b>19 CANDLEWOOD DR</b> .....	<b>\$331,000</b>
Richard E Lord+ from M&T Bank NA	

<b>DEER HILL ARMS CONDO U:6</b> .....	<b>\$25,000</b>
Nicole M Scalzo+ from Connecticut Housing Finance	
<b>136 DEER HILL AVE U:A6</b> .....	<b>\$139,000</b>
Nicole M Scalzo+ from Guaranteed Rate Affinity LLC	
<b>3105 EATON CT U:3105</b> .....	<b>\$392,000</b>
Bruno Dasilva+ from Newtown Savings Bank	
<b>13 GRANDVIEW AVE</b> .....	<b>\$60,000</b>
Jonathan Cole+ from Finex CU	
<b>11 HOUSMAN ST</b> .....	<b>\$25,000</b>
Md B Sharif+ from Connecticut Housing Finance Auth	
<b>11 JOHNSON DR</b> .....	<b>\$200,000</b>
Alan A Cuartero+ from Sharon A Cuartero	
<b>24 KING ST</b> .....	<b>\$38,500</b>
Mitchell F Manstream+ from Discover Bank	
<b>123 LIBERTY ST</b> .....	<b>\$554,766</b>
Candida Espinal+ from United Wholesale Mortgage	
<b>272 MAIN ST</b> .....	<b>\$3,460,000</b>
Maria Dasilva RET+ from Savings Bank of Danbury	
<b>275-279 MAIN ST</b> .....	<b>\$3,460,000</b>
Maria Dasilva RET+ from Savings Bank of Danbury	
<b>281 MAIN ST</b> .....	<b>\$3,460,000</b>
Maria Dasilva RET+ from Savings Bank of Danbury	
<b>55 MILL PLAIN RD U:21-5</b> .....	<b>\$337,500</b>
Tiffany M Lopez+ from Cardinal Financial Company,	
<b>37 MORRIS ST</b> .....	<b>\$55,000</b>
Jackson Batista+ from Union Savings Bank	
<b>21-23 ORCHARD ST</b> .....	<b>\$585,000</b>
Dka Family Invs LLC+ from Nqm Funding Llc	
<b>51-71 PARK AVE U:3-29</b> .....	<b>\$164,250</b>
Clasan Apartments LLC+ from Citadel Servicing	
<b>8 S WELL AVE</b> .....	<b>\$337,550</b>
Pedro G Guaman-Sanango+ from Com Express Cap Llc	
<b>12-16 SCUPPO RD U:E16</b> .....	<b>\$147,000</b>
Anderson Campos+ from Pysma Lending Group LLC	
<b>9 SPRING ST</b> .....	<b>\$412,500</b>
Bertha E Uzhca-Landin+ from Pysma Lending Group L	
<b>68 VIRGINIA AVE U:5</b> .....	<b>\$224,000</b>
Belkis L Gil+ from Hometown Equity Mtg	
<b>6 WATSON DR</b> .....	<b>\$75,000</b>
Tino H Colao+ from Union Savings Bank	
<b>9 WINTERGREEN HILL RD</b> .....	<b>\$75,000</b>
Jacob M Thibodeau+ from TD Bank NA	

**DARIEN**

**TOWN CLERK:CHRISTA SHEEHAN MCNAMARA**  
 2 Renshaw Rd, Rm 101, Darien, CT, 06820  
 Phone:203-656-7307

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	39
Median Price	\$1,690,000	\$1,830,000

► **REAL ESTATE SALES**

<b>34 CRIMMINS RD</b> .....	<b>\$1,570,000</b>
B: Ryan Dodd & Robin Dodd	
S: 34 Crimmins Road LLC	
Vol/Page: 1764/193, Date: 06/10/24, Warranty	
Mtg: US Bank NA \$1,256,000	
Use: 3 Bdrm Ranch, Lot: 9148sf	
Prior Sale: \$630,000 (02/23)	
<b>12 DEVONSHIRE DR</b> .....	<b>\$1,008,899</b>
B: Eduardo G Samame & Vanessa E Samame	
S: William F Waters & Jane C Waters	
Vol/Page: 1764/241, Date: 06/11/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 10019sf	
Prior Sale: \$427,500 (09/99)	

<b>549 HOYT ST</b> .....	<b>\$980,000</b>
B: Laura Anderson	
S: Alex Salgan	
Vol/Page: 1739/803, Date: 04/04/22, Warranty	
Mtg: John C Anderson RET \$1,000,000	
Use: 4 Bdrm Raised Ranch, Lot: 33977sf	
Prior Sale: \$760,000 (06/10)	
<b>97 LEEWARDEN RD</b> .....	<b>\$4,075,000</b>
B: Shayam Hussain & Julie Hussain	
S: Megan C Pryor, Tr for Megan C Pryor T	
Vol/Page: 1764/342, Date: 06/12/24, Trustee	
Mtg: JPMorgan Chase Bank \$3,260,000	
Use: 5 Bdrm Colonial, Lot: 49658sf	
Prior Sale: \$2,380,000 (11/02)	
<b>19 OAK CRST</b> .....	<b>\$1,955,000</b>
B: Kelly Odonnell	
S: Jerome Dorchimont & Caroline Dorchimont	
Vol/Page: 1764/59, Date: 06/06/24, Warranty	
Mtg: T2 Financial LLC \$500,000	
Use: 4 Bdrm Colonial, Lot: 8712sf	
Prior Sale: \$1,260,000 (08/20)	
<b>14 TORY HOLE RD</b> .....	<b>\$1,745,000</b>
B: Sandeep Segireddy & Navya Segireddy	
S: Christian A Stein & Claire A Stein	
Vol/Page: 1764/275, Date: 06/12/24, Warranty	
Mtg: US Bank NA \$1,396,000	
Use: 4 Bdrm Ranch, Lot: 43560sf	
Prior Sale: \$1,335,000 (05/22)	
<b>262 WEST AVE</b> .....	<b>\$1,052,500</b>
B: Victoria Chan & Nabet Baez	
S: Laurie Wigglesworth	
Vol/Page: 1764/244, Date: 06/11/24, Warranty	
Mtg: American Fed Mtg Corp \$580,000	
Use: 4 Bdrm Raised Ranch, Lot: 9148sf	

► **MORTGAGES**

<b>1127 BOSTON POST RD</b> .....	<b>\$6,675,000</b>
1127 Post Road LLC+ from DR Bank	
<b>320 BROOKSIDE RD</b> .....	<b>\$675,000</b>
320 Brookside LLC+ from JP Morgan Chase Bank	
<b>63 EDGERTON ST</b> .....	<b>\$198,096</b>
Brett Silverman+ from Cross Country Mortgage Inc	
<b>52 FAIRFIELD AVE</b> .....	<b>\$109,200</b>
Jonathan Neal+ from Citizens Bank	
<b>28 GEORGIAN LN</b> .....	<b>\$278,000</b>
Meaghan Eichmann+ from Webster Bank	
<b>37 HILLSIDE AVE</b> .....	<b>\$420,000</b>
Jonathan T Munch+ from Citizens Bank	
<b>44 LEROY AVE</b> .....	<b>\$6,675,000</b>
1127 Post Road LLC+ from DR Bank	
<b>7 LYNN CT</b> .....	<b>\$250,000</b>
John Rizzo+ from Webster Bank	
<b>245 NOROTON AVE</b> .....	<b>\$50,000</b>
Jacqueline Conetta+ from M&T Bank NA	
<b>19 OAK CRST</b> .....	<b>\$500,000</b>
Kelly Odonnell+ from T2 Financial LLC	
<b>4 PARSONS WALK</b> .....	<b>\$375,000</b>
Matthew Owens+ from Bethpage Federal Credit Union	
<b>1 PHILLIPS LN</b> .....	<b>\$325,000</b>
Christopher Sillman+ from Teachers Federal Credit	
<b>4 SAINT JOHNS PL</b> .....	<b>\$688,000</b>
Marcus Y Lee+ from Bank of America NA	



# EASTON

**TOWN CLERK:DEBORAH SZEGEDI**  
225 Center Rd, Easton, CT, 06612  
Phone:203-268-6291

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	23
Median Price	\$740,000	\$895,900

## ► REAL ESTATE SALES

**226 ADAMS RD** ..... **\$700,000**  
B: Christina E Williams  
S: Sui Y Wong  
Vol/Page: 708/560, Date: 06/11/24, Warranty  
Use: 4 Bdrm Colonial, Lot: 143748sf

**76 KNAPP ST** ..... **\$1,300,000**  
B: Eric Reed & Natassia Fodor  
S: Jerome Saragoussi & Stella Saragoussi  
Vol/Page: 708/502, Date: 06/10/24, Warranty  
Mtg: Prosperity Home Mtg \$1,020,000  
Use: 4 Bdrm Colonial, Lot: 132858sf  
Prior Sale: \$1,100,000 (10/20)

**1158 SPORT HILL RD** ..... **\$1,040,000**  
B: Further Shores LLC  
S: Sport HI Rd Greenestate L  
Vol/Page: 708/570, Date: 06/11/24, Warranty  
Mtg: Power Express Mtg Bkr \$580,000  
Use: 5 Bdrm Colonial, Lot: 166399sf  
Prior Sale: \$865,000 (12/07)

## ► MORTGAGES

**20 CRESTWOOD DR** ..... **\$549,500**  
Santoshi Madivala+ from United Wholesale Mortgage

**7 MILE COMMON RD** ..... **\$250,000**  
Elizabeth A Doyle+ from Sikorsky Financial Credit

**50 WESTWOOD DR** ..... **\$241,132**  
Adam P Divito+ from TD Bank NA

# FAIRFIELD

**TOWN CLERK:BETSY P. BROWNE**  
611 Old Post Rd, Fairfield, CT, 06825  
Phone:203-256-3090

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	179	174
Median Price	\$754,000	\$792,500

## ► REAL ESTATE SALES

**125 CANTERBURY LN** ..... **\$1,305,000**  
B: Samuel Locke & Colleen Locke  
S: Peter Chaffey & Mihaela S Chaffey  
Vol/Page: 6513/257, Date: 06/13/24, Warranty  
Mtg: US Bank NA \$1,044,000  
Use: 4 Bdrm Colonial, Lot: 21207sf  
Prior Sale: \$745,000 (12/18)

**108 CHURCHILL ST** ..... **\$553,000**  
B: Marc Davila & Michael Keleher  
S: Kathleen A Schultz & Lisa Schultz  
Vol/Page: 6512/104, Date: 06/10/24, Executor  
Mtg: GuardHill FncI Corp \$228,000  
Use: 2 Bdrm Conventional, Lot: 5000sf  
Prior Sale: \$250,000 (11/12)

**560 FAIRFIELD BEACH RD** ..... **\$1,625,000**  
B: Alumni Real Estate LLC  
S: Joan Faviana & Janet Marcolini  
Vol/Page: 6513/304, Date: 06/13/24, Warranty  
Use: 2-Family Split Level, Lot: 14418sf

**177 FARMINGTON AVE** ..... **\$600,000**  
B: Jonathan Tsao & Felicia Tsao  
S: Jennifer Michael  
Vol/Page: 6512/73, Date: 06/10/24, Warranty  
Use: 2 Bdrm Colonial, Lot: 10000sf  
Prior Sale: \$460,000 (08/23)

**68 FOX ST** ..... **\$2,200,000**  
B: Clement P Patafio & Jennifer R Johnson  
S: Darren J Langis, Tr for Darren Joseph Langis RET  
Vol/Page: 6512/100, Date: 06/10/24, Trustee  
Use: 4 Bdrm Duplex, Lot: 9100sf  
Prior Sale: \$1,500,000 (08/20)

**44 GATE RIDGE RD U:44** ..... **\$690,000**  
B: Toni Boyd  
S: Kathryn A Mcvicar  
Vol/Page: 6512/245, Date: 06/11/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$450,000 (04/17)

**HEATHER LN L:20** ..... **\$1,225,000**  
B: Kannan Raghunandan & Dasaratha Rama  
S: Andrew T Hoder  
Vol/Page: 6513/177, Date: 06/12/24, Warranty

**274 HIGH ST** ..... **\$366,666**  
B: Glenstone Dev P1 LLC  
S: Jasper Jones Jr  
Vol/Page: 6512/289, Date: 06/11/24, Warranty  
Use: 3 Bdrm Conventional, Lot: 15100sf  
Prior Sale: \$91,666 (06/24)

**274 HIGH ST** ..... **\$91,666**  
B: Glenstone Dev P1 LLC  
S: Ethel Mcclain  
Vol/Page: 6512/286, Date: 06/11/24, Warranty  
Use: 3 Bdrm Conventional, Lot: 15100sf  
Prior Sale: \$91,666 (06/24)

**274 HIGH ST** ..... **\$91,666**  
B: Glenstone Dev P1 LLC  
S: Ollie Perez  
Vol/Page: 6512/283, Date: 06/11/24, Warranty  
Use: 3 Bdrm Conventional, Lot: 15100sf  
Prior Sale: \$31,500 (06/88)

**337 HILL BROOK LN** ..... **\$1,725,000**  
B: Jose L Urbon  
S: Clement P Patafio & Jennifer Johnson  
Vol/Page: 6513/35, Date: 06/11/24, Warranty  
Mtg: JPMorgan Chase Bank \$1,025,000  
Use: 4 Bdrm Colonial, Lot: 87991sf  
Prior Sale: \$1,250,000 (06/17)

**1120 HULLS HWY** ..... **\$1,013,000**  
B: Lucky 13 Farm LLC  
S: Butternut Farm LLC  
Vol/Page: 6513/186, Date: 06/12/24, Warranty  
Use: Farm Use, Lot: 49223sf  
Prior Sale: \$575,000 (07/21)

**241 KNOLLWOOD DR** ..... **\$765,000**  
B: Michaela L Schulman & Sebastian Ozyp  
S: Nancy J Mason  
Vol/Page: 6512/165, Date: 06/11/24, Warranty  
Mtg: Morgan Stanley Privat \$612,000  
Use: 3 Bdrm Cape Cod, Lot: 14000sf  
Prior Sale: \$512,500 (10/10)

**90 LU MANOR DR** ..... **\$690,000**  
B: Glenstone Dev P7 LLC  
S: John G Mike & George M Shawah  
Vol/Page: 6512/331, Date: 06/11/24, Executor  
Mtg: Glenstone Lending \$748,500  
Use: 3 Bdrm Ranch, Lot: 18850sf

**149 OYSTER RD** ..... **\$980,000**  
B: 149 Oyster LLC  
S: June E June & Melanie Ouellette  
Vol/Page: 6513/117, Date: 06/11/24, Executor  
Use: 3 Bdrm Raised Ranch, Lot: 15200sf

**516 REID ST** ..... **\$585,000**  
B: Alice J Steinert  
S: Joan Mitola  
Vol/Page: 6514/5, Date: 06/14/24, Warranty  
Mtg: Webster Bank \$525,000  
Use: 3 Bdrm Ranch, Lot: 9600sf  
Prior Sale: \$440,000 (08/07)

**645 WARNER HILL RD** ..... **\$26,000**  
B: Michael R Held & Deborah K Held  
S: Stephen Hourihan & Molli Hourihan  
Vol/Page: 6513/182, Date: 06/12/24, Warranty  
Use: 6 Bdrm Colonial, Lot: 180338sf  
Prior Sale: \$1,460,000 (11/15)

**305 WOODRIDGE AVE** ..... **\$496,667**  
B: Alexander J Vivenzio & Jessica L Vivenzio  
S: Brian P Mcgilllicuddy & Stephen T Mcgilllicuddy  
Vol/Page: 6513/75, Date: 06/11/24, Warranty  
Use: 3 Bdrm Cape Cod, Lot: 16275sf  
Prior Sale: \$248,333 (06/24)

**305 WOODRIDGE AVE** ..... **\$248,333**  
B: Alexander J Vivenzio & Jessica L Vivenzio  
S: Erin F Tobitsch  
Vol/Page: 6513/72, Date: 06/11/24, Warranty  
Mtg: Loan Store Inc \$670,500  
Use: 3 Bdrm Cape Cod, Lot: 16275sf

## ► MORTGAGES

**823 CHURCH HILL RD** ..... **\$100,000**  
Allison L Mahar+ from Cornerstone Community Federa

**76 COUNTRY RD** ..... **\$152,900**  
76 Country LLC+ from Liberty Bank

**94 CREST TER** ..... **\$150,000**  
Sarah W Carpenter+ from Sikorsky Financial Credit

**274 HIGH ST** ..... **\$547,500**  
Refortis LLC+ from Glenstone Lending

**255 LAKESIDE DR** ..... **\$150,000**  
Eric R Purzycki+ from Bank of America NA

**1421 MERWYN LN** ..... **\$138,500**  
Carline Jerome+ from Sikorsky Financial Credit Uni

**68 MIRO ST** ..... **\$133,000**  
Jeremy Kranes+ from TD Bank NA

**131 OLDFIELD DR** ..... **\$60,000**  
Joseph De Andrade+ from US Bank NA

**776 PEQUOT AVE** ..... **\$120,000**  
Hp S Dweck+ from Hudson Valley Credit Union

**264 REEF RD** ..... **\$672,567**  
Matt Mastrianni+ from Wells Fargo Bank NA

**232 ROSELLE ST** ..... **\$521,500**  
232 Roselle St LLC+ from HomeXpress Mortgage Corpo

**452 STILLSON RD** ..... **\$518,495**  
Shapiro Commons LLC+ from Groundfloor Crdt 1

**6 STONELEIGH SQ** ..... **\$766,550**  
Darin Floyd+ from Northpointe Bank

**248 SUNNIEHOLME DR** ..... **\$4,850,000**  
P2s LLC+ from Berkshire Bank

**141 TWIN LANES RD** ..... **\$180,000**  
Nydia L Marron+ from LoanDepot.Com LLC

**778 VALLEY RD** ..... **\$154,000**  
Christopher D Hocking+ from Newrez LLC

**203 VILLAGE LN** ..... **\$100,000**  
Frederick A Meagher+ from Bank of America NA



# GREENWICH

**TOWN CLERK: JACQUELINE A BUDKINS**  
 101 Field Point Rd, Greenwich, CT, 06807  
 Phone: 203-622-7897

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	127
Median Price	\$2,172,500	\$2,300,000

## ► REAL ESTATE SALES

- 36 BARTON LN ..... \$2,100,000**  
 B: Michelle C Applegate & Stephen M Rizzaro  
 S: Wesley Barker 3rd & Jinah Barker  
 Vol/Page: 8332/314, Date: 06/14/24, Warranty  
 Mtg: Bank of America NA \$150,000  
 Use: 4 Bdrm Colonial, Lot: 37026sf  
 Prior Sale: \$1,624,000 (07/02)
- 22 BEECH ST ..... \$799,000**  
 B: Melanie Tuttle  
 S: Victoria A Sotgiu  
 Vol/Page: 8331/322, Date: 06/12/24, Warranty  
 Mtg: JPMorgan Chase Bank \$639,200  
 Use: 3 Bdrm Conventional, Lot: 5663sf  
 Prior Sale: \$237,000 (07/97)
- 101 BROOKSIDE DR ..... \$11,300,000**  
 B: Christopher Vareias & Jessica Vareias  
 S: 101 Brookside LLC  
 Vol/Page: 8333/66, Date: 06/14/24, Warranty  
 Mtg: Morgan Stanley Privat \$6,650,000  
 Use: Residential-Multiple Bldgs, Lot: 87991sf  
 Prior Sale: \$4,475,000 (02/13)
- 47 BURYING HILL RD ..... \$9,000,000**  
 B: Wendy B Mendes & Michael J Mendes  
 S: Gary Weinstein & Margot Weinstein  
 Vol/Page: 8331/298, Date: 06/11/24, Warranty  
 Mtg: Yale University \$100,000  
 Use: 5 Bdrm Colonial, Lot: 223463sf  
 Prior Sale: \$1,800,000 (06/00)
- 125 CAT ROCK RD ..... \$4,250,000**  
 B: Jacqueline Chorey & Frederick Siebel  
 S: Sasha Vrajich, Tr for Ak-Dk 2016 Int  
 Vol/Page: 8332/25, Date: 06/12/24, Trustee  
 Use: 5 Bdrm Contemporary, Lot: 87556sf  
 Prior Sale: \$4,250,000 (04/18)
- 13 CHAPEL LN ..... \$2,625,000**  
 B: Joseph P Mignon & Brooke L Mignon  
 S: Maria E Chen  
 Vol/Page: 8331/346, Date: 06/12/24, Warranty  
 Mtg: Goldman Sachs Bank US \$1,968,750  
 Use: 4 Bdrm Colonial, Lot: 9583sf  
 Prior Sale: \$1,035,000 (01/03)
- 15 CLOVER PL ..... \$2,100,000**  
 B: Manfredo Reichart & Maria C Assalini  
 S: Ronald W Sentman & Deborah G Sentman  
 Vol/Page: 8332/234, Date: 06/13/24, Warranty  
 Mtg: Citibank Na \$1,680,000  
 Use: 3 Bdrm Cape Cod, Lot: 43560sf  
 Prior Sale: \$570,000 (01/93)
- 28 DANDY DR ..... \$1,901,000**  
 B: Lauren Boiano & Mark Boiano  
 S: Peter E Berg & Judith B Berg  
 Vol/Page: 8332/70, Date: 06/12/24, Warranty  
 Mtg: US Bank NA \$1,235,650  
 Use: 3 Bdrm Ranch, Lot: 61420sf

- 131 E ELM ST U:A ..... \$3,500,000**  
 B: Marisa Maley & Paul Maley  
 S: 131 East Elm St LLC  
 Vol/Page: 8332/104, Date: 06/12/24, Warranty  
 Mtg: HSBC Bank \$2,500,000  
 Use: 3 Bdrm Condo
- 131 E ELM ST U:B ..... \$1,400,000**  
 B: Marisa Maley & Paul Maley  
 S: 131 E Elm St LLC  
 Vol/Page: 8332/106, Date: 06/12/24, Warranty  
 Use: 2 Bdrm Condo
- 25 EDGEWATER DR ..... \$1,900,000**  
 B: 25 Egewater LLC  
 S: Barry D Wentworth & Margaret F Wentworth  
 Vol/Page: 8333/62, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 11326sf  
 Prior Sale: \$1,300,000 (09/05)
- 51 FOREST AVE U:1 ..... \$910,000**  
 B: Joseph F Mancinelli & Linda J Mancinelli  
 S: Santiago G Assalini & Maria A Deassalini  
 Vol/Page: 8331/312, Date: 06/12/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$510,000 (10/18)
- GASTON FARM RD ..... \$4,456,720**  
 B: Amy Federman & Eric Federman  
 S: Danielle Clemenza & Jonathan Miller  
 Vol/Page: 8332/298, Date: 06/14/24, Warranty
- 15 GLEN RD ..... \$2,024,000**  
 B: Roy Weissman & Francine Weissman  
 S: Erick J Muse & Mray D Muse  
 Vol/Page: 8333/91, Date: 06/14/24, Warranty  
 Mtg: US Bank NA \$1,416,800  
 Use: 4 Bdrm Cape Cod, Lot: 16553sf  
 Prior Sale: \$1,200,000 (09/20)
- 99 GREENWICH HILLS DR U:99 ..... \$1,160,000**  
 B: Louis Bastone & Bronwen Bastone  
 S: Thomas Doria & Charlotte Doria  
 Vol/Page: 8332/27, Date: 06/12/24, Warranty  
 Mtg: Plains Commerce Bank \$928,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$845,000 (08/15)
- 131 HENRY ST ..... \$280,000**  
 B: Anafia Flips LLC  
 S: Richard L Hughes  
 Vol/Page: 8331/75, Date: 06/10/24, Warranty  
 Use: 2 Bdrm Conventional, Lot: 3485sf
- 7 JACKSON ST ..... \$1,876,000**  
 B: David Kalita & Alicia Wlodinguer  
 S: Cheryl K Needell, Tr for Cheryl K Needell RET  
 Vol/Page: 8331/47, Date: 06/10/24, Trustee  
 Mtg: Fairway Ind Mtg \$1,300,000  
 Use: 4 Bdrm Colonial, Lot: 8276sf  
 Prior Sale: \$1,140,000 (10/19)
- 67 LONDONDERRY DR ..... \$2,325,000**  
 B: Katherine Shaio  
 S: Turner Stephen M Est & Scott Turner  
 Vol/Page: 8332/172, Date: 06/13/24, Executor  
 Mtg: Milford Bank \$1,976,250  
 Use: 4 Bdrm Colonial, Lot: 87120sf
- 9 MARSHALL ST ..... \$1,650,000**  
 B: Ignacio Assalini & Daniela Roig  
 S: Martin P Waters, Tr for Martin Paul Waters RET  
 Vol/Page: 8332/200, Date: 06/13/24, Trustee  
 Mtg: Citibank Na \$825,000  
 Use: 4 Bdrm Colonial, Lot: 7405sf

- 36 MAYFAIR LN ..... \$8,750,000**  
 B: Bruce W Bligh, Tr for Bligh Ft  
 S: Gwen K Lighter & Gary K Kilberg  
 Vol/Page: 8333/26, Date: 06/14/24, Warranty  
 Mtg: JPMorgan Chase Bank \$5,687,500  
 Use: Residential-Multiple Bldgs, Lot: 234353sf  
 Prior Sale: \$8,075,000 (02/06)
- MILBANK AVE ..... \$6,888,888**  
 B: Leon O Moulder Jr RET & Leon O Moulder Jr  
 S: Shirley J Liu & Jack K Liu  
 Vol/Page: 8332/198, Date: 06/13/24, Warranty
- 17 NUTMEG DR ..... \$1,358,500**  
 B: Thomas Chen  
 S: Fisk Mahine K Est & Thomas J Heagney  
 Vol/Page: 8331/160, Date: 06/11/24, Executor  
 Use: 5 Bdrm Raised Ranch, Lot: 98881sf
- 25-A ORCHARD ST ..... \$1,795,000**  
 B: Robert Brevetti & Mario Brevetti  
 S: L&M Orchard St LLC  
 Vol/Page: 8332/147, Date: 06/13/24, Warranty  
 Mtg: Morgan Stanley Privat \$1,346,250
- 25-B ORCHARD ST ..... \$1,795,000**  
 B: Kendall J Norton  
 S: L & M Orchard St LLC  
 Vol/Page: 8333/174, Date: 06/14/24, Warranty
- 2 OWENOK WAY ..... \$3,100,010**  
 B: Michael Mcgillen & Meg Mcgillen  
 S: Matthew Teichner & Rita Teichner  
 Vol/Page: 8332/345, Date: 06/14/24, Warranty  
 Mtg: Morgan Stanley Privat \$2,550,000  
 Use: 4 Bdrm Colonial, Lot: 10890sf  
 Prior Sale: \$1,982,500 (12/17)
- 215 SHORE RD ..... \$3,275,000**  
 B: Elsa Y Wang & Robert W Cherng  
 S: Jeanne C Gold, Tr for Robert J Goldenn RET  
 Vol/Page: 8331/252, Date: 06/11/24, Warranty  
 Mtg: Citizens Bank \$1,950,000  
 Use: 5 Bdrm Colonial, Lot: 28750sf  
 Prior Sale: \$2,550,000 (03/20)
- 18 SOUND BEACH AVE ..... \$950,000**  
 B: Glenstone Dev P11c  
 S: Karen E Johnson  
 Vol/Page: 8331/190, Date: 06/11/24, Warranty  
 Mtg: Glenstone Lending \$1,055,000  
 Use: 3 Bdrm Conventional, Lot: 8276sf  
 Prior Sale: \$435,000 (07/00)
- 15 VERONA DR ..... \$2,850,000**  
 B: Valeriw M Gadala-Maria & Zubin Alemo  
 S: Usman Saleem & Maya M Desai  
 Vol/Page: 8331/115, Date: 06/10/24, Warranty  
 Mtg: HSBC Bank \$2,280,000  
 Use: 4 Bdrm Cape Cod, Lot: 15246sf  
 Prior Sale: \$2,195,000 (08/20)
- NO STREET GIVEN ..... \$700,000**  
 B: Mie J Pipher  
 S: Jaclyn A Schofield, Tr for Ruth K Schofield RET  
 Vol/Page: 8333/179, Date: 06/14/24, Trustee
- NO STREET GIVEN ..... \$800,000**  
 B: Martin P Waters, Tr for Martin Paul Waters RET  
 S: Historic Prop Of Grnwich  
 Vol/Page: 8332/262, Date: 06/13/24, Warranty
- NO STREET GIVEN ..... \$1,060,000**  
 B: Robert Perdue & Madgelena Watraz-Perdue  
 S: Mary T Jacobson  
 Vol/Page: 8329/319, Date: 06/10/24, Warranty

► **FORECLOSURE DEEDS**

**22 GRAND ST** ..... **\$686,000**  
 B: Finance Amer Reverse LLC  
 S: Lorraine Peter-Kin & Fin Of Amer Revers LLC  
 Vol/Page: 8329/303, Date: 06/10/24, Committee  
 Use: 5 Bdrm Colonial, Lot: 5227sf

► **MORTGAGES**

**38 ALEXANDER ST** ..... **\$652,500**  
 Sutton Real Estate LLC+ from Hometown Equity Mtg

**35 AMHERST RD** ..... **\$340,000**  
 Bonnie Geller+ from Citizens Bank

**1465 E PUTNAM AVE U:126** ..... **\$400,000**  
 Fanwell LLC+ from A & D Mortgage LLC

**89 GLENVILLE ST** ..... **\$105,000**  
 Kristin Yates+ from Savings Bank of Danbury

**16 HOOVER RD** ..... **\$750,000**  
 Michael A Medeiros+ from Wells Fargo Bank NA

**25 INDIAN HARBOR DR U:4** ..... **\$190,000**  
 Samantha Behringer+ from Citizens Bank

**23 INNIS LN** ..... **\$1,000,000**  
 Gaudiano Const Group LLC+ from SHC Lending LLC

**24 LINCOLN AVE** ..... **\$300,000**  
 John T Muir+ from Bethpage Federal Credit Union

**497 MIDDLE TPKE** ..... **\$3,000,000**  
 CMC Storrs SPV LLC+ from Galinn Fund Llc

**596 NORTH ST** ..... **\$3,000,000**  
 CMC Storrs SPV LLC+ from Galinn Fund Llc

**1006 NORTH ST** ..... **\$660,000**  
 Alissa Cornelius+ from United Wholesale Mortgage

**200 OVERLOOK DR** ..... **\$460,000**  
 Erika A Fraser+ from Mutual of Omaha Mortgage

**6 VIEW ST** ..... **\$154,400**  
 Ian B Vandershorm+ from Third Federal Saving & Loa

**111 W PUTNAM AVE** ..... **\$8,000,000**  
 111 Wp Greenwich Ass LLC+ from Fairfield County Ba

**MONROE**

**TOWN CLERK:VIDA V. STONE**  
 7 Fan Hill Rd, Monroe, CT, 06468  
 Phone:203-452-2811

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	43
Median Price	\$530,000	\$575,000

► **REAL ESTATE SALES**

**324 CUTLERS FARM RD** ..... **\$910,000**  
 B: Derek Kong & Amanda Kong  
 S: Quaranta Bldg & Renovatio  
 Vol/Page: 2225/601, Date: 06/10/24, Warranty  
 Mtg: William Raveis Mtg Co \$728,000

► **MORTGAGES**

**40 CHADWICK CT** ..... **\$90,000**  
 Aaron Arroyo+ from TD Bank NA

**77 CHRISTIANNA DR** ..... **\$200,000**  
 Michael V Bonomo+ from Union Savings Bank

**5 HIGH MEADOW RD** ..... **\$50,000**  
 William T Holsworth+ from Homebridge Financial Ser

**1565 MONROE TPKE** ..... **\$1,071,000**  
 Catch A Turtle LLC+ from Community Investment Corp

**1565 MONROE TPKE** ..... **\$722,000**  
 Catch A Turtle LLC+ from Community Investment Corp

**7 OLD HWY** ..... **\$140,000**  
 Yu-Chuan Shen+ from Discover Bank

**55 ROCKWOOD LN** ..... **\$75,000**  
 Tessa M Allison+ from Citizens Bank

**5 SYCAMORE DR** ..... **\$50,000**  
 Justin T Lamontagne+ from Discover Bank

**NEW CANAAN**

**TOWN CLERK:CLAUDIA A WEBER**  
 77 Main St, New Canaan, CT, 06840  
 Phone:203-594-3070

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	47
Median Price	\$1,730,000	\$1,700,000

► **REAL ESTATE SALES**

**37 BROOKWOOD LN** ..... **\$4,000,000**  
 B: 77 Ncllc  
 S: David Ingraham & Brittney Ingraham  
 Vol/Page: 1088/45, Date: 06/03/24, Warranty  
 Mtg: Wells Fargo Bank \$2,500,000  
 Use: 5 Bdrm Colonial, Lot: 97574sf  
 Prior Sale: \$1,185,800 (09/19)

**551 CANOE HILL RD** ..... **\$1,280,000**  
 B: Joseph Gerardi & Laurel Gerardi  
 S: Warren Hammer & Martha Ha & Warren Hammer  
 Vol/Page: 1088/240, Date: 06/05/24, Trustee  
 Use: 2 Bdrm Ranch, Lot: 87991sf

**312 ELM ST U:10** ..... **\$1,175,000**  
 B: Stephen R Sieke T & Marian Wright Sieke T  
 S: Andrew L Katz  
 Vol/Page: 1088/216, Date: 06/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$787,500 (06/20)

**121 HERITAGE HILL RD** ..... **\$400,000**  
 B: Meghan R Frangione  
 S: J2r2 Properties LLC  
 Vol/Page: 1088/123, Date: 06/03/24, Warranty

**LAUREL GRN U:11** ..... **\$1,250,000**  
 B: Peter Cieszko & Jennifer Cieszko  
 S: Kevin Mancini  
 Vol/Page: 1088/116, Date: 06/03/24, Warranty  
 Use: Condo

**226 SILVERMINE RD** ..... **\$950,000**  
 B: Izmir Mehmedovic & Julie Elezaj  
 S: Oneil Frances M Est & Edward V Oneil 3rd  
 Vol/Page: 1088/97, Date: 06/03/24, Executor  
 Mtg: Robert Minicucci \$760,000  
 Use: 3 Bdrm Cape Cod, Lot: 64904sf  
 Prior Sale: \$680,000 (05/02)

**153 W HILLS RD** ..... **\$1,501,000**  
 B: Peter Stockman & Terry Hill  
 S: Howard W Blose T 10 13 20 & Marion G Blose T 10 13 20  
 Vol/Page: 1088/94, Date: 06/03/24, Trustee

**229 WOODBRIDGE CIR** ..... **\$3,849,000**  
 B: Anrew L Katz & Townsend Katz  
 S: Michael Pescatore & Pasquale Pescatore  
 Vol/Page: 1088/127, Date: 06/04/24, Warranty  
 Mtg: JPMorgan Chase Bank \$2,000,000

► **MORTGAGES**

**90 BEECH RD** ..... **\$150,000**  
 Troy Nelson+ from Homebridge Financial Services In

**29 MYANOS RD** ..... **\$50,000**  
 Jill M Guzzetti+ from Fairfield County Bank Corp

**144 RICHMOND HIL RD** ..... **\$1,280,000**  
 Mark Rizzo+ from US Bank NA

**148 WEST RD** ..... **\$1,000,000**  
 Paul Koo+ from Bank of America NA

**NEW FAIRFIELD**

**TOWN CLERK:HOLLY Z. SMITH**  
 4 Brush Hill Rd, New Fairfield, CT, 06812  
 Phone:203-312-5615

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	51
Median Price	\$485,000	\$512,500

► **REAL ESTATE SALES**

**1 DALE RD** ..... **\$525,000**  
 B: Larry A Roccamo  
 S: David N Tharas & Kelly Tharas  
 Vol/Page: 581/482, Date: 06/14/24, Warranty  
 Mtg: Premium Mortgage \$498,750  
 Use: 3 Bdrm Cape Cod, Lot: 10890sf  
 Prior Sale: \$257,900 (03/03)

**13 GREAT MEADOW RD** ..... **\$600,000**  
 B: John Finer  
 S: Linde L Hotchkiss  
 Vol/Page: 581/286, Date: 06/10/24, Warranty  
 Mtg: Rocket Mortgage LLC \$480,000  
 Use: 1 Bdrm Ranch, Lot: 5663sf  
 Prior Sale: \$175,000 (01/97)

**12 LAKE DR N** ..... **\$700,000**  
 B: David Anduze & Martha Fashouer  
 S: Pamela J Lieneck  
 Vol/Page: 581/366, Date: 06/11/24, Warranty  
 Mtg: United Wholesale Mtg \$560,000  
 Use: 2 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$339,000 (06/01)

**57 LINDA LN** ..... **\$60,000**  
 B: Stephen Kroell  
 S: Michael A Mckenna, Tr for Mckenna T  
 Vol/Page: 581/324, Date: 06/10/24, Trustee  
 Use: Residential Open Land, Lot: 21780sf

**4 SHORTWOODS RD** ..... **\$485,000**  
 B: Peter G Kingsley & Mary C Kingsley  
 S: Ronald W Sudol Jr  
 Vol/Page: 581/393, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 95832sf  
 Prior Sale: \$130,000 (02/96)

**2 WOODCREEK RD** ..... **\$285,000**  
 B: Robert R Roscoe  
 S: Robert E Fairchild & Donna Fairchild  
 Vol/Page: 581/318, Date: 06/10/24, Warranty

**NO STREET GIVEN** ..... **\$450,000**  
 B: Andrew Verona & Marisa Verona  
 S: Gregory P Oneill & Jean M Oneill  
 Vol/Page: 581/327, Date: 06/10/24, Warranty

► **MORTGAGES**

**9 COLONIAL RD** ..... **\$50,000**  
 Darryl R Ware+ from Bank of America NA

**13 CURTIS AVE** ..... **\$109,000**  
 Weimar Leon+ from Savings Bank of Danbury

**13 GREAT MEADOW RD** ..... **\$480,000**  
 John Finer+ from Rocket Mortgage

**1 LANCASTER RD** ..... **\$360,000**  
 Andrew Verona+ from Newrez LLC

**5 MARLBORO RD** ..... **\$100,000**  
 Craig Christie+ from Sikorsky Financial Credit Uni

**32 RITA DR** ..... **\$115,000**  
 Michael Stancek+ from Newtown Savings Bank

# NEWTOWN

**TOWN CLERK:DEBBIE AURELIA HALSTEAD**  
 3 Primrose St, Newtown, CT, 06470  
 Phone:203-270-4210

## MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	88
Median Price	\$551,000	\$583,263

## ► REAL ESTATE SALES

**32 BROOKWOOD DR ..... \$740,000**

B: John C Petch & Kyla Pelletier  
 S: James R Beaudoin & Christine A Beaudoin  
 Vol/Page: 1221/78, Date: 06/11/24, Warranty  
 Mtg: Guaranteed Rate Affin \$592,000  
 Use: 4 Bdrm Colonial, Lot: 88862sf

**29 CHERRY ST ..... \$380,000**

B: Kevin J Finegood & Eva Eleuteri  
 S: Tiffany N Knapp & Michael S Dufault  
 Vol/Page: 1221/237, Date: 06/12/24, Warranty  
 Mtg: Fairway Ind Mtg \$330,000  
 Use: 3 Bdrm Cape Cod, Lot: 49658sf  
 Prior Sale: \$250,000 (09/16)

**45 DODGINGTOWN RD ..... \$464,000**

B: Courtney E Knapp & Rebecca Montross  
 S: Housatonic Vly Waldorf Sc  
 Vol/Page: 1221/123, Date: 06/11/24, Warranty  
 Mtg: Sikorsky Fncl CU Inc \$417,600  
 Use: 3 Bdrm Cape Cod, Lot: 65340sf  
 Prior Sale: \$250,000 (08/21)

**4 EVERGREEN RD ..... \$375,000**

B: Christopher L Yitts  
 S: Gary A Kozak  
 Vol/Page: 1221/361, Date: 06/14/24, Warranty  
 Mtg: Equity Resources Inc \$300,000  
 Use: 3 Bdrm Ranch, Lot: 50965sf

**3 HEARTHSTONE LN ..... \$725,000**

B: John Fitzpatrick & Olivia Lyons  
 S: Mary C Albanesi  
 Vol/Page: 1221/101, Date: 06/11/24, Warranty  
 Mtg: Primelending \$652,500  
 Use: 4 Bdrm Colonial, Lot: 87991sf

**4 JOAN DR ..... \$462,730**

B: Catherine E Hunter  
 S: Clark Robin E Est & Bruce R Clark  
 Vol/Page: 1221/149, Date: 06/11/24, Executor  
 Mtg: Newtown Savings Bank \$347,047  
 Use: 3 Bdrm Raised Ranch, Lot: 43560sf

**8 MERLINS LN ..... \$1,299,999**

B: Tineke Baptiste & Anwar Baptiste  
 S: Geoffrey Hook & Desiree Hook  
 Vol/Page: 1221/211, Date: 06/12/24, Warranty  
 Mtg: US Bank NA \$310,000  
 Use: 6 Bdrm Colonial, Lot: 87556sf  
 Prior Sale: \$780,000 (03/18)

**27 RUSSETT RD ..... \$795,000**

B: Frank Sclafani 3rd & Abigail G Sclafani  
 S: Vicente Checchia Jr & Holly A Checchia  
 Vol/Page: 1221/165, Date: 06/11/24, Warranty  
 Mtg: Forte Financial Llc \$731,400  
 Use: 4 Bdrm Colonial, Lot: 124582sf  
 Prior Sale: \$399,000 (03/18)

**9 TANGLEWOOD LN ..... \$595,000**

B: Joseph Russell & Rene Mitchell  
 S: Randy Lockwood & Amanda Corona  
 Vol/Page: 1221/28, Date: 06/10/24, Warranty  
 Mtg: Rocket Mortgage LLC \$535,500  
 Use: 4 Bdrm Contemporary, Lot: 178596sf  
 Prior Sale: \$350,000 (10/19)

## ► FORECLOSURE DEEDS

**68 QUEEN ST ..... \$373,000**

B: Daniel Campbell  
 S: Steven M Olivo & Quicken Loan Inc  
 Vol/Page: 1221/11, Date: 06/10/24, Committee  
 Use: 2 Bdrm Ranch, Lot: 25700sf  
 Prior Sale: \$170,000 (06/89)

## ► MORTGAGES

**10 AVALON WAY ..... \$120,579**

Richard Papscoe+ from Figure Lending LCC

**7 BALDWIN RD ..... \$62,000**

Elena M Flaherty+ from Alliant Credit Union

**29 CHERRY ST ..... \$50,000**

Kevin Finegood+ from Connecticut Housing Finance A

**4 EVERGREEN RD ..... \$50,000**

Christopher L Yitts+ from Connecticut Housing Fina

**14 FIELDSTONE DR ..... \$59,000**

Kyle Wilhelmy+ from LoanDepot.Com LLC

**63 GREAT RING RD ..... \$75,000**

Charles C Rankin+ from Newtown Savings Bank

**203 HANOVER RD ..... \$13,222**

Jose Fuentes+ from USA Housing and Urban Developme

**79 MARLIN RD ..... \$100,000**

Eric D Dorfman+ from Newtown Savings Bank

**49 MILE HILL RD S ..... \$96,150**

David Prudhomme+ from USA Housing and Urban Develo

**85 POVERTY HOLLOW RD ..... \$101,157**

Andrew Litterer+ from USA Housing and Urban Develo

**68 QUEEN ST ..... \$315,000**

Pyramid Capital LLC+ from Nelson W Pires

**6 SERENE WAY ..... \$100,000**

Rachel Goulet+ from Newtown Savings Bank

**7 SHADOW RIDGE CIR ..... \$21,772**

Giovanni Gugliotti+ from USA Housing and Urban Dev

**16 SKIDMORE LN ..... \$3,500**

Kristi L Federici+ from USA Housing and Urban Deve

**161 TAUNTON HILL RD ..... \$200,000**

Allison L Sterner+ from Waterbury Teachers Federal

**24 TAUNTON LAKE DR ..... \$55,000**

Thomas Sparaco+ from Navy Federal Credit Union

# NORWALK

**TOWN CLERK:RICHARD A MCQUAID**  
 125 East Ave Rm102, Norwalk, CT, 06850  
 Phone:203-854-7747

## MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	151
Median Price	\$575,000	\$650,000

## ► REAL ESTATE SALES

**79 BROAD ST ..... \$485,000**

B: Alexander J Ulate  
 S: Mtg Assets Mangement LLC  
 Vol/Page: 9741/297, Date: 06/07/24, Warranty  
 Mtg: Warshaw Capital \$436,500  
 Use: 3 Bdrm Cape Cod, Lot: 3920sf

**5 CLIFFORD ST ..... \$1,550,000**

B: Christopher M Kooluris & Brenda Odonovan  
 S: Mary A Jones  
 Vol/Page: 9740/134, Date: 06/04/24, Warranty  
 Mtg: JPMorgan Chase Bank \$962,500  
 Use: 3 Bdrm Raised Ranch, Lot: 6098sf  
 Prior Sale: \$441,700 (02/16)

**4 DASKAMS LN U:314 ..... \$525,000**

B: Cove Dog LLC  
 S: Phillip R Disanto & Antonio M Disanto  
 Vol/Page: 9740/265, Date: 06/04/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$335,000 (06/12)

**180 E ROCKS RD ..... \$999,000**

B: Anthony Puglisi  
 S: Angel Romero & Lujanica Castro  
 Vol/Page: 9740/64, Date: 06/04/24, Warranty  
 Mtg: Fairway Ind Mtg \$749,250  
 Use: 1-Family Colonial, Lot: 24829sf  
 Prior Sale: \$785,000 (08/21)

**16 ELLS ST ..... \$670,000**

B: Zachary Brechtel  
 S: Marlon A Dalpont & Lacy Dalpont  
 Vol/Page: 9740/333, Date: 06/04/24, Warranty  
 Use: 3 Bdrm Conventional, Lot: 12197sf  
 Prior Sale: \$440,000 (01/21)

**14 FLICKER LN ..... \$1,500,000**

B: Kadia Sadik  
 S: William F Fitzgerald  
 Vol/Page: 9741/277, Date: 06/06/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 13939sf  
 Prior Sale: \$420,000 (06/95)

**181 HIGHLAND AVE ..... \$899,000**

B: Sergey Chernysh & Elena Chernysh  
 S: Barbara A Weinberger  
 Vol/Page: 9740/304, Date: 06/04/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 23522sf

**40 LINDEN ST ..... \$450,000**

B: Luz G Rivera & Ashley M Macchiavello  
 S: William H Heffron Jr  
 Vol/Page: 9741/252, Date: 06/06/24, Warranty  
 Mtg: Wells Fargo Bank \$405,000  
 Use: 3 Bdrm Ranch, Lot: 13939sf

**212 RICHARDS AVE U:2 ..... \$639,712**

B: Patrick Steele & Margaret F Steele  
 S: James R Whitfield Jr  
 Vol/Page: 9741/204, Date: 06/06/24, Warranty  
 Use: 3 Bdrm Condo, Lot: 13068sf  
 Prior Sale: \$319,000 (08/96)

**5 RICHELIEU ST ..... \$440,000**

B: Mario E Guzman & Norma R Romero  
 S: Kish Ann M Est & David P Kish  
 Vol/Page: 9742/67, Date: 06/07/24, Executor  
 Mtg: Mutual Security Cr Un \$340,000  
 Use: 2 Bdrm Ranch, Lot: 6970sf

**428 ROWAYTON AVE ..... \$1,050,000**

B: James Goldrick & Dara Goldrick  
 S: Denis Dudnik & Victoria Theung  
 Vol/Page: 9740/269, Date: 06/04/24, Warranty  
 Mtg: US Bank NA \$600,000  
 Use: 5 Bdrm Colonial, Lot: 21780sf  
 Prior Sale: \$755,000 (12/19)



**119 S MAIN ST** ..... \$975,000  
 B: 119 South Main LLC  
 S: Harambee Holdings LLC  
 Vol/Page: 9742/45, Date: 06/07/24, Warranty  
 Mtg: Nutmeg State Fin CU \$780,000  
 Use: Residential-Multiple Bldgs, Lot: 10890sf  
 Prior Sale: \$765,000 (03/05)

**SILVERMINE AVE L:201** ..... \$910,000  
 B: Naf Cash LLC  
 S: Geraldine M Gregg & Rachel Galvez  
 Vol/Page: 9740/300, Date: 06/04/24, Warranty

**203 STRAWBERRY HILL AVE** ..... \$555,000  
 B: Jorge Roldan & Nicole Roldan  
 S: Jeffrey Horvath  
 Vol/Page: 9741/27, Date: 06/04/24, Warranty  
 Mtg: Total Mtg Svcs \$508,241  
 Use: 3 Bdrm Cape Cod, Lot: 6098sf

**13 TOPSAIL RD** ..... \$1,720,000  
 B: Timothy Percarpio & Linda Percarpio  
 S: Marilyn Perlis  
 Vol/Page: 9742/264, Date: 06/07/24, Warranty

**15 WINTHROP AVE** ..... \$650,000  
 B: Peter Vali & Olga Rocha  
 S: Andrew M Manickas & Kathleen R Manickas  
 Vol/Page: 9740/307, Date: 06/04/24, Warranty  
 Mtg: JPMorgan Chase Bank \$585,000  
 Use: 3 Bdrm Cape Cod, Lot: 6534sf  
 Prior Sale: \$421,550 (03/18)

**77 WITCH LN** ..... \$2,150,000  
 B: William B Whiston & Kerry Morrison  
 S: Rowayton Holdings LLC  
 Vol/Page: 9741/209, Date: 06/06/24, Warranty  
 Mtg: Webster Bank \$1,720,000  
 Use: Residential Open Land, Lot: 35937sf

**100 WOLFPIT AVE U:24** ..... \$415,000  
 B: Tamar Chachua  
 S: Luis A Munoz & Nathalia A Alvarez  
 Vol/Page: 9742/235, Date: 06/07/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$60,000 (08/17)

**NO STREET GIVEN** ..... \$1,125,000  
 B: Sam Piliro & Katie Espinola  
 S: Jorge Dutan  
 Vol/Page: 9741/142, Date: 06/05/24, Warranty

**NO STREET GIVEN** ..... \$1,950,000  
 B: Kyle A Vahle & Christina A Vahle  
 S: Patrick Steele & Margaret F Steele  
 Vol/Page: 9741/67, Date: 06/05/24, Warranty

**NO STREET GIVEN** ..... \$949,900  
 B: David Berrios & Elizabeth Berrios  
 S: Jorge Santa & Sandra Santa  
 Vol/Page: 9741/116, Date: 06/05/24, Warranty

► **MORTGAGES**

**1 CANNONDALE WAY U:2** ..... \$95,000,000  
 I Park Norwalk li LLC+ from Bank of America NA

**1 CANNONDALE WAY U:3** ..... \$95,000,000  
 I Park Norwalk li LLC+ from Bank of America NA

**5 CLIFFORD ST** ..... \$962,500  
 Brenda Odonovan+ from JP Morgan Chase Bank

**4 DASKAMS LN U:303** ..... \$475,000  
 Mary J Schaefer+ from Advancial FCU

**40 DEERWOOD MNR** ..... \$27,066  
 Farnoosh Fattahi+ from USA Housing and Urban Devel

**40 DEERWOOD MNR** ..... \$27,066  
 Farnoosh Fattahi+ from USA Housing and Urban Devel

**16 DONNA DR U:25** ..... \$75,400  
 Christopher J Falcone+ from Bank of America NA

**180 E ROCKS RD** ..... \$749,250  
 Anthony Puglisi+ from Fairway Independent Mortgage

**133 FELLOW ST** ..... \$295,000  
 Thomas Grimm+ from Citizens Bank

**3 FULLIN RD** ..... \$637,500  
 Ariel Avia-Guerrero+ from Citadel Servicing

**GLENWOOD AVE** ..... \$2,155,000  
 Jay Glenwood LLC+ from Arbor Agency Lending

**10 GLOVER AVE** ..... \$20,724,663  
 25 Glover Borrower LLC+ from Athene Annuity

**20 GLOVER AVE U:1** ..... \$20,724,663  
 25 Glover Borrower LLC+ from Athene Annuity

**45 GLOVER AVE** ..... \$20,724,663  
 25 Glover Borrower LLC+ from Athene Annuity

**24 HOLLOW TREE RD** ..... \$100,000  
 Jason M Deluna+ from Webster Bank

**30 HOMER ST** ..... \$627,000  
 Carlos J Puntiel+ from Warshaw Capital LLC

**2 HONEYSUCKLE DR** ..... \$60,000  
 Tammy Mckinnon+ from First County Bank

**12 LANCASTER DR** ..... \$880,000  
 Kimberly Buttrick+ from United Wholesale Mortgage

**2 LOWNDES AVE** ..... \$561,600  
 Troy Nelson+ from Nqm Funding Llc

**761 MAIN AVE U:1** ..... \$95,000,000  
 I Park Norwalk li LLC+ from Bank of America NA

**801 MAIN AVE** ..... \$20,724,663  
 25 Glover Borrower LLC+ from Athene Annuity

**901 MAIN AVE** ..... \$20,724,663  
 25 Glover Borrower LLC+ from Athene Annuity

**4 MERRILL RD** ..... \$85,000  
 Scott Sherman+ from Rocket Mortgage

**13 MIDROCKS DR** ..... \$200,000  
 Christopher Cubba+ from Bank of America NA

**10 MURRAY ST** ..... \$496,000  
 Holly L Johnson+ from JP Morgan Chase Bank

**1 N WIND LN U:1** ..... \$1,257,450  
 Kelly M Lawson+ from TD Bank NA

**6 PERSHING ST** ..... \$50,000  
 Jessica Hebrank+ from Nutmeg State Financial Credi

**20 POSSUM CIR** ..... \$647,500  
 Tomas Llobet+ from US Bank NA

**46 PROSPECT AVE U:3H** ..... \$105,000  
 Festo Abad+ from Union Savings Bank

**11 RED BARN LN** ..... \$250,000  
 Marilyn Perlis+ from US Bank NA

**168 ROWAYTON AVE** ..... \$1,500,000  
 Britta Ritter-Armour+ from Wells Fargo Bank NA

**428 ROWAYTON AVE** ..... \$600,000  
 James Goldrick+ from US Bank NA

**11 SILK ST** ..... \$706,959  
 Kevin Sandoval-Mendez+ from Newrez LLC

**203 STRAWBERRY HILL AVE** ..... \$508,241  
 Jorge Roldan+ from Total Mortgage Services

**12 WATERING LN** ..... \$100,000  
 Brian Cleary+ from Citizens Bank

**15 WINTHROP AVE** ..... \$585,000  
 Peter Vail+ from JP Morgan Chase Bank

**REDDING**

**TOWN CLERK:MICHELE R. GRANDE**  
 100 Hill Rd, Redding, CT, 06896  
 Phone:203-938-2377

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	30
Median Price	\$771,450	\$797,650

► **REAL ESTATE SALES**

**60 DEER HILL RD** ..... \$995,000  
 B: Nicholas Gash & Jordan Scott  
 S: John G Rooney & Isabel B Rooney  
 Vol/Page: 448/40, Date: 06/11/24, Warranty  
 Mtg: Union Savings Bank \$796,000  
 Use: 4 Bdrm Cape Cod, Lot: 114998sf  
 Prior Sale: \$440,000 (05/98)

**56 PORTLAND AVE U:17** ..... \$375,000  
 B: David L Ferro  
 S: Gloria Cosgrove  
 Vol/Page: 448/14, Date: 06/11/24, Warranty  
 Mtg: Norwich Commercial Grp \$375,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$250,000 (06/23)

► **MORTGAGES**

**66 GALLOWES HILL RD** ..... \$250,000  
 John Derisme+ from Sound Federal Credit Union

**13 MAPLE ST** ..... \$650,000  
 Andrew J Sinclair+ from Wells Fargo Bank NA

**13 MAPLE ST** ..... \$650,000  
 Andrew J Sinclair+ from Wells Fargo Bank NA

**RIDGEFIELD**

**TOWN CLERK:WENDY GANNON LIONETTI**  
 400 Main St, Ridgefield, CT, 06877  
 Phone:203-431-2783

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	63
Median Price	\$897,500	\$900,000

► **REAL ESTATE SALES**

**18 BARNUM PL** ..... \$1,000,000  
 B: Aaron Teitelbaum & Julia Teitelbaum  
 S: Jonathan B Wilson & Barbara A Wilson  
 Vol/Page: 1167/712, Date: 06/11/24, Warranty  
 Mtg: US Bank NA \$800,000  
 Use: 4 Bdrm Colonial, Lot: 15246sf  
 Prior Sale: \$297,500 (05/95)

**15 BOBBYS CT** ..... \$600,000  
 B: Andrew Turriago & Kira Delia  
 S: Diane Morlock  
 Vol/Page: 1167/794, Date: 06/11/24, Warranty  
 Mtg: M&T Bank NA \$480,000  
 Use: 4 Bdrm Raised Ranch, Lot: 45302sf

**113 BRANCHVILLE RD** ..... \$1,507,000  
 B: Scott B Sigel & Julia B Sigel  
 S: Eugene J Staudt Jr & Mary T Staudt  
 Vol/Page: 1167/948, Date: 06/14/24, Warranty  
 Mtg: Ally Bank \$1,280,950  
 Use: 4 Bdrm Colonial, Lot: 87120sf  
 Prior Sale: \$432,500 (08/99)

**100 BRIDLE TRL** ..... \$995,000  
 B: Ksenia S Makarenko & Kurt H Vergeer  
 S: Craig Kisciras & Jacqueline D Kisciras  
 Vol/Page: 1167/769, Date: 06/11/24, Warranty  
 Mtg: William Raveis Mtg Co \$696,500  
 Use: 5 Bdrm Ranch, Lot: 129373sf  
 Prior Sale: \$430,000 (01/99)



**680 DANBURY RD** ..... **\$800,000**  
 B: A N B Enterprises LLC  
 S: 680 R E LLC  
 Vol/Page: 1167/658, Date: 06/10/24, Warranty  
 Mtg: 680 R E Lic \$560,000  
 Use: Restaurant/Bar, Lot: 16553sf  
 Prior Sale: \$395,000 (07/17)

**21 FLAT ROCK DR** ..... **\$935,000**  
 B: Mohammad A Sherafat & Elham Sherafat  
 S: Andrew Cleghorn  
 Vol/Page: 1167/926, Date: 06/14/24, Warranty  
 Mtg: Union Savings Bank \$841,500  
 Use: 4 Bdrm Raised Ranch, Lot: 44867sf  
 Prior Sale: \$566,500 (06/18)

**132 HAVILAND RD** ..... **\$1,152,500**  
 B: Matthew Rosenfeld & Lauren Rosenfeld  
 S: Steven J Day & Laura A Day  
 Vol/Page: 1167/877, Date: 06/14/24, Warranty  
 Mtg: US Bank NA \$513,837  
 Use: 4 Bdrm Colonial, Lot: 98010sf  
 Prior Sale: \$665,000 (05/02)

**133 OLD BRANCHVILLE RD** ..... **\$1,131,000**  
 B: Niwanthi A Mannapperuma  
 S: Rcf2 Acquisition T & U S Bank TNa Tr  
 Vol/Page: 1167/629, Date: 06/10/24, Warranty  
 Mtg: Savings Bk of Danbury \$841,000  
 Use: 5 Bdrm Colonial, Lot: 207781sf  
 Prior Sale: \$989,000 (07/02)

► **MORTGAGES**

**17 ACRE LN** ..... **\$90,000**  
 Vincent J Derito+ from Savings Bank of Danbury

**32 BANKS HILL PL** ..... **\$250,000**  
 Mark Mischenko Jr+ from Sikorsky Financial Credit

**54 KETCHAM RD** ..... **\$720,000**  
 Joseph Fossi+ from Savings Bank of Danbury

**23 ROWLAND LN** ..... **\$25,000**  
 Catherine Mougey+ from Sikorsky Financial Credit U

**18 SHARP HILL LN** ..... **\$200,000**  
 William F Cracco+ from US Bank NA

**SHELTON**

**TOWN CLERK:MARGARET R. DOMOROD**  
 54 Hill St, Shelton, CT, 06484  
 Phone:203-924-1555

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	102
Median Price	\$434,000	\$510,000

► **REAL ESTATE SALES**

**9 BAYBERRY LN** ..... **\$875,000**  
 B: Fernando A Pinero & Daniella R Menillo  
 S: Jeffrey T Kane & Cynthia W Kane  
 Vol/Page: 4235/359, Date: 06/10/24, Warranty  
 Mtg: Cross Country Mtg Inc \$765,000  
 Use: 3 Bdrm Colonial, Lot: 47045sf  
 Prior Sale: \$305,000 (11/91)

**102 POPLAR DR** ..... **\$300,000**  
 B: Thomas Ballaro  
 S: Pall Lisa M Est & Karen Rayno  
 Vol/Page: 4235/570, Date: 06/11/24,  
 Mtg: Plaza Home Mtg \$394,525  
 Use: 3 Bdrm Ranch, Lot: 46174sf  
 Prior Sale: \$188,000 (05/99)

**20 RICHARD BLVD** ..... **\$472,000**  
 B: Scott J Condon & Jennifer D Furino  
 S: Yvonne C Condon  
 Vol/Page: 4235/383, Date: 06/11/24, Warranty  
 Mtg: Guaranteed Rate Inc \$463,450  
 Use: 4 Bdrm Contemporary, Lot: 12197sf

► **FORECLOSURE DEEDS**

**16 SINSABAUGH HTS.** .....  
 B: Mtg Assets Mgmt Lc  
 S: Catherine H Wells  
 Vol/Page: 4235/348, Date: 06/10/24, Foreclosure

► **MORTGAGES**

**173 BIRDSEYE RD** ..... **\$100,000**  
 Brittany Pirre+ from Matthew Como

**8 CAPITOL DR.** ..... **\$420,736**  
 Andrew J Tomasko+ from LoanDepot.Com LLC

**132 CORAM RD** ..... **\$40,000**  
 John A Wells 3rd+ from Sikorsky Financial Credit U

**105 COUNTRY PL U:105.** ..... **\$5,297**  
 Kimberly A Lesko+ from USA Housing and Urban Devel

**185 DICKINSON DR** ..... **\$50,000**  
 Joseph Bisset+ from Nationstar Mortgage

**160 GROVE ST** ..... **\$170,000**  
 Alpha Services LLC+ from Igor Yusupov

**33 HUBBELL LN** ..... **\$83,175**  
 John S Lignore+ from Nationstar Mortgage

**26 HUNTINGTON CIR** ..... **\$150,000**  
 Adam Turosienski+ from Webster Bank

**175 MEADOW ST** ..... **\$210,000**  
 Gabriel Masulli+ from Rocket Mortgage

**186 MOHEGAN RD** ..... **\$50,000**  
 Don C Stanziale 3rd+ from Sikorsky Financial Credi

**36 MULBERRY LN** ..... **\$250,000**  
 Timothy B Hare+ from Webster Bank

**135 SAW MILL CITY RD** ..... **\$175,000**  
 Camille Coscia+ from Sikorsky Financial Credit Uni

**50 SUREN LN** ..... **\$200,000**  
 Mario P Ciufu+ from Manufacturers and Traders Trus

**101 VILLAGE DR** ..... **\$9,318**  
 Robert Fitzgerald+ from USA Housing and Urban Deve

**20 WALNUT TREE HILL RD** ..... **\$50,000**  
 Robert S Kluk+ from Sound Federal Credit Union

**SHERMAN**

**TOWN CLERK:CAROL L HAVENS**  
 PO Box 39, Sherman, CT, 06784  
 Phone:203-354-5281

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	19
Median Price	\$613,500	\$635,000

► **REAL ESTATE SALES**

**36 CEDAR LN EXT** ..... **\$495,000**  
 B: Deepa Singh & Dharmendra Singh  
 S: Labonte Patricia M Est & Linda A Johndrow  
 Vol/Page: 181/880, Date: 06/11/24, Executor  
 Mtg: Meadowbrook Fncl Mtg \$486,034  
 Use: 2 Bdrm Ranch, Lot: 26572sf

**127 GREEN POND RD** ..... **\$390,000**  
 B: Bernardino Portillo  
 S: Carol A Landers  
 Vol/Page: 181/857, Date: 06/11/24, Warranty  
 Mtg: Rocket Mortgage LLC \$370,500  
 Use: 2 Bdrm Colonial, Lot: 40511sf  
 Prior Sale: \$164,000 (06/87)

**153 GREEN POND RD** ..... **\$875,000**  
 B: Joseph F Smith Jr & Joanne M Smith  
 S: Martha J Fleischman  
 Vol/Page: 181/808, Date: 06/05/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 57064sf  
 Prior Sale: \$530,000 (10/02)

► **MORTGAGES**

**32 EVERGREEN LN** ..... **\$262,800**  
 Daven Passler+ from US Bank NA

**31 ROUTE 39 S** ..... **\$50,000**  
 John P Genn 3rd+ from Tompkins Community Bank

**STAMFORD**

**TOWN CLERK:LYDA RUIJTER**  
 888 Washington Blvd, Stamford, CT, 06903  
 Phone:203-977-4054

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	189
Median Price	\$750,000	\$840,000

► **REAL ESTATE SALES**

**67 ACRE VIEW DR** ..... **\$775,000**  
 B: Isabel E Reyes  
 S: Fred Yager  
 Vol/Page: 13343/343, Date: 06/10/24, Warranty  
 Mtg: HomeXpress Mtg \$581,250  
 Use: 6 Bdrm Raised Ranch, Lot: 62726sf  
 Prior Sale: \$355,000 (10/90)

**70 ARCHER LN** ..... **\$930,000**  
 B: Andiol Koci & Alba Gjoci  
 S: Kathryn Succi  
 Vol/Page: 13345/104, Date: 06/11/24, Warranty  
 Mtg: M&T Bank NA \$766,000  
 Use: 3 Bdrm Ranch, Lot: 31799sf

**2435 BEDFORD ST U:9B** ..... **\$738,000**  
 B: George W Lambertson, Tr for George W Lambertson RET  
 S: Michael A Gregory Jr  
 Vol/Page: 13345/263, Date: 06/11/24, Warranty  
 Mtg: Savings Bk of Danbury \$308,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$530,000 (06/17)

**69 BELLMERE AVE** ..... **\$942,000**  
 B: Rebecca Boiarsky & Daniel Boiarsky  
 S: Solomon Frager & Alyssa Frager  
 Vol/Page: 13347/165, Date: 06/14/24, Warranty  
 Mtg: Robert Boiarsky \$725,000  
 Use: 4 Bdrm Colonial, Lot: 13504sf  
 Prior Sale: \$590,000 (05/18)

**180 BLACKWOOD LN** ..... **\$1,300,000**  
 B: 483 Rr LLC  
 S: Joel P Schiffman & Reesa Schiffman  
 Vol/Page: 13346/255, Date: 06/13/24, Warranty  
 Mtg: Oaktree Funding Corp \$973,000  
 Use: 4 Bdrm Ranch, Lot: 68389sf  
 Prior Sale: \$937,500 (04/07)

<b>146 COLD SPRING RD U:12</b> ..... <b>\$485,000</b>	<b>123 HARBOR DR U:101</b> ..... <b>\$679,000</b>	<b>71 STRAWBERRY HILL AVE U:308</b> ..... <b>\$310,000</b>
B: Dean M Marino & Kristin J Ameruoso	B: Orina V Lopez	B: Enma S Vlanueva
S: Valerie Legrone	S: Verderosa Joanne Est & Linda Murphy	S: Sophie Bednarczyk & Julia E Znokowski
Vol/Page: 13345/72, Date: 06/11/24, Warranty	Vol/Page: 13347/48, Date: 06/14/24, Executor	Vol/Page: 13345/299, Date: 06/12/24, Warranty
Mtg: United Wholesale Mtg \$460,750	Mtg: Cross Country Mtg Inc \$645,050	Use: 2 Bdrm Condo
Use: 2 Bdrm Condo	Use: 2 Bdrm Condo	Prior Sale: \$272,500 (05/23)
Prior Sale: \$341,000 (06/20)	Prior Sale: \$22,500 (05/05)	<b>700 SUMMER ST U:1N</b> ..... <b>\$291,714</b>
<b>83 COLUMBUS PL U:E</b> ..... <b>\$392,500</b>	<b>123 HARBOR DR U:L9</b> ..... <b>\$679,000</b>	B: Eric Ramos & Wilhelmina Ramos
B: Laurie Wigglesworth	B: Orina V Lopez	S: Chance Holdings LLC
S: Castelli Elena Est & Antonietta Cappelli	S: Verderosa Joanne Est & Linda Murphy	Vol/Page: 13347/123, Date: 06/14/24,
Vol/Page: 13344/39, Date: 06/10/24, Executor	Vol/Page: 13347/48, Date: 06/14/24, Executor	Mtg: Warsaw Capital \$233,371
Use: 2 Bdrm Condo	Use: Condo	Use: 1 Bdrm Condo
<b>5 DAVENPORT FARM LN E</b> ..... <b>\$1,700,000</b>	<b>77 HAVEMEYER LN U:62</b> ..... <b>\$1,395,000</b>	Prior Sale: \$253,500 (06/07)
B: David Guild & Amanda Guild	B: Olga Gottlieb	<b>248 SYLVAN KNOLL RD</b> ..... <b>\$338,620</b>
S: Patrick L Marsh & Victoria Marsh	S: Joseph F Mancinelli & Linda J Mancinelli	B: Thomas R Hall & Lesley A Hall
Vol/Page: 13345/157, Date: 06/11/24, Warranty	Vol/Page: 13345/149, Date: 06/11/24, Warranty	S: Catherine Papatomas
Mtg: Total Mtg Svcs \$1,200,000	Use: 3 Bdrm Condo	Vol/Page: 13343/122, Date: 06/10/24, Quit Claim
Use: 4 Bdrm Colonial, Lot: 45738sf	<b>72 HUNTING RIDGE RD</b> ..... <b>\$1,125,000</b>	<b>401 SYLVAN KNOLL RD</b> ..... <b>\$319,000</b>
Prior Sale: \$550,000 (10/99)	B: Charles Welcome & Anna Vasilyeva	B: Andrew A Kandiew & Jane C Kandiew
<b>128 DOGWOOD LN</b> ..... <b>\$1,800,000</b>	S: Arthur U Nagy & Eva U Nagy	S: Deleo Alexandra Est
B: James F Pappas	Vol/Page: 13344/112, Date: 06/11/24, Warranty	Vol/Page: 13347/41, Date: 06/14/24, Executor
S: Leon Platts & Kari Platts	Mtg: NBKC Bank \$575,000	<b>269 WASHINGTON BLVD</b> ..... <b>\$703,500</b>
Vol/Page: 13346/177, Date: 06/13/24, Warranty	Use: 4 Bdrm Contemporary, Lot: 50094sf	B: Zhui Zhou & Meng Y Wang
Use: 3 Bdrm Ranch, Lot: 65340sf	<b>100 RESEARCH DR U:3</b> ..... <b>\$465,000</b>	S: Carmen Fenton, Tr for Carmen Fenton RET
<b>161 EDWARD PL</b> ..... <b>\$1,250,000</b>	B: Palacios Realty LLC	Vol/Page: 13344/75, Date: 06/10/24, Trustee
B: Solomon Frager & Alyssa Frager	S: Darinzo Realty LLC	Use: Apartment Bldg - 4-8 Units, Lot: 10019sf
S: Wei Feng & Mi Lyu	Vol/Page: 13347/65, Date: 06/14/24, Warranty	<b>269 WASHINGTON BLVD</b> ..... <b>\$346,500</b>
Vol/Page: 13343/279, Date: 06/10/24, Warranty	Mtg: First BK of Greenwich \$348,750	B: Hui Zhou & Menh Y Wang
Mtg: United Wholesale Mtg \$650,000	Use: Retail Condo	S: Francisca Fenton
Use: 4 Bdrm Colonial, Lot: 22651sf	Prior Sale: \$240,000 (03/05)	Vol/Page: 13344/78, Date: 06/10/24, Warranty
Prior Sale: \$1,010,000 (02/22)	<b>141 S LAKE DR</b> ..... <b>\$1,899,000</b>	Mtg: JPMorgan Chase Bank \$787,500
<b>12 ELM TREE PL</b> ..... <b>\$755,000</b>	B: Komal Mathur & Sushant R Mathur	Use: Apartment Bldg - 4-8 Units, Lot: 10019sf
B: Eai Li LLC	S: Mario Masseroli	Prior Sale: \$703,500 (06/24)
S: Morgan Stanley T 2005-Wmc & Wells Fargo Bank Na Tr	Vol/Page: 13346/307, Date: 06/14/24, Warranty	<b>► MORTGAGES</b>
Vol/Page: 13345/101, Date: 06/11/24, Warranty	Mtg: United Wholesale Mtg \$700,000	<b>12 BEL AIRE DR</b> ..... <b>\$320,000</b>
Use: 3-Family Mlti-Unt Bldg, Lot: 7405sf	Use: 4 Bdrm Colonial, Lot: 87120sf	Levi Segal+ from Ridgewood Savings Bank
Prior Sale: \$450,000 (08/03)	Prior Sale: \$1,799,000 (04/22)	<b>299 BLACKBERRY DR</b> ..... <b>\$766,551</b>
<b>26 GLEN TER</b> ..... <b>\$800,000</b>	<b>61 SEAVIEW AVE U:11</b> ..... <b>\$499,000</b>	Aurelien Bonnet-Grosmaire+ from GuardHill Financia
B: Duane J Miller & Connor Evans	B: John Vossler	<b>21 CONGRESS ST</b> ..... <b>\$50,000</b>
S: Jacqueline Britt-Friedman & David J Britt-Friedman	S: David Ackley	Natalie L Lloyd-Coard+ from Discover Bank
Vol/Page: 13346/76, Date: 06/12/24, Warranty	Vol/Page: 13345/228, Date: 06/11/24, Warranty	<b>39 COURTLAND AVE U:1S</b> ..... <b>\$255,000</b>
Mtg: Warsaw Capital \$720,000	Mtg: Rocket Mortgage LLC \$399,200	Louis M Molgano+ from James M Burke
Use: 3 Bdrm Cape Cod, Lot: 18295sf	Use: 2 Bdrm Condo, Lot: 1450sf	<b>59 COURTLAND AVE U:2Q</b> ..... <b>\$10,000</b>
Prior Sale: \$655,000 (06/09)	Prior Sale: \$399,500 (07/03)	Angie Scraders-Murphy+ from Webster Bank
<b>357 GLENBROOK RD</b> ..... <b>\$932,000</b>	<b>228 SLICE DR</b> ..... <b>\$815,000</b>	<b>3 CYPRESS DR</b> ..... <b>\$250,000</b>
B: Can Shen	B: Scott M Davis & Jeffi John	Gary Bivona+ from Sound Federal Credit Union
S: James V Aulenti, Tr for Aulenti Ft	S: Robert P Saverine & Barbara H Saverine	<b>160 DOGWOOD CT</b> ..... <b>\$98,000</b>
Vol/Page: 13346/198, Date: 06/13/24, Trustee	Vol/Page: 1088/164, Date: 06/04/24, Warranty	Jared S Dulski+ from Point Titling Trust
Mtg: Kind Lending \$699,000	Mtg: First County Bank \$652,000	<b>49 GLEASON AVE</b> ..... <b>\$845,000</b>
Use: 2-Family Mlti-Unt Bldg, Lot: 6534sf	Use: 4 Bdrm Colonial, Lot: 36155sf	Gleason Avenue LLC+ from William H Parker 3rd
<b>37 GREENWICH AVE U:3-10</b> ..... <b>\$180,000</b>	<b>218 STAMFORD AVE</b> ..... <b>\$1,300,000</b>	<b>57 GLEASON AVE</b> ..... <b>\$845,000</b>
B: Eddi Ahmetaj	B: Kiara A Watson & Michael A Watson	Gleason Avenue LLC+ from William H Parker 3rd
S: Krassimire Penev	S: Benson Joann Est & Barry Davidoff	<b>35 GREENWOOD HILL ST</b> ..... <b>\$1,490,000</b>
Vol/Page: 13347/162, Date: 06/14/24, Warranty	Vol/Page: 13345/304, Date: 06/12/24, Executor	Macari Real Estate LLC+ from First County Bank
Use: 2 Bdrm Condo	Mtg: Ridgewood Savings Bk \$1,170,000	<b>35 GREENWOOD HILL ST</b> ..... <b>\$1,490,000</b>
Prior Sale: \$280,400 (10/07)	Use: 4 Bdrm Colonial, Lot: 11326sf	Macari Real Estate LLC+ from First County Bank
<b>430 HALLIWELL DR</b> ..... <b>\$1,525,000</b>	Prior Sale: \$403,750 (09/98)	<b>145 GUINEA RD</b> ..... <b>\$80,000</b>
B: Gary P Buonanno & Susan M Buonanno	<b>66 STILLWATER AVE</b> ..... <b>\$1,500,000</b>	Ivan M Then+ from Tower Federal Credit Union
S: Sarah A Rossetti	B: 56 Stillwater Ave LLC	<b>45-87 HARBOR VIEW AVE</b> ..... <b>\$15,000,000</b>
Vol/Page: 13345/210, Date: 06/11/24, Warranty	S: Mica Development Co LLC	Hv Enterprises LLC+ from Voya Inv Mgmt Lc
Use: 4 Bdrm Colonial, Lot: 24394sf	Vol/Page: 13346/226, Date: 06/13/24, Warranty	<b>2143 HARBOR VIEW AVE</b> ..... <b>\$15,000,000</b>
Prior Sale: \$380,000 (09/91)	Mtg: Corp For Supportive H \$1,970,000	Hv Enterprises LLC+ from Voya Inv Mgmt Lc
	Use: 3 Bdrm Colonial, Lot: 9148sf	<b>10 HAZELWOOD LN</b> ..... <b>\$255,000</b>
	Prior Sale: \$800,000 (04/21)	Louis M Molgano+ from James M Burke
		<b>92 KNICKERBOCKER AVE</b> ..... <b>\$508,750</b>
		Pierre M Dupuy+ from Total Mortgage Services

**232 KNICKERBOCKER AVE..... \$40,000**  
 Carol Jaime+ from Nationstar Mortgage

**144 LYNAM RD..... \$150,000**  
 Jerome H Charlap+ from First County Bank

**386 MILL RD..... \$95,000**  
 Derek C Dicso+ from Sound Federal Credit Union

**42 NOBLE ST..... \$100,000**  
 Rocco Pagliarulo+ from Bank of America NA

**247 OLD LONG RIDGE RD..... \$79,997**  
 Terri Levine+ from Loan Store Inc

**160 OLD NORTH STAMFORD RD..... \$180,000**  
 Andrew T Riddle+ from Sound Federal Credit Union

**21 PHAIBAN LN..... \$150,000**  
 John A Liberatore+ from First County Bank

**141 S LAKE DR..... \$500,000**  
 Sushant R Mathur+ from United Wholesale Mortgage

**279 SAWMILL RD..... \$52,645**  
 Isabel Wang+ from Figure Lending LCC

**8 SCHUYLER AVE..... \$1,490,000**  
 Macari Real Estate LLC+ from First County Bank

**8 SCHUYLER AVE..... \$1,490,000**  
 Macari Real Estate LLC+ from First County Bank

**1920 SHIPPAN AVE..... \$1,000,000**  
 Sebastian Raatz+ from JP Morgan Chase Bank

**99 SKYVIEW DR..... \$1,490,000**  
 Gerald A Macari+ from First County Bank

**84 STANTON DR..... \$1,490,000**  
 Gerald A Macari+ from First County Bank

**639-641 SUMMER ST U:1..... \$195,000**  
 Rowena Capuno+ from Savings Bank of Danbury

**641 SUMMER ST U:7..... \$195,000**  
 Rowena Capuno+ from Savings Bank of Danbury

**12 TAYLOR ST..... \$2,900,000**  
 G&T Taylor Street LLC+ from First County Bank

**18 TAYLOR ST..... \$2,900,000**  
 G&T Taylor Street LLC+ from First County Bank

**42 TERRACE AVE..... \$87,000**  
 Fernando G Paez+ from First County Bank

**165 TOMS RD..... \$75,000**  
 Jamie Camino+ from Rocket Mortgage

**STRATFORD**

**TOWN CLERK:SUSAN M PAWLUK**  
 2725 Main St, RM106, Stratford, CT, 06614  
 Phone:203-385-4020

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	152
Median Price	\$370,000	\$409,950

**► REAL ESTATE SALES**

**208 ACORN LN U:A..... \$350,000**  
 B: Mihaela Franceschi  
 S: Irma Wigder  
 Vol/Page: 4862/230, Date: 06/14/24, Warranty  
 Mtg: Mavre Llc \$350,000  
 Use: 1 Bdrm Condo

**31 ALGONQUIN LN U:B..... \$330,000**  
 B: Ann Alicea  
 S: Lito Sy & Eloisa Sy  
 Vol/Page: 4861/171, Date: 06/10/24, Warranty  
 Mtg: Newrez LLC \$272,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$210,000 (02/21)

**274 BREAKERS LN U:274..... \$495,000**  
 B: Diane Harrick  
 S: Francis G Luperella & Donna L Kintop  
 Vol/Page: 4862/226, Date: 06/14/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$335,000 (09/20)

**1700 BROADBRIDGE AVE U:A38..... \$217,500**  
 B: Alisabeth Rojas  
 S: Afflick Emma J Est & Kenneth Harris Sr  
 Vol/Page: 4861/327, Date: 06/11/24, Executor  
 Use: 2 Bdrm Condo  
 Prior Sale: \$130,000 (10/19)

**3264 BROADBRIDGE AVE..... \$225,000**  
 B: Abdiel Navarro  
 S: Mitkevicius V S Est & Kestutis Mitkevicius  
 Vol/Page: 4862/27, Date: 06/12/24, Executor  
 Use: 3 Bdrm Split Level, Lot: 17424sf

**120 CAROL RD..... \$255,000**  
 B: Stella Homes LLC  
 S: Capo Properties LLC  
 Vol/Page: 4861/89, Date: 06/10/24, Warranty  
 Mtg: Mark A Garamella \$305,000  
 Use: 3 Bdrm Ranch, Lot: 21344sf  
 Prior Sale: \$210,000 (04/24)

**200 EVERETT ST..... \$400,000**  
 B: Joselinne Rodriguez & Juan M Payano  
 S: Pedro Reinoso  
 Vol/Page: 4862/79, Date: 06/13/24, Warranty  
 Mtg: CMG Mortgage Inc \$386,650  
 Use: 3 Bdrm Cape Cod, Lot: 5227sf  
 Prior Sale: \$336,000 (06/22)

**23 HAPPY HOLLOW CIR U:B..... \$237,500**  
 B: Kendra M Fiala  
 S: Frank E Kullberg  
 Vol/Page: 4862/154, Date: 06/13/24, Warranty  
 Mtg: Bank of America NA \$230,375  
 Use: 1 Bdrm Condo  
 Prior Sale: \$85,000 (10/94)

**477 IROQUOIS LN U:A..... \$425,000**  
 B: David Cutuli & Judy A Cutuli  
 S: Schneiders Jennie Est & Gail E Schneiders  
 Vol/Page: 4861/345, Date: 06/12/24, Executor  
 Mtg: Rocket Mortgage LLC \$170,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$168,400 (09/93)

**65 MCNEIL TER..... \$520,000**  
 B: Peta S Henry & Ricardo A Henry  
 S: Rehan Y Khan & Nazia I Khan  
 Vol/Page: 4861/146, Date: 06/10/24, Warranty  
 Mtg: Newrez LLC \$510,581  
 Use: 3 Bdrm Cape Cod, Lot: 11761sf  
 Prior Sale: \$290,000 (06/03)

**534 NARRAGANSET LN U:A..... \$425,000**  
 B: Nicholas W Romagnolo & Suzette Romagnolo  
 S: Mary A Dreyer & Herbert J Dreyer  
 Vol/Page: 4861/100, Date: 06/10/24, Warranty  
 Mtg: NBKC Bank \$340,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$220,000 (03/06)

**440 SUCCESS AVE U:26..... \$25,000**  
 B: Laelle Riggsbee  
 S: Edwin Rojas  
 Vol/Page: 4861/280, Date: 06/11/24, Warranty  
 Use: Condo

**43 SURF AVE..... \$415,000**  
 B: Enajasha K Samuel  
 S: 43surf-Bpt LLC  
 Vol/Page: 4861/311, Date: 06/11/24, Warranty  
 Mtg: New American Funding \$394,250  
 Use: 2-Family Conventional, Lot: 9583sf  
 Prior Sale: \$151,580 (12/18)

**137 VOUGHT PL..... \$155,000**  
 B: Kylie Bike  
 S: Christopher Clark  
 Vol/Page: 4862/30, Date: 06/13/24, Warranty  
 Mtg: JPMorgan Chase Bank \$136,000

**► MORTGAGES**

**75 5TH AVE..... \$100,000**  
 Eileen Kelly+ from Bank of America NA

**31 ALGONQUIN LN U:B..... \$25,000**  
 Ann Alicea+ from Connecticut Housing Finance Autho

**80 BLUEBERRY LN..... \$45,000**  
 Paul E Dunn Jr+ from Sound Federal Credit Union

**141 BOSTON AVE..... \$381,177**  
 Dorothy Workman+ from United Trust Bank

**55 BROWNING ST U:7..... \$155,000**  
 Dummar LLC+ from Key Bank N.A.

**55 BROWNING ST U:7..... \$155,000**  
 Dummar LLC+ from Key Bank N.A.

**160 EVERETT ST..... \$366,800**  
 Gustavo L Desouza+ from Total Mortgage Services

**60 HANCOCK ST..... \$13,316**  
 Tania I Dejesus+ from USA Housing and Urban Develo

**64 JACKSON AVE..... \$35,000**  
 Diana Ballaro+ from Sikorsky Financial Credit Unio

**60 LUANNE RD..... \$70,000**  
 Regina Krieger+ from Cornerstone Community Federal

**35 MARGARET CIR..... \$25,000**  
 Clara S Medeiros+ from M&T Bank NA

**101 NICHOLS TER..... \$115,772**  
 Christopher R Minardi+ from Sikorsky Financial Cre

**165 OCEANVIEW TER..... \$305,250**  
 Brian Johnson+ from Kind Lending

**166 PORTER ST..... \$60,000**  
 Anthony J Spinelli+ from AFC Mortgage Group LLC

**295 SEABREEZE DR..... \$100,000**  
 Michael A Aquilino+ from Liberty Bank

**TRUMBULL**

**TOWN CLERK:MARY MARKHAM**  
 5866 Main St, Trumbull, CT, 06611  
 Phone:203-452-5037

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	110
Median Price	\$515,000	\$562,500

**► REAL ESTATE SALES**

**36 LEFFERT RD..... \$500,000**  
 B: Jose Rios Jr & Jessica Ruiz  
 S: Marie Cadet & Jean Joseph  
 Vol/Page: 1928/757, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$475,000  
 Use: 3 Bdrm Ranch, Lot: 18295sf  
 Prior Sale: \$450,000 (12/22)



**6 MAPLE ST** ..... \$420,000  
 B: Patrick Dailey  
 S: Michael Previs  
 Vol/Page: 1928/906, Date: 06/11/24, Warranty  
 Mtg: Rocket Mortgage LLC \$364,500  
 Use: 2 Bdrm Ranch, Lot: 7405sf

**23 OLD HOLLOW RD** ..... \$642,000  
 B: Edward Mitchell & Antoneth S Mitchell  
 S: Antonio Fernandes & Albina Fernandes  
 Vol/Page: 1928/783, Date: 06/10/24, Warranty  
 Mtg: JPMorgan Chase Bank \$577,800  
 Use: 4 Bdrm Colonial, Lot: 34848sf  
 Prior Sale: \$300,000 (08/90)

**72 PARK LN** ..... \$355,000  
 B: Xb Properties LLC  
 S: Kyle S Bork  
 Vol/Page: 1928/938, Date: 06/11/24, Warranty  
 Mtg: Manhattan Beach LLC \$455,000  
 Use: 2 Bdrm Ranch, Lot: 19602sf  
 Prior Sale: \$221,533 (02/07)

**22 SPLIT ROCK RD** ..... \$620,000  
 B: David Pearson  
 S: Rosemarie Firmender  
 Vol/Page: 1928/827, Date: 06/10/24, Warranty  
 Mtg: Bank of America NA \$488,000  
 Use: 3 Bdrm Ranch, Lot: 35284sf  
 Prior Sale: \$360,000 (08/11)

► **MORTGAGES**

**36 FIELDCREST DR** ..... \$250,000  
 James J Diaz+ from Bank of America NA

**571 WHITNEY AVE** ..... \$280,000  
 Stephen M Damico+ from Sikorsky Financial Credit U

**WESTON**

**TOWN CLERK: DONNA M. ANASTASIA**

PO Box 1007, Weston, CT, 06883  
 Phone: 203-222-2616

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	35
Median Price	\$926,251	\$1,210,000

► **REAL ESTATE SALES**

**111 GODFREY RD W** ..... \$685,000  
 B: James H Hackett & Haley Hackett  
 S: Carolyn Armbrust  
 Vol/Page: 673/264, Date: 06/14/24, Warranty  
 Mtg: Guaranteed Rate Inc \$616,500  
 Use: 3 Bdrm Antique, Lot: 32670sf  
 Prior Sale: \$230,000 (07/99)

**38 HERITAGE LN** ..... \$1,370,000  
 B: Justin Kagan & Sarah Kagan  
 S: John A Baron, Tr for John A Baron RET  
 Vol/Page: 673/252, Date: 06/12/24, Trustee  
 Use: 4 Bdrm Colonial, Lot: 87120sf  
 Prior Sale: \$530,000 (05/94)

► **FORECLOSURE DEEDS**

**100 NEWTOWN TPKE** ..... \$1,033,000  
 B: Webster Bank  
 S: Webster Bank & Leon C Hirsch  
 Vol/Page: 673/249, Date: 06/12/24, Committee  
 Use: 4 Bdrm Contemporary, Lot: 131551sf  
 Prior Sale: \$1,200,000 (06/99)

► **MORTGAGES**

**11 CEDAR LN** ..... \$250,000  
 Edyta Awan+ from Champions Funding Llc  
**21 SALEM RD** ..... \$314,600  
 Michael W Duncan+ from Citizens Bank  
**5 SMITH RDG** ..... \$1,310,000  
 Rajiv Khanna+ from William Raveis Mortgage Co

**WESTPORT**

**TOWN CLERK: JEFFREY M DUNKERTON**

110 Myrtle Ave, Rm 105, Westport, CT, 06880  
 Phone: 203-341-1110

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	84
Median Price	\$1,635,000	\$1,846,135

► **REAL ESTATE SALES**

**148 OLD RD** ..... \$4,250,000  
 B: John Caputo & Sarah Caputo  
 S: Sir 148 Old Road LLC  
 Vol/Page: 4338/792, Date: 06/10/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 47916sf  
 Prior Sale: \$1,000,000 (08/23)

**6 RIVER OAKS RD** ..... \$1,800,000  
 B: Cm Tcheyan LLC  
 S: Vincent B Dimicelli & Elena A Dimicelli  
 Vol/Page: 4338/1116, Date: 06/12/24, Warranty  
 Use: 4 Bdrm Ranch, Lot: 55757sf  
 Prior Sale: \$525,000 (08/03)

**279 SAUGATUCK AVE** ..... \$8,925,000  
 B: Michael J Gretz  
 S: Peter Godfrey & Barbara Godfrey  
 Vol/Page: 4339/186, Date: 06/13/24, Warranty  
 Use: 4 Bdrm CustomDesign, Lot: 47480sf  
 Prior Sale: \$9,790,200 (12/05)

**281 SAUGATUCK AVE** ..... \$1,575,000  
 B: Michael J Gretz  
 S: Peter Godfrey  
 Vol/Page: 4339/189, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Cape Cod, Lot: 11326sf  
 Prior Sale: \$1,009,800 (12/05)

► **MORTGAGES**

**8 CATAMOUNT RD** ..... \$1,412,000  
 James A Reynolds 3rd+ from First Citizen B&T Co  
**85 COMPO RD N** ..... \$1,500,000  
 85 Compo LLC+ from Kenneth Lametta  
**5 EDGE HILL TRL** ..... \$510,000  
 Lida Saw+ from US Bank NA

**36 EDGEWATER HILLSIDE** ..... \$1,837,500  
 Mitchell I Cohen+ from Bank of America NA  
**14 LONG LOTS RD** ..... \$423,000  
 Lida Saw+ from US Bank NA  
**9 NAPPA DR** ..... \$200,000  
 Alexander Cohen+ from Manufacturers and Traders Tr

**1595 POST RD E** ..... \$22,203,073  
 Delamar Westport LLC+ from Fairfield County Bank C  
**76 RIVERSIDE AVE** ..... \$200,000  
 Kevin Mccaffrey+ from TD Bank NA  
**2 SMOKY LN** ..... \$750,000  
 David J Johnson Jr+ from Citibank Na  
**2 WEBB RD** ..... \$1,894,000  
 2 Webb Rd LLC+ from Savings Bank of Danbury

**WILTON**

**TOWN CLERK: LORI A. KABACK**

238 Danbury Rd, Wilton, CT, 06897  
 Phone: 203-563-0106

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	61
Median Price	\$1,050,000	\$1,062,500

► **REAL ESTATE SALES**

**39 CLOVER DR** ..... \$905,000  
 B: I Land In The Sun LLC  
 S: Theresa T Claps  
 Vol/Page: 2570/703, Date: 06/10/24, Warranty  
 Mtg: US Bank NA \$766,600  
 Use: 3 Bdrm Colonial, Lot: 37897sf

**2 FAIRFAX AVE** ..... \$147,183  
 B: Peter A Monin  
 S: Lauren W Monin  
 Vol/Page: 2570/878, Date: 06/14/24, Quit Claim  
 Use: 3 Bdrm Conventional, Lot: 13068sf  
 Prior Sale: \$635,000 (07/06)

**4 GLEN RDG U:4** ..... \$615,000  
 B: Christopher Blake & Andrea Blake  
 S: Jane M Whalen  
 Vol/Page: 2570/764, Date: 06/10/24, Warranty  
 Mtg: Warsaw Capital \$492,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$255,000 (05/00)

**1 N WIND LN** ..... \$331,505  
 B: Brendan M Lawson & Kelly M Lawson  
 S: Diane Gotua  
 Vol/Page: 2570/800, Date: 06/11/24, Warranty  
 Mtg: TD Bank NA \$1,257,450  
 Use: 4 Bdrm Colonial, Lot: 25666sf  
 Prior Sale: \$955,000 (04/21)

**85 RANGE RD** ..... \$2,100,000  
 B: Francis A Brown & Jacqueline Brown  
 S: Seaman Petrucci Bldrs LLC  
 Vol/Page: 2570/681, Date: 06/10/24, Warranty  
 Mtg: Bethpage FCU \$1,300,000  
 Use: 2 Bdrm Ranch, Lot: 57499sf  
 Prior Sale: \$399,000 (11/23)

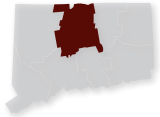
**208 RIDGEFIELD RD** ..... \$1,150,000  
 B: Bryan Schapperle & Kara Schapperle  
 S: Paul A Mavis & Victoria B Mavis  
 Vol/Page: 2570/821, Date: 06/11/24, Warranty  
 Mtg: LoanDepot.Com \$766,550  
 Use: 4 Bdrm Colonial, Lot: 73181sf  
 Prior Sale: \$805,000 (05/04)

**18 SUGARBUSH CT** ..... \$835,000  
 B: Craig E Friedman  
 S: Michael Roach & Michelle Newman  
 Vol/Page: 2570/845, Date: 06/11/24, Warranty  
 Mtg: Union Home Mortgage \$766,550  
 Use: 3 Bdrm Ranch, Lot: 87120sf  
 Prior Sale: \$584,000 (10/20)

► **MORTGAGES**

**1 CANNONDALE WAY U:1** ..... \$95,000,000  
 I Park Norwalk Ii LLC+ from Bank of America NA  
**1 CANNONDALE WAY U:2** ..... \$95,000,000  
 I Park Norwalk Ii LLC+ from Bank of America NA  
**1 CANNONDALE WAY U:3** ..... \$95,000,000  
 I Park Norwalk Ii LLC+ from Bank of America NA  
**105 DANBURY RD** ..... \$25,886  
 Natalia A Serna+ from USA Housing and Urban Develo  
**83 HILLBROOK RD** ..... \$500,000  
 Andrew Gillespie+ from Citizens Bank





# HARTFORD COUNTY

## AVON

**TOWN CLERK: NICK HOGAN**  
60 W Main St, Avon, CT, 06001  
Phone: 860-409-4311

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	48
Median Price	\$500,000	\$644,950

### ► REAL ESTATE SALES

**15 CHERRY TREE LN U:34** ..... **\$490,000**

B: Kristen J Fallon, Tr for Paj T  
S: William G Leslie 3rd & Heather Lombardo  
Vol/Page: 794/194, Date: 06/10/24, Warranty  
Use: Condo

**20 FOX HOLW U:20** ..... **\$495,000**

B: Vikram R Pulagam  
S: Charles R Chiarello & Cheryl Chiarello  
Vol/Page: 794/310, Date: 06/13/24, Warranty  
Mtg: Charter Oak Fed Cr Un \$436,500  
Use: 3 Bdrm Condo, Lot: 5663sf

**226 KINGSWOOD DR** ..... **\$1,200,000**

B: Jennifer Schilling & Karl Schilling  
S: George C Clark 3rd & Annalice D Clark  
Vol/Page: 794/224, Date: 06/12/24, Warranty  
Mtg: Leader Bank NA \$720,000  
Use: 5 Bdrm Colonial, Lot: 43124sf  
Prior Sale: \$680,000 (02/20)

**56 NORTHGATE** ..... **\$1,100,000**

B: Maria Kastrati & Kastriot Kastrati  
S: Janet C Spinell  
Vol/Page: 794/377, Date: 06/14/24, Warranty  
Mtg: Navy FCU \$405,000  
Use: 4 Bdrm Colonial, Lot: 51836sf  
Prior Sale: \$540,000 (04/93)

**56 STONY CORNERS CIR** ..... **\$540,000**

B: Caitlin Gardner & Catherine Matthews  
S: William T Goldbach, Tr for Jeanne L Goldbach T  
Vol/Page: 794/268, Date: 06/12/24, Trustee  
Mtg: Evolve B&T \$486,000  
Use: 5 Bdrm Cape Cod, Lot: 40075sf  
Prior Sale: \$257,000 (07/98)

**4 TEMPLETON CT U:10604** ..... **\$800,000**

B: Catherine W Burr, Tr for Robert L Burr T  
S: Elizabeth W Smith  
Vol/Page: 794/197, Date: 06/10/24, Warranty  
Use: Condo

### ► MORTGAGES

**11 GLENDALE RD** ..... **\$200,000**

Salvatore A Lopisi+ from M&T Bank NA

**28 HIDDEN OAKS DR** ..... **\$149,000**

Mara L Wasserman+ from PeoplesBank (Holyoke MA)

**13 JACKSON ST** ..... **\$75,000**

Steven E Goodgame+ from Spring EQ LLC

**286 LOVELY ST** ..... **\$500,000**

Thomas B Young+ from TD Bank NA

**528 LOVELY ST** ..... **\$62,544**

Christopher Lemanski+ from Figure Lending LCC

**95 MORAVIA RD** ..... **\$83,000**

Amanda Obrizzo+ from Rocket Mortgage

**10 MOUNTAIN LEDGE RD** ..... **\$192,000**

Timothy Banks+ from Liberty Bank

**56 NORTHGATE** ..... **\$405,000**

Kastriot Kastrati+ from Navy Federal Credit Union

## BERLIN

**TOWN CLERK: KATE WALL**

240 Kensington Rd, Berlin, CT, 06037  
Phone: 860-828-7036

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	51
Median Price	\$349,900	\$380,000

### ► REAL ESTATE SALES

**266 LOWER LN** ..... **\$415,000**

B: Christian A Araujo  
S: Lower Lane LLC  
Vol/Page: 825/1043, Date: 06/11/24, Warranty  
Mtg: William Raveis Mtg Co \$407,483  
Use: 2-Family Two Family, Lot: 17424sf  
Prior Sale: \$310,000 (03/07)

**19 PATTERSON WAY** ..... **\$390,000**

B: Michael Murphy & Emily Chu  
S: Kenneth J Sauvron & Rachel M Sauvron  
Vol/Page: 825/1060, Date: 06/11/24, Warranty  
Mtg: Philip Chu \$394,340  
Use: 3 Bdrm Cape Cod, Lot: 12632sf  
Prior Sale: \$266,565 (08/08)

**85 PECK ST** ..... **\$135,650**

B: Iris D Hoyos  
S: Federal Natl Mtg Assn  
Vol/Page: 825/1002, Date: 06/10/24, Warranty  
Mtg: Rocket Mortgage LLC \$131,580  
Use: 1 Bdrm Ranch, Lot: 5227sf  
Prior Sale: \$163,802 (12/23)

**209 STONY MILL LN U:209** ..... **\$345,000**

B: Daniel G Pineda  
S: Robin Moynihan, Tr for Pascale Ft  
Vol/Page: 825/1070, Date: 06/12/24, Trustee  
Mtg: Loan Store Inc \$276,000  
Use: 2 Bdrm Condo  
Prior Sale: \$200,000 (12/12)

### ► MORTGAGES

**28 BRIAR PATCH DR** ..... **\$125,000**

Lukasz Kaziul+ from Sikorsky Financial Credit Unio

**91 CRATER LN** ..... **\$200,000**

Eric Hoff+ from Massmutual Federal Credit Union

**46 KENTON ST** ..... **\$300,000**

Robert J Domurat Jr+ from Citizens Bank

**40 METACOMET DR** ..... **\$120,000**

Mary Sirois+ from Manufacturers and Traders Trust

**352 MOORELAND RD** ..... **\$239,000**

Dritan Lirioni+ from Sikorsky Financial Credit Uni

**85 PECK ST** ..... **\$131,580**

Iris Dehoyos+ from Rocket Mortgage

## BLOOMFIELD

**TOWN CLERK: MARGUERITE PHILLIPS**  
800 Bloomfield Ave, Bloomfield, CT, 06002  
Phone: 860-769-3507

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	63
Median Price	\$302,000	\$310,000

### ► REAL ESTATE SALES

**204 DUNCASTER RD** ..... **\$525,000**

B: Shane Poole & Wendy Poole  
S: Tim D Rasmussen & Koren I Thanner  
Vol/Page: 2221/313, Date: 06/11/24, Warranty  
Mtg: E Mtg Capital Inc \$472,500  
Use: 3 Bdrm Cape Cod, Lot: 40511sf  
Prior Sale: \$375,000 (09/22)

**11 EVAN LN** ..... **\$320,000**

B: Gustavo A Correia  
S: Yadira Diaz  
Vol/Page: 2222/37, Date: 06/14/24, Warranty  
Mtg: Paramount Res Mtg Gp \$304,000  
Use: 4 Bdrm Split Level, Lot: 17424sf  
Prior Sale: \$123,000 (03/17)

**17 FOOTHILLS WAY** ..... **\$410,000**

B: Darnell Tinsley  
S: Kaitlyn T Considine & Patricia Sobraske  
Vol/Page: 2221/260, Date: 06/10/24, Warranty  
Mtg: Liberty Bk \$392,755  
Use: 3 Bdrm Split Level, Lot: 21344sf  
Prior Sale: \$255,000 (07/17)

### ► MORTGAGES

**22 ALEXANDER RD** ..... **\$60,000**

William Plummer+ from Webster Bank

**3 BEACH RD** ..... **\$215,600**

Natasha Thomas+ from Carrington Mortgage Services

**17 FOOTHILLS WAY** ..... **\$18,750**

Darnell Tinsley+ from Connecticut Housing Finance

**2 LOUIS DR** ..... **\$100,000**

Gaynissia Gant+ from American Eagle Financial Cred

## BRISTOL

**TOWN CLERK: ERICA CABIYA**  
111 N Main St, Bristol, CT, 06010  
Phone: 860-584-6200

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	176
Median Price	\$265,000	\$297,000

### ► REAL ESTATE SALES

**111 BENHAM ST** ..... **\$257,000**

B: Nancy P Diaz Uguz & Thomas E Russell  
S: Rebecca Stevens-Mcguigan & Patrick H Mcguigan  
Vol/Page: 2286/1088, Date: 06/12/24, Warranty  
Mtg: United Wholesale Mtg \$249,290  
Use: 2 Bdrm Cape Cod, Lot: 7841sf  
Prior Sale: \$135,000 (02/12)

**55 BETHS AVE U:66** ..... \$163,500  
 B: Sefik Kladanjic  
 S: William M Pesino & Sherry A Pesino  
 Vol/Page: 2286/786, Date: 06/10/24, Warranty  
 Mtg: Fairway Ind Mtg \$130,800  
 Use: 2 Bdrm Condo, Lot: 251978sf  
 Prior Sale: \$86,000 (06/21)

**85 FIELD ROCK RD** ..... \$642,338  
 B: Charles Ferguson & Linda Ferguson  
 S: Amco Dev LLC  
 Vol/Page: 2287/76, Date: 06/13/24, Warranty  
 Mtg: Prosperity Home Mtg \$338,153  
 Use: Land-Vacant & Open, Lot: 22216sf

**2 GINO DR** ..... \$429,900  
 B: Huan Richards  
 S: Trademark Acquisitions LL  
 Vol/Page: 2286/1002, Date: 06/12/24, Warranty  
 Use: Land-Vacant & Open, Lot: 13068sf

**145 MAXINE RD** ..... \$501,900  
 B: Andrew J Pelletier & Bridget C Pelletier  
 S: Bruce E Poole & Janice P Poole  
 Vol/Page: 2286/1124, Date: 06/12/24, Warranty  
 Mtg: United Wholesale Mtg \$401,520  
 Use: 3 Bdrm Ranch, Lot: 41382sf  
 Prior Sale: \$245,000 (07/01)

**27 PLEASANT AVE** ..... \$270,000  
 B: Titus Coleman  
 S: Bridget Pelletier  
 Vol/Page: 2286/1146, Date: 06/12/24, Warranty  
 Mtg: Total Mtg Svcs \$255,280  
 Use: 2 Bdrm Conventional, Lot: 11761sf  
 Prior Sale: \$155,000 (08/14)

**765 STAFFORD AVE** ..... \$320,000  
 B: Camilo Herrera  
 S: David A Scott & Sharon M Scott  
 Vol/Page: 2286/1035, Date: 06/12/24, Warranty  
 Mtg: Revolution Mortgage \$310,400  
 Use: 3 Bdrm Cape Cod, Lot: 13939sf

**136 WILCOX ST** ..... \$410,000  
 B: Hassan Prop LLC  
 S: Laura M Davis  
 Vol/Page: 2286/1169, Date: 06/12/24, Warranty  
 Mtg: Constitution Credit L \$260,000  
 Use: 4 Bdrm Cape Cod, Lot: 13504sf  
 Prior Sale: \$151,000 (04/05)

**NO STREET GIVEN L:27** ..... \$130,000  
 B: Patrick Brookman & Lynn Brookman  
 S: Belanger Dale J Est & Christopher J Donlin  
 Vol/Page: 2286/972, Date: 06/11/24, Conservator

► FORECLOSURE DEEDS

**187 HULL ST** ..... \$244,751  
 B: Zudi Elezovski  
 S: Lakeview Loan Servicing L & Jeffrey C Young  
 Vol/Page: 2286/868, Date: 06/10/24, Committee  
 Use: 2-Family Mlti-Unt Blg, Lot: 10019sf

**489 WOLCOTT ST U:117** ..... \$165,000  
 B: Charles Gary  
 S: Connecticut Hsng Fin Auth & Sonia Uribe  
 Vol/Page: 2286/890, Date: 06/10/24, Committee  
 Use: 2 Bdrm Condo  
 Prior Sale: \$143,500 (02/07)

► MORTGAGES

**111 BENHAM ST** ..... \$7,710  
 Thomas E Russell+ from United Wholesale Mortgage

**55 BETHS AVE U:66** ..... \$25,000  
 Sefik Kladanjic+ from Connecticut Housing Finance

**482 BROAD ST** ..... \$1,635,000  
 482 Broad St LLC+ from Five Star Bank

**482 BROAD ST** ..... \$1,635,000  
 482 Broad St LLC+ from Five Star Bank

**240 BURLINGTON AVE U:20** ..... \$156,000  
 Paul J Shores+ from Carrington Mortgage Services L

**214 BURTON ST** ..... \$35,000  
 Kathryn L Link+ from Thomaston Savings Bank

**96 CHESTNUT ST** ..... \$346,500  
 Robert Perriello+ from Liberty Bank

**34 CLIMBING ST** ..... \$92,000  
 Jorge A Calderon+ from American Eagle Financial Cr

**48 GINO DR** ..... \$408,405  
 Huan Richards+ from Total Mortgage Services

**115 HART ST** ..... \$65,000  
 Shaina Hamel+ from Webster Bank

**60 ILLINOIS AVE** ..... \$30,000  
 Frederick M Livingston+ from Cornerstone Community

**206 KOZANI ST** ..... \$75,000  
 Anne-Marie M Desroberts+ from Webster Bank

**290 LAKE AVE** ..... \$850,000  
 Dalos & Stern LLC+ from Newtek Bank

**290 LAKE AVE** ..... \$500,000  
 Dalos & Stern LLC+ from Newtek Bank

**25 LAWSON ST** ..... \$100,000  
 Rebecca S Stevenson+ from L H & A Realty Llc

**68 MCINTOSH DR** ..... \$209,000  
 Kevin P Ross+ from Webster Bank

**32 MEDFORD ST** ..... \$40,000  
 Richard A Chipman+ from Webster Bank

**203 MIDDLE ST** ..... \$50,000  
 Steven A Ayotte+ from M&T Bank NA

**69 PAUL ST** ..... \$15,000  
 Brett Lautenschlager+ from Wellness Federal Credit

**336 PECK LN** ..... \$61,500  
 Hector M Lizardi Jr+ from First Bristol FCU

**27 PLEASANT AVE** ..... \$25,000  
 Titus Coleman+ from Connecticut Housing Finance Au

**155 REDSTONE HILL RD U:44** ..... \$221,602  
 Kevin W Perez Jr+ from Lakeview Loan Servicing LLC

**13 ROSE ST U:7** ..... \$184,000  
 Stephen J Yuschak+ from Webster Bank

**13 ROSE ST U:8** ..... \$184,000  
 Stephen J Yuschak+ from Webster Bank

**27 SOMERSET CIR** ..... \$40,000  
 Elizabeth A Phillips+ from American Eagle Financia

**765 STAFFORD AVE** ..... \$18,750  
 Camilo A Herrera+ from Connecticut Housing Finance

**14 ZIPP AVE** ..... \$50,000  
 Felicia W Davis+ from Pennemac Loan Services LLC

BURLINGTON

TOWN CLERK:MARY-JANE UGALDE  
 200 Spielman Hwy, Burlington, CT, 06013  
 Phone:860-673-2108

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	22
Median Price	\$440,000	\$510,000

► REAL ESTATE SALES

**147 BELDEN RD** ..... \$150,000  
 B: Walter Dickinson  
 S: Dean Burhoe  
 Vol/Page: 394/775, Date: 06/12/24, Warranty  
 Use: 3 Bdrm Split Level, Lot: 37462sf  
 Prior Sale: \$50,000 (05/20)

**110 CHAROLAIS WAY** ..... \$575,000  
 B: Nicholas Delgiudice & Lindsay Delgiudice  
 S: Michael A Day & Paola Day  
 Vol/Page: 394/804, Date: 06/13/24, Warranty  
 Mtg: Thomaston Svgs Bk \$460,000  
 Use: 4 Bdrm Colonial, Lot: 63162sf  
 Prior Sale: \$407,000 (05/18)

**263 GEORGE WASHINGTON TPKE** ..... \$420,000  
 B: Kaitlyn Melanson  
 S: Grazyna Dienwebel  
 Vol/Page: 394/705, Date: 06/10/24, Warranty  
 Mtg: First World Mortgage \$378,000  
 Use: 3 Bdrm Raised Ranch, Lot: 100188sf  
 Prior Sale: \$135,000 (09/95)

**20 W WOODS RD** ..... \$500,000  
 B: Gerard Rivard & Carol Rivard  
 S: Millie A Steel  
 Vol/Page: 394/782, Date: 06/12/24, Warranty  
 Mtg: T2 Financial LLC \$400,000  
 Use: 3 Bdrm Split Level, Lot: 95396sf

**NO STREET GIVEN** ..... \$118,000  
 B: Mark R Richardson & Karen G Richardson  
 S: Robert D King Inc  
 Vol/Page: 394/802, Date: 06/13/24, Warranty

► MORTGAGES

**88 DUANE LN** ..... \$100,000  
 Rebecca S Torok-Stevenson+ from L H & A Realty Llc

**33 E SHORE BLVD** ..... \$18,000  
 Jameson P Nieman+ from Liberty Bank

**263 GEORGE WASHINGTON TPKE** ..... \$37,500  
 Kaitlyn Melanson+ from USA Housing and Urban Devel

**54 SAVARESE LN** ..... \$100,000  
 Manuel D Goulart+ from Bank of America NA

**27 SCHOOL HOUSE HL** ..... \$30,000  
 Penny P Fisher+ from Litchfield Bancorp

CANTON

TOWN CLERK:TRACY MORROCCO  
 4 Market St, Canton, CT, 06019  
 Phone:860-693-7870

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	23
Median Price	\$350,000	\$475,000

► REAL ESTATE SALES

**1 BUTTONWOOD HILL RD** ..... \$495,000  
 B: Crystal Deller & Nathan Deller  
 S: Eliot H Bryan & Ann L Bryan  
 Vol/Page: 482/1027, Date: 06/12/24, Warranty  
 Mtg: Leader Bank NA \$420,750  
 Use: 3 Bdrm Contemporary, Lot: 51401sf

**494 DOWD AVE U:494** ..... \$200,000  
 B: Alexandra Bernier  
 S: Walter C Nicksa Jr  
 Vol/Page: 482/966, Date: 06/11/24, Warranty  
 Mtg: Movement Mtg LLC \$158,000  
 Use: 2 Bdrm Condo

**24 LIVINGSTON RD** ..... \$750,000  
 B: John K Connelly & Anne M Connelly  
 S: Vincent Dicarlo Jr & Cheryl L Dicarlo  
 Vol/Page: 482/924, Date: 06/10/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 79279sf  
 Prior Sale: \$515,000 (11/14)

► **MORTGAGES**

**282 ALBANY TPKE** ..... **\$393,750**  
 Ravshanzhon Nazhmiddinov+ from Nexera Holding Llc  
**286 BARBOURTOWN RD** ..... **\$60,000**  
 Meghan Begley+ from Achieve Financial Credit Union  
**494 DOWD AVE U:494**..... **\$48,629**  
 Alexandra Bernier+ from Connecticut Housing Financ  
**8 EAST ST** ..... **\$412,000**  
 8 East Street LLC+ from Thomaston Savings Bank  
**4 QUEENS PEAK** ..... **\$235,000**  
 Kelly C Lindquist+ from A & D Mortgage LLC  
**101 WEST RD** ..... **\$25,000**  
 Christina M Warnock+ from Bank of America NA

**EAST GRANBY**

**TOWN CLERK:CHRISTINE T. GALLAGHER**  
 9 Center St, East Granby, CT, 06026  
 Phone:860-653-6528

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	25
Median Price	\$296,000	\$410,000

► **REAL ESTATE SALES**

**42 BRIGHTON DR** ..... **\$742,000**  
 B: Levi D Tyree  
 S: Samuel B Orvis & Katheryn E Orvis  
 Vol/Page: 241/935, Date: 06/14/24, Warranty  
 Mtg: Fairway Ind Mtg \$665,000  
 Use: 3 Bdrm Colonial, Lot: 40091sf  
 Prior Sale: \$619,000 (08/06)

**68 HOLCOMB ST** ..... **\$806,000**  
 B: Bernard J Gomeau & Christine E Gomeau  
 S: John T Gardner & Miriam C Gardner  
 Vol/Page: 241/952, Date: 06/14/24, Warranty  
 Mtg: First World Mortgage \$644,800  
 Use: 4 Bdrm Colonial, Lot: 290110sf  
 Prior Sale: \$789,000 (12/21)

► **MORTGAGES**

**16 NEWGATE RD** ..... **\$210,000**  
 Margaret J Curtis+ from PeoplesBank (Holyoke MA)

**EAST HARTFORD**

**TOWN CLERK:KELLY BILODEAU**  
 740 Main St, East Hartford, CT, 06108  
 Phone:860-291-7235

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	130
Median Price	\$243,750	\$267,500

► **REAL ESTATE SALES**

**32 ARNOLD DR**..... **\$290,000**  
 B: Jesse J Grant  
 S: Mark D Eason & Vanessa L Maddaloni  
 Vol/Page: 4244/1166, Date: 06/11/24, Warranty  
 Mtg: First World Mortgage \$275,500  
 Use: 3 Bdrm Colonial, Lot: 15246sf  
 Prior Sale: \$185,000 (01/20)

**61 BEACON HILL RD** ..... **\$285,000**  
 B: Martin Jantzer  
 S: Luke R Pelletier, Tr for Pelletier Ft  
 Vol/Page: 4244/1033, Date: 06/11/24, Trustee  
 Mtg: William Raveis Mtg Co \$225,000  
 Use: 3 Bdrm Ranch, Lot: 9583sf

**530 BREWER ST**..... **\$1,150,000**  
 B: Cei East Hartford LLC  
 S: St Edmund Campion Parish  
 Vol/Page: 4245/4, Date: 06/11/24, Warranty  
 Use: Religious Property, Lot: 118919sf

**264 BURKE ST** ..... **\$262,000**  
 B: Emelyn Collazo  
 S: Ivy T Lehmann  
 Vol/Page: 4244/1052, Date: 06/11/24, Warranty  
 Mtg: Prosperity Home Mtg \$247,761  
 Use: 2 Bdrm Ranch, Lot: 8712sf

**30-32 CASABELLA CIR** ..... **\$450,000**  
 B: Casabella Enterprise LLC  
 S: Abuobaida B Ahmed & Fawatih Y Abouh  
 Vol/Page: 4245/87, Date: 06/12/24, Warranty  
 Use: Apartment Bldg - 4-8 Units, Lot: 9583sf  
 Prior Sale: \$325,000 (02/21)

**60 FOWLER LN** ..... **\$363,000**  
 B: Edward D Rios  
 S: Carlos M Morales  
 Vol/Page: 4244/869, Date: 06/10/24, Warranty  
 Mtg: Stonewater Mtg Corp \$324,000  
 Use: 3 Bdrm Colonial, Lot: 10454sf  
 Prior Sale: \$174,900 (07/14)

**210 HANDEL RD** ..... **\$131,900**  
 B: Blue Holdings LLC  
 S: Sec Of Hsng & Urban Dev  
 Vol/Page: 4244/1084, Date: 06/11/24, Warranty  
 Mtg: Kiavi Funding Inc \$172,900  
 Use: 2 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$182,400 (05/23)

**33 LANHAM LN**..... **\$168,000**  
 B: Titan Holdings LLC  
 S: Edgardo Garcia  
 Vol/Page: 4245/192, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 13068sf  
 Prior Sale: \$172,000 (01/21)

**34 MELROSE ST** ..... **\$310,000**  
 B: Karlene Fleurima  
 S: Ivan Cruz & Aidaliz Rivera  
 Vol/Page: 4244/997, Date: 06/11/24, Warranty  
 Mtg: CMG Mortgage Inc \$304,385  
 Use: 3 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$183,000 (12/20)

**242 OAK ST** ..... **\$362,000**  
 B: Mofizur R Kamrul & Syeda A Umme  
 S: John N Carella & Phillis L Carella  
 Vol/Page: 4245/141, Date: 06/13/24, Warranty  
 Mtg: Movement Mtg LLC \$232,000  
 Use: 4 Bdrm Colonial, Lot: 11326sf

**44 OXFORD DR** ..... **\$230,000**  
 B: Brunilda D Santos  
 S: Barbara J Veci RET & Charles A Veci Jr  
 Vol/Page: 4244/978, Date: 06/11/24, Trustee  
 Mtg: First Natl Bk \$161,000  
 Use: 3 Bdrm Cape Cod, Lot: 6534sf

**25 PATTON ST** ..... **\$250,000**  
 B: Genny Tobon  
 S: Mary Agapoglou  
 Vol/Page: 4244/936, Date: 06/11/24, Warranty  
 Mtg: Prosperity Home Mtg \$235,000  
 Use: 3 Bdrm Ranch, Lot: 13504sf  
 Prior Sale: \$80,000 (01/09)

**279-281 PROSPECT ST**..... **\$400,000**  
 B: Tyler J Roy  
 S: Al J Britt Ent LLC  
 Vol/Page: 4244/902, Date: 06/10/24, Warranty  
 Mtg: Cross Country Mtg Inc \$380,000  
 Use: Apartment Bldg - 4-8 Units, Lot: 11326sf  
 Prior Sale: \$97,000 (08/09)

**29 SCOTT ST** ..... **\$223,000**  
 B: Samuel Heh  
 S: John Majewski  
 Vol/Page: 4245/108, Date: 06/13/24, Warranty  
 Mtg: First World Mortgage \$178,400  
 Use: 2 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$130,000 (06/07)

**166 TIMBER TRL** ..... **\$335,000**  
 B: Ivan Cruz & Aidaliz Rivera  
 S: Mary Oni  
 Vol/Page: 4244/1013, Date: 06/11/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf  
 Prior Sale: \$260,000 (11/23)

**125 WINDING LN** ..... **\$265,000**  
 B: Wagner F Boucault  
 S: Best Buyer LLC  
 Vol/Page: 4245/14, Date: 06/12/24, Warranty  
 Mtg: CMG Mortgage Inc \$242,050  
 Use: 3 Bdrm Cape Cod, Lot: 6970sf  
 Prior Sale: \$168,000 (01/24)

► **MORTGAGES**

**32 ARNOLD DR** ..... **\$25,000**  
 Jesse J Grant+ from Connecticut Housing Finance Au  
**132 BEACON HILL RD** ..... **\$190,500**  
 Bruce Properties LLC+ from Loan Funder LLC

**264 BURKE ST** ..... **\$25,000**  
 Emelyn Collazo+ from Connecticut Housing Finance A  
**1126 FORBES ST** ..... **\$40,434**  
 Paul Mitchell+ from USA Housing and Urban Developm

**41-43 GRAHAM RD** ..... **\$60,000**  
 Maxine Lammie+ from Webster Bank  
**15-17 LEICHTNER DR** ..... **\$370,861**  
 Arturo A Guaman+ from Freedom Mortgage Corp

**33 LNAHAM LN**..... **\$183,574**  
 Titan Holdings LLC+ from Dylan H Brady  
**34 MELROSE ST** ..... **\$318,250**  
 Aidaliz Rivera-Arroyo+ from First World Mortgage

**242 OAK ST** ..... **\$50,000**  
 Syeda A Umme+ from Connecticut Housing Finance Aut  
**25 PATTON ST**..... **\$25,000**  
 Genny Tobon-Escobedo+ from Connecticut Housing Fin

**27 RIDGEWOOD RD** ..... **\$20,179**  
 Mary E Lavallee+ from USA Housing and Urban Develo  
**29 SCOTT ST**..... **\$25,000**  
 Samuel Heh+ from Connecticut Housing Finance Autho

**28 TERRACE AVE** ..... **\$25,000**  
 Richard E Porter+ from American Eagle Financial Cr  
**51 WILLIAM ST**..... **\$25,000**  
 Glynis F Mckenzie+ from 360 Federal Credit Union

**125 WINDING LN** ..... **\$25,000**  
 Wagner F Boucault+ from Connecticut Housing Financ  
**259 WOODMONT DR**..... **\$15,039**  
 Yvonne Davis+ from USA Housing and Urban Developme



## EAST WINDSOR

**TOWN CLERK: AMY R. LAM**  
11 Rye St, East Windsor, CT, 06016  
Phone: 860-292-8255

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	22
Median Price	\$322,500	\$312,000

### ► REAL ESTATE SALES

**52 BROAD BROOK RD..... \$350,000**

B: Bradford West  
S: Paula Mangiamiele  
Vol/Page: 459/236, Date: 06/10/24, Warranty  
Use: 4 Bdrm Cape Cod, Lot: 408157sf  
Prior Sale: \$218,500 (07/11)

**1404 MEADOWVIEW DR U:1404 ..... \$310,000**

B: Brandon Tibbits  
S: Christine M Franzosa  
Vol/Page: 459/211, Date: 06/10/24, Warranty  
Mtg: Mortgage Research Ctr \$304,385  
Use: 2 Bdrm Condo

**79 OLD ELLINGTON RD ..... \$420,000**

B: Jennifer Manuel & Jo A Manuel  
S: Adrian J Ouellette  
Vol/Page: 459/253, Date: 06/10/24, Warranty  
Mtg: Prosperity Home Mtg \$399,000  
Use: 3 Bdrm Ranch, Lot: 87120sf

**142 WELLS RD ..... \$340,000**

B: Katherine Ortiz & Jose Ortiz  
S: Reign Properties LLC  
Vol/Page: 459/454, Date: 06/11/24, Warranty  
Mtg: ARK LA Tex Svcs LLC \$333,841  
Use: 4 Bdrm Cape Cod, Lot: 50094sf  
Prior Sale: \$100,000 (02/22)

**24 WINTON RD ..... \$393,000**

B: Frank W Pekarski & Shannon M Pekarski  
S: David A Bourbeau, Tr for Bourbeau T  
Vol/Page: 459/472, Date: 06/12/24, Trustee  
Mtg: Windsor Federal Bank \$343,000  
Use: 4 Bdrm Split Level, Lot: 23087sf

### ► MORTGAGES

**2 BROAD BROOK RD..... \$315,000**  
Bradford S West+ from Homestead Funding Corp

**127 EAST RD ..... \$100,000**  
Edward L Carroll Jr+ from Tobacco Valley Teachers

**1 GRANDVIEW TER ..... \$20,000**  
Wesley Hills 2nd+ from Sd Twist Llc

**15 MAHONEY RD..... \$65,000**  
Barbara E Sampson+ from Connecticut State Employee

**19 PROSPECT HILL DR ..... \$214,692**  
Michelle Desrocher+ from Carrington Mortgage Servi

**24 WINTON RD ..... \$25,000**  
Frank W Pekarski+ from Windsor Federal Bank

## ENFIELD

**TOWN CLERK: SHEILA M BAILEY**  
820 Enfield St, Enfield, CT, 06082  
Phone: 860-253-6440

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	169
Median Price	\$252,000	\$285,000

### ► REAL ESTATE SALES

**49 DARTMOOR U:49..... \$420,000**

B: Mark F Shea & Heidi A Shea  
S: Patricia L Dimauro & Vincent L Dimauro  
Vol/Page: 2906/782, Date: 06/11/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$325,000 (08/04)

**23 DONNA ST ..... \$208,000**

B: Plug Property Group LLC  
S: Althea M Beck  
Vol/Page: 2906/852, Date: 06/11/24, Warranty  
Mtg: Pinnacle Fncl Svc LLC \$195,000  
Use: 4 Bdrm Cape Cod, Lot: 15682sf

**16 GUILD ST ..... \$255,000**

B: Michelle Stewart  
S: Brian A Kowalenko  
Vol/Page: 2906/1196, Date: 06/14/24, Warranty  
Mtg: First World Mortgage \$245,629  
Use: 4 Bdrm Cape Cod, Lot: 13939sf

**17 LONGVIEW RD ..... \$299,900**

B: Kayleigh Manion  
S: A G Reis  
Vol/Page: 2906/1091, Date: 06/13/24, Warranty  
Mtg: CT Housing Fin Auth \$25,000  
Use: 2 Bdrm Ranch, Lot: 12115sf  
Prior Sale: \$162,000 (11/13)

**243-A PEARL ST ..... \$175,000**

B: Z & M Investments LLC  
S: Elm Pearl LLC  
Vol/Page: 2906/678, Date: 06/10/24, Warranty  
Mtg: Z & M Investments Llc \$200,000  
Use: 3 Bdrm Colonial, Lot: 6098sf  
Prior Sale: \$100,000 (01/21)

**263 PEARL ST ..... \$295,000**

B: Omowunmi A Shelton  
S: Bradford S West  
Vol/Page: 2906/971, Date: 06/12/24, Warranty  
Mtg: Fairway Ind Mtg \$288,905  
Use: 3 Bdrm Colonial, Lot: 12632sf  
Prior Sale: \$220,000 (06/21)

**3 PUTNAM DR ..... \$230,000**

B: Kaitlyn Smith  
S: Hudson Rose Est & Kaitlyn Smith  
Vol/Page: 2906/1174, Date: 06/14/24, Fiduciary  
Mtg: Total Mtg Svcs \$167,000  
Use: 4 Bdrm Cape Cod, Lot: 12632sf

**6 REDWOOD ST ..... \$245,900**

B: Kirstyn M Robinson  
S: Naomi Henry  
Vol/Page: 2906/715, Date: 06/10/24, Warranty  
Mtg: Total Mtg Svcs \$231,000  
Use: 3 Bdrm Ranch, Lot: 13504sf  
Prior Sale: \$156,000 (12/03)

**5 SANFORD AVE..... \$236,000**

B: Tonya Hughes  
S: Federal Natl Mtg Assn  
Vol/Page: 2906/601, Date: 06/10/24, Warranty  
Mtg: Tonya Hughes \$768,080  
Use: 4 Bdrm Colonial, Lot: 30928sf  
Prior Sale: \$307,000 (09/23)

**17 TYLER RD ..... \$430,000**

B: Barry S Drinkwine & Michelle A Drinkwine  
S: Christine Lessard  
Vol/Page: 2906/765, Date: 06/11/24, Warranty  
Mtg: Fairway Ind Mtg \$240,000  
Use: 4 Bdrm Colonial, Lot: 17424sf  
Prior Sale: \$375,000 (05/23)

**74 WYNWOOD DR U:74..... \$230,000**

B: Tiffany E Gartrell  
S: M H Rice  
Vol/Page: 2906/1057, Date: 06/13/24, Warranty  
Mtg: Movement Mtg LLC \$223,100  
Use: 2 Bdrm Condo  
Prior Sale: \$120,000 (06/87)

### ► MORTGAGES

**130 COLUMBIA RD..... \$403,500**

Grace M Hunter+ from Finance America LLC

**130 COLUMBIA RD..... \$403,500**

Grace M Hunter+ from USA Housing and Urban Develop

**9 GRANT AVE..... \$35,000**

Kelly A Bowles+ from Enfield Community Federal Cre

**40 GRANT RD ..... \$70,000**

Melissa G Butt+ from Bank of America NA

**16 GUILD ST ..... \$25,000**

Michelle L Stewart+ from Connecticut Housing Finan

**41 INDIAN RUN..... \$50,000**

Jonathan Dunphy+ from Pennymac Loan Services LLC

**52 INDIAN RUN..... \$261,900**

Carmen I Lopez+ from Movement Mortgage LLC

**53 NEW KING ST ..... \$16,165**

Marlon J Williams+ from USA Housing and Urban Deve

**3 OAK ST..... \$303,500**

Gm Digital LLC+ from Loan Funder LLC

**5 OAK ST..... \$303,500**

Gm Digital LLC+ from Loan Funder LLC

**7 OAK ST..... \$303,500**

Gm Digital LLC+ from Loan Funder LLC

**4 ORCHARD HILL DR..... \$8,012**

Debora Jones+ from USA Housing and Urban Developme

**27 PARSONS RD..... \$169,000**

Mary A Wisniewski+ from JP Morgan Chase Bank

**99 PROSPECT ST..... \$303,500**

Gm Digital LLC+ from Loan Funder LLC

**3 PUTNAM DR ..... \$25,000**

Kaitlyn Smith+ from Connecticut Housing Finance Au

**6 REDWOOD ST ..... \$25,000**

Kirstyn M Robinson+ from Connecticut Housing Finan

**9 ROLAND ST..... \$7,533**

David Konopka+ from USA Housing and Urban Developm

**4 SOUTH RD..... \$30,000**

Jeremy J Lewis+ from ARRHA Credit Union

**95 STEELE RD..... \$8,305**

Christopher G Tagariello+ from USA Housing and Urb

**45 W VIEW DR..... \$235,000**

Marci A Pease+ from Rocket Mortgage

**74 WYNWOOD DR U:74..... \$9,200**

Tiffany E Gartrell+ from Connecticut Housing Finan

## FARMINGTON

**TOWN CLERK: MAUREEN FRINK**  
1 Monteith Dr, Farmington, CT, 06032  
Phone: 860-675-2380

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	53
Median Price	\$430,250	\$540,000



► REAL ESTATE SALES

**5 BLUE RIDGE DR..... \$500,000**  
 B: Lillian Lwanga  
 S: Alan Nassar & Jacoba V Giessen  
 Vol/Page: 1274/251, Date: 06/11/24, Warranty  
 Mtg: Reliant Home Funding \$475,000  
 Use: 3 Bdrm Colonial, Lot: 21344sf  
 Prior Sale: \$420,000 (07/14)

**13 FARMINGTON CHASE CRES U:13 ..... \$285,000**  
 B: Klaudia W Collazo  
 S: Mark A Germain & Jeanne K Germain  
 Vol/Page: 1274/224, Date: 06/11/24, Warranty  
 Mtg: First World Mortgage \$245,982  
 Use: 2 Bdrm Condo  
 Prior Sale: \$99,900 (12/93)

**112 FARMINGTON CHASE CRES U:112 ..... \$300,000**  
 B: Nathan Genest & Marcela Nelson  
 S: Nicholas Delgiudice  
 Vol/Page: 1274/285, Date: 06/11/24, Warranty  
 Mtg: CMG Mortgage Inc \$240,000  
 Use: 2 Bdrm Condo, Lot: 1742sf  
 Prior Sale: \$194,000 (08/14)

**20 FARMINGTON MEADOW DR U:20 ..... \$318,000**  
 B: Sadaf Rizwan  
 S: Angela D White  
 Vol/Page: 1274/337, Date: 06/12/24, Warranty  
 Mtg: 2044 0000156 Llc \$217,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$81,000 (01/97)

**4 HOLLY LN U:4 ..... \$198,075**  
 B: Katherine Padgett  
 S: Katelyn Kujawski  
 Vol/Page: 1274/378, Date: 06/13/24, Warranty  
 Mtg: Mtg Equity Partners \$192,133  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,000 (12/15)

**48 LITTLEBROOK XING U:48..... \$206,222**  
 B: Ryan Zito  
 S: Andrea Corcoran  
 Vol/Page: 1274/313, Date: 06/11/24, Warranty  
 Use: 3 Bdrm Condo  
 Prior Sale: \$158,000 (05/16)

**139 PERRY ST ..... \$610,000**  
 B: Vivek Jayaprakash & Divya S Gunasheelan  
 S: Christopher L Montes & Paula B Montes  
 Vol/Page: 1274/208, Date: 06/11/24, Warranty  
 Mtg: William Raveis Mtg Co \$579,500  
 Use: 4 Bdrm Colonial, Lot: 11326sf  
 Prior Sale: \$197,000 (07/94)

► MORTGAGES

**15 CHURCH ST ..... \$350,000**  
 Patricia Casey+ from Webster Bank

**13 FARMINGTON CHASE CRES U:13 ..... \$50,000**  
 Klaudia W Collazo+ from Connecticut Housing Financ

**72 GARDEN ST ..... \$120,000**  
 Peter Jannuzzi+ from Better Mortgage Corp

**1 HARTE CT ..... \$50,000**  
 Sherry Barth+ from Signature Federal Credit Union

**1 RAVINE RD ..... \$264,000**  
 Lindsey Smith+ from LoanDepot.Com LLC

**19 THATCHER TER ..... \$500,000**  
 Mark J Defilippo+ from Thomaston Savings Bank

**41 W MEATH LN ..... \$67,400**  
 Motolani K Akinyemi+ from Ion Bank

**GLASTONBURY**

**TOWN CLERK:MICHELLE KRAMPITZ**  
 2155 Main St, Glastonbury, CT, 06073  
 Phone:860-652-7616

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	93
Median Price	\$450,000	\$537,000

► REAL ESTATE SALES

**90 BELLTOWN RD ..... \$901,000**  
 B: Robert L Marchetti & Lorraine G Marchetti  
 S: Brenda A Marsian & John R Kaufhold  
 Vol/Page: 3812/886, Date: 06/11/24, Warranty  
 Use: 4 Bdrm Contemporary, Lot: 101059sf  
 Prior Sale: \$450,000 (07/09)

**406 BIRCH MOUNTAIN RD..... \$480,000**  
 B: Irina Chernyshkova  
 S: Mary S Helt  
 Vol/Page: 3812/850, Date: 06/11/24, Warranty  
 Mtg: American Ngbd Mtg Acc \$456,000  
 Use: 3 Bdrm Ranch, Lot: 40511sf  
 Prior Sale: \$345,000 (08/18)

**34 BLUE HILLS TRL..... \$735,000**  
 B: Wangdong Zhang  
 S: Joseph Demarco & Jo A Devine  
 Vol/Page: 3812/1152, Date: 06/14/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 83200sf  
 Prior Sale: \$316,000 (08/95)

**224 CAVAN LN..... \$390,000**  
 B: Milan Parikh & Solene Parikh  
 S: Brittany P Johnson  
 Vol/Page: 3812/1031, Date: 06/13/24, Warranty  
 Mtg: United Wholesale Mtg \$200,000  
 Use: 3 Bdrm Ranch, Lot: 12197sf  
 Prior Sale: \$279,900 (10/20)

**28 CHASE HOLLOW LN ..... \$785,000**  
 B: Manas R Kar & Manideepa Chatterjee  
 S: Underwood Robert Est & Ian Underwood  
 Vol/Page: 3812/1130, Date: 06/14/24, Warranty  
 Mtg: Charter Oak Fed Cr Un \$706,500  
 Use: 3 Bdrm Colonial, Lot: 40946sf  
 Prior Sale: \$442,500 (11/03)

**97 FOOTE RD ..... \$760,000**  
 B: Lauren Sullivan  
 S: Steven J Zimbel, Tr for Zimbel Fit  
 Vol/Page: 3812/828, Date: 06/11/24, Trustee  
 Mtg: Bank of America NA \$608,000  
 Use: 4 Bdrm Contemporary, Lot: 43560sf  
 Prior Sale: \$492,000 (09/11)

**226 FOREST LN ..... \$507,000**  
 B: Andrew W Shea  
 S: Peter T Maricle, Tr for Priscilla T Maricle RET  
 Vol/Page: 3812/994, Date: 06/13/24, Trustee  
 Mtg: Supreme Lending \$147,000  
 Use: 4 Bdrm Colonial, Lot: 40075sf

**155 HOMESTEAD DR ..... \$615,000**  
 B: Evan Hillman & Elizabeth Borah  
 S: Ct Empire LLC  
 Vol/Page: 3812/868, Date: 06/11/24, Warranty  
 Mtg: Movement Mtg LLC \$457,875  
 Use: 4 Bdrm Colonial, Lot: 49658sf  
 Prior Sale: \$392,000 (12/23)

**2 HUBBARD RUN DR U:2 ..... \$265,000**  
 B: Wen Fan  
 S: C D Murphy  
 Vol/Page: 3812/983, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$115,000 (11/01)

**388 HUBBARD ST U:A2 ..... \$325,000**  
 B: Nancy Koterba, Tr for Jnk Realty T  
 S: Jeanne Franza  
 Vol/Page: 3812/989, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$160,000 (06/21)

**45 NUTMEG LN ..... \$420,000**  
 B: 45 Nutmeg LLC  
 S: Mm & Jm Prop LLC  
 Vol/Pag: 3812/1079, Date: 06/14/24, Warranty  
 Mtg: NBT Bank NA \$252,000  
 Use: Industrial Building, Lot: 13939sf  
 Prior Sale: \$375,000 (05/15)

**300 WINDING BROOK DR ..... \$2,650,000**  
 B: Winding Brook Prop Mgmt L  
 S: Wb Partners LLC  
 Vol/Page: 3812/790, Date: 06/10/24, Warranty  
 Mtg: Northwest Community/Bk \$1,987,500  
 Use: Commercial Building, Lot: 171191sf  
 Prior Sale: \$2,300,000 (10/05)

► MORTGAGES

**44 BUTTONBALL LN..... \$100,000**  
 Ann K Bernardi+ from M&T Bank NA

**52 CARRIAGE DR ..... \$150,000**  
 Janardhana Paruchuru+ from Cencap Federal Credit U

**133 DEERFIELD DR ..... \$50,000**  
 Thomas J Baird+ from Discover Bank

**226 FOREST LN ..... \$50,000**  
 Andrew W Shea+ from Connecticut Housing Finance Au

**404 GEORGETOWN DR U:404 ..... \$270,900**  
 Margaret Zhang+ from Interstate Home Loan Center I

**701 GOODALE HILL RD ..... \$109,824**  
 Matthew Diberardino+ from US Bank NA

**171 MANCHESTER RD ..... \$341,880**  
 Lena Decesaris+ from United Wholesale Mortgage

**246 MOUNTAIN RD ..... \$100,000**  
 Thomas B Galvin+ from Bank of America NA

**21 STONECRESS LN U:21 ..... \$92,500**  
 Danielli Franquim+ from American Eagle Financial C

**91 TRINITY AVE..... \$60,000**  
 Teresa Lutz-Pfalzgraf+ from Nutmeg State Financial

**684 TRYON ST..... \$600,000**  
 Exclusive Dev LLC+ from James Lie

**684 TRYON ST ..... \$320,000**  
 Exclusive Dev LLC+ from Global Funding Group

**700 TRYON ST..... \$600,000**  
 Exclusive Dev LLC+ from James Lie

**700 TRYON ST..... \$320,000**  
 Exclusive Dev LLC+ from Global Funding Group

**114 WESLEYAN RD ..... \$100,000**  
 Jonathan M Zawrotny+ from American Eagle Financial

**WOODLAND ST ..... \$834,256**  
 Vb-S1 Assets LLC+ from Deutsche Bank

## GRANBY

**TOWN CLERK: SCOTT A NOLAN**  
15 N Granby Rd, Granby, CT, 06090  
Phone: 860-844-5310

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	37
Median Price	\$389,500	\$389,515

### ► REAL ESTATE SALES

#### 9 BLACK OAK DR ..... \$850,000

B: Anthony L Olm & Mindee K Olm  
S: Kenneth R Topham  
Vol/Page: 465/593, Date: 06/14/24, Warranty  
Use: 4 Bdrm Colonial, Lot: 37897sf  
Prior Sale: \$725,000 (08/21)

#### 19 HILLER WAY ..... \$703,000

B: Jeremy Stover  
S: Cynthia Martey & Terence Martey  
Vol/Page: 465/446, Date: 06/10/24, Warranty  
Mtg: Guaranteed Rate Affin \$703,000  
Use: 4 Bdrm Colonial, Lot: 45738sf  
Prior Sale: \$595,000 (06/21)

#### 26 LOOMIS ST ..... \$220,000

B: Very Handy LLC  
S: Dwyer Susan F Est & Jason G Doyon  
Vol/Page: 465/491, Date: 06/11/24, Executor  
Mtg: Equity Based Cap Llc \$210,000  
Use: 4 Bdrm Colonial, Lot: 55757sf

#### 37 MEADOWBROOK RD ..... \$335,000

B: Megan J Malaj & Marin Malaj  
S: Chad M Dorse  
Vol/Page: 465/533, Date: 06/11/24, Warranty  
Mtg: Guaranteed Rate Inc \$318,250  
Use: 3 Bdrm Ranch, Lot: 30928sf  
Prior Sale: \$197,000 (09/20)

#### 111 MOUNTAIN RD ..... \$262,000

B: Damians Construction LLC  
S: Brian J Hinckley  
Vol/Page: 465/478, Date: 06/11/24, Warranty  
Use: 4 Bdrm Raised Ranch, Lot: 87991sf  
Prior Sale: \$212,500 (04/20)

#### 68 N GRANBY RD ..... \$300,000

B: Joseph T Santos  
S: Dean Martel  
Vol/Page: 465/570, Date: 06/13/24, Warranty  
Mtg: Total Mtg Svcs \$240,000  
Use: 3 Bdrm Ranch, Lot: 13939sf  
Prior Sale: \$175,000 (09/23)

### ► MORTGAGES

#### 2 EVERGREEN DR ..... \$80,000

Kenneth J Czerniejewski+ from Massmutual Federal C

#### 15 HIGRIDGE DR ..... \$80,000

Lauren L Josefek+ from Massmutual Federal Credit U

#### 11 WINTER VILLAGE RD ..... \$150,001

Christopher Heller+ from Discover Bank

## HARTFORD

**TOWN CLERK: NOEL MCGREGOR JR**  
550 Main St, Flr 1, Ste 104, Hartford, CT, 06106  
Phone: 860-757-9752

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	77
Median Price	\$210,000	\$250,889

### ► REAL ESTATE SALES

#### 130-132 BABCOCK ST ..... \$265,000

B: 130 Babcock LLC  
S: Jose R Maldonado Jr  
Vol/Page: 8262/69, Date: 06/12/24, Warranty  
Mtg: Firstloans Inc \$295,500  
Use: 3-Family Mlti-Unt Blg, Lot: 6717sf

#### 132 BOND ST ..... \$18,500

B: Investment Prop Connection  
S: Salvatore Rocco J Est & Patricia Berry  
Vol/Page: 8261/259, Date: 06/11/24, Executor  
Use: Residential Developable Land, Lot: 7501sf

#### 182 BURNHAM ST ..... \$298,000

B: Marisol Montez & Juan D Matias  
S: Beatrice Edwards  
Vol/Page: 8261/317, Date: 06/11/24, Warranty  
Mtg: First World Mortgage \$283,100  
Use: 4 Bdrm Colonial, Lot: 6072sf  
Prior Sale: \$81,500 (11/17)

#### 34 EVERGREEN AVE ..... \$500,000

B: Wilcox St Partners LLC  
S: RETor LLC  
Vol/Page: 8263/98, Date: 06/13/24, Warranty  
Mtg: Retor Llc \$114,000  
Use: Apartment Building, Lot: 6970sf  
Prior Sale: \$388,000 (11/23)

#### 643-645 GARDEN ST ..... \$460,000

B: Gisselle Dequiere  
S: 643 Garden St LLC  
Vol/Page: 8262/340, Date: 06/12/24, Warranty  
Mtg: Warsaw Capital \$437,000  
Use: 3-Family Mlti-Unt Blg, Lot: 6752sf  
Prior Sale: \$240,000 (04/23)

#### 181 HAMPTON ST ..... \$240,000

B: Lisa Beckford  
S: 181 Hampton Mgmt LLC  
Vol/Page: 8263/108, Date: 06/13/24, Warranty  
Mtg: American Eagle FCU \$180,700  
Use: 2 Bdrm Ranch, Lot: 9126sf  
Prior Sale: \$83,500 (10/23)

#### 692 HILLSIDE AVE ..... \$260,000

B: Shakira Wright & Deta Williams  
S: Spinelli Gladys I Est & Joseph Spinelli  
Vol/Page: 8261/287, Date: 06/11/24, Fiduciary  
Mtg: CMG Mortgage Inc \$250,381  
Use: 2 Bdrm Ranch, Lot: 9731sf  
Prior Sale: \$148,900 (11/18)

#### 214-216 HOLCOMB ST ..... \$400,000

B: Hyacinth Hewitt-Parris & Winston Levy  
S: Laza Homes LLC  
Vol/Page: 8260/330, Date: 06/10/24, Warranty  
Mtg: Absolute Home Mtg \$382,936  
Use: 2-Family Two Family, Lot: 7052sf  
Prior Sale: \$150,000 (12/23)

#### 13-15 MAHL AVE ..... \$380,000

B: Y&a Property Group LLC  
S: Troy Lumpkins  
Vol/Page: 8262/1, Date: 06/11/24, Warranty  
Mtg: Nexera Holding Llc \$304,000  
Use: 3-Family Mlti-Unt Blg, Lot: 5802sf  
Prior Sale: \$240,000 (06/22)

#### 94-96 NILAN ST ..... \$282,000

B: Ernesto Carabeo  
S: Chambers-Douglas E Est & Patricia Beckford  
Vol/Page: 8261/265, Date: 06/11/24, Executor  
Mtg: Global Funding Grp \$350,000  
Use: 2-Family Two Family, Lot: 7000sf

#### 299 PRINCETON ST ..... \$220,000

B: Dornelas Hm Improvement L  
S: Joan L Delany  
Vol/Page: 8261/283, Date: 06/11/24, Warranty  
Use: 3 Bdrm Colonial, Lot: 7802sf  
Prior Sale: \$53,500 (05/94)

#### 719-725 WETHERSFIELD AVE ..... \$775,000

B: 719 Wethersfield Hf Ct LL  
S: Hartbeat Properties LLC  
Vol/Page: 8262/95, Date: 06/12/24, Warranty  
Mtg: Broadview Capital LLC \$757,000  
Use: Mixed Use-Prim Res & Comm, Lot: 7688sf

#### 31 WOODLAND ST U:6J ..... \$135,000

B: Sebnem Atabas  
S: Concepcion Cortes  
Vol/Page: 8263/70, Date: 06/13/24, Warranty  
Mtg: Movement Mtg LLC \$85,000  
Use: 1 Bdrm Condo  
Prior Sale: \$114,400 (04/08)

#### 61 YALE ST ..... \$295,000

B: Angel Y Diaz  
S: Jose Dacosta  
Vol/Page: 8269/105, Date: 06/14/24, Warranty  
Mtg: Mortgage Research Ctr \$301,342  
Use: 2 Bdrm Cape Cod, Lot: 7802sf  
Prior Sale: \$210,000 (11/22)

### ► MORTGAGES

#### 635-651 ALBANY AVE ..... \$300,000

Magnolia Building LLC+ from Hartford, City of

#### 1550 ALBANY AVE ..... \$3,520,000

Westbrook Iv Housing LLC+ from Mhic Llc

#### 187-189 BLUE HILLS AVE ..... \$37,379

Henry Tomlinson+ from USA Housing and Urban Develo

#### 538-540 BLUE HILLS AVE ..... \$84,100

Mary Fuller+ from Homeowners Finance Company

#### 64-66 BONNER ST ..... \$277,500

Ace Installations LLC+ from HomeXpress Mortgage Co

#### 21-23 BROWNELL AVE ..... \$10,000

Lindsay R Hurlbert+ from Hospital Hartford

#### 182 BURNHAM ST U:177 ..... \$25,000

Juan D G Matias+ from Connecticut Housing Finance

#### 40-58 CHAPEL ST ..... \$13,600,000

Rms North Csgn B-1 LLC+ from Cap Region Dev Auth

#### 29-35 CHARTER OAK AVE ..... \$6,370,000

29-39 Charter Oak LLC+ from Greystone Servicing Co

#### 37-39 CHARTER OAK PL ..... \$6,370,000

29-39 Charter Oak LLC+ from Greystone Servicing Co

#### 37 COLEBROOK ST ..... \$25,000

Denese L Smith+ from Hartford Federal Credit Union

#### 39 E EUCLID ST ..... \$4,650

Celestine Cheatem+ from USA Housing and Urban Deve

#### 104-106 EDGEWOOD ST ..... \$336,000

Lindos Prop Edgewood St+ from HomeXpress Mortgage

#### 282-284 EDGEWOOD ST ..... \$326,250

Beatrice Edwards+ from Logan Finance Corp

#### 50 FAIRFIELD AVE ..... \$350,000

Ernesto Carabeo+ from Global Funding Group

#### 58-60 FAIRMOUNT ST ..... \$1,618,500

Green Fairmont Williams+ from RFLF 4 LLC

#### 47-49 GREEN ST ..... \$1,618,500

Green Fairmont Williams+ from RFLF 4 LLC

#### 173 GREVSTONE RD ..... \$252,000

THsg Enterprise LLC+ from Equity Based Cap Llc

#### 181 HAMPTON ST ..... \$24,000

Lisa Beckford+ from American Eagle Financial Credi

#### 181 HAMPTON ST ..... \$40,000

Lisa Beckford+ from Hartford, City of

<b>67 HEBRON ST</b> .....	<b>\$62,500</b>
N M Frederick-Alexander+ from Bethpage Federal Cre	
<b>692 HILLSIDE AVE</b> .....	<b>\$10,200</b>
Shakira Wright+ from Connecticut Housing Finance A	
<b>99-101 HUNGERFORD ST</b> .....	<b>\$398,575</b>
166 Ward St LLC+ from Windsor Federal Bank	
<b>193 JEFFERSON ST</b> .....	<b>\$66,000</b>
Sonja N Walcott+ from Franklin Trust Federal Credi	
<b>21 LOOMIS ST</b> .....	<b>\$252,000</b>
THsg Enterprise LLC+ from Equity Based Cap Lic	
<b>1143-1243 MAIN ST</b> .....	<b>\$13,600,000</b>
Rms North Csg B-1 LLC+ from Cap Region Dev Auth	
<b>3250-1/2 MAIN ST</b> .....	<b>\$526,500</b>
Obc Hartford LLC+ from Bay Vanguard Bank	
<b>86 MAPLE AVE U:6</b> .....	<b>\$36,400</b>
Clifford Knight+ from Ecm Management Lc	
<b>86 MAPLE AVE U:7</b> .....	<b>\$36,400</b>
Clifford Knight+ from Ecm Management Lc	
<b>144 MARK TWAIN DR</b> .....	<b>\$3,520,000</b>
Westbrook Iv Housing LLC+ from Mhic Llc	
<b>114-116 MATHER ST</b> .....	<b>\$525,000</b>
114 Mather LLC+ from Logan Finance Corp	
<b>629-633 PARK ST</b> .....	<b>\$945,000</b>
600 Sparks LLC+ from Webster Bank	
<b>637-643 PARK ST</b> .....	<b>\$945,000</b>
600 Sparks LLC+ from Webster Bank	
<b>2053-2061 PARK ST</b> .....	<b>\$675,000</b>
Parkville 1 LLC+ from NBT Bank NA	
<b>2061 PARK ST</b> .....	<b>\$675,000</b>
Parkville 1 LLC+ from NBT Bank NA	
<b>2071-2073 PARK ST</b> .....	<b>\$675,000</b>
Parkville 1 LLC+ from NBT Bank NA	
<b>540 PROSPECT AVE</b> .....	<b>\$11,152</b>
Anthia Williams-Spence+ from USA Housing and Urban	
<b>RMS NORTH XING U:1</b> .....	<b>\$34,000</b>
Rms North Csg B-1 LLC+ from M&T Bank NA	
<b>345-347 SIGOURNEY ST</b> .....	<b>\$51,425</b>
Michael Morris+ from Homeowners Finance Company	
<b>166-172 WARD ST</b> .....	<b>\$398,575</b>
166 Ward St LLC+ from Windsor Federal Bank	
<b>147 WESTLAND ST</b> .....	<b>\$350,000</b>
Ernesto Carabeo+ from Global Funding Group	
<b>27-29 WILLIAMS ST</b> .....	<b>\$1,618,500</b>
Green Fairmont Williams+ from RFLF 4 LLC	

## MANCHESTER

**TOWN CLERK:DR. MARIA W. CRUZ**  
41 Center St, Manchester, CT, 06040  
Phone:860-647-3037

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	142
Median Price	\$279,000	\$300,000

### ► REAL ESTATE SALES

<b>165 COOPER HILL ST</b> .....	<b>\$412,000</b>
B: Costa Realty LLC	
S: Brooke Giannelli	
Vol/Page: 4740/373, Date: 06/13/24, Warranty	
Use: 3-Family Family Flat, Lot: 14810sf	
Prior Sale: \$291,000 (11/04)	
<b>24 DEEPWOOD DR</b> .....	<b>\$120,000</b>
B: Marilyn Moyles	
S: Annette K Brick	
Vol/Page: 4740/409, Date: 06/13/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$156,500 (07/03)	

<b>79 LOVE LN</b> .....	<b>\$330,000</b>
B: John P Curtis	
S: Mohammed K Manzoor & Kathryn H Manzoor	
Vol/Page: 4740/293, Date: 06/12/24, Warranty	
Mtg: A & D Mortgage LLC \$231,000	
Use: 3 Bdrm Raised Ranch, Lot: 16553sf	
Prior Sale: \$185,000 (12/16)	
<b>14 MCCANN DR</b> .....	<b>\$346,000</b>
B: Jennifer Turner, Tr for Jennifer Turner T	
S: Sarah P Kasica	
Vol/Page: 4740/236, Date: 06/11/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 9583sf	
Prior Sale: \$105,000 (04/94)	
<b>9 MEADOWBROOK DR</b> .....	<b>\$467,600</b>
B: Wayne Thomas & Joan Thomas	
S: William J Bruno & Sylvia J Bruno	
Vol/Page: 4740/210, Date: 06/11/24, Warranty	
Mtg: Rocket Mortgage LLC \$235,000	
Use: 4 Bdrm Colonial, Lot: 30056sf	
Prior Sale: \$191,500 (07/99)	
<b>22 MULBERRY LN U:22</b> .....	<b>\$425,000</b>
B: Charles J Crocini & Helene M Crocini	
S: Katherine M Ewald & Margaret Napolitano	
Vol/Page: 4740/157, Date: 06/10/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$331,000 (10/07)	
<b>203 SPRUCE ST</b> .....	<b>\$210,000</b>
B: Robert 12 Cw LLC	
S: M&t Holdings LLC	
Vol/Page: 4740/376, Date: 06/13/24, Warranty	
Mtg: Peter W Kozicky \$180,000	
Use: Commercial Building, Lot: 17424sf	
Prior Sale: \$228,500 (08/22)	
<b>► MORTGAGES</b>	
<b>368 ADAMS ST</b> .....	<b>\$11,700</b>
Christian Hubele+ from USA Housing and Urban Devel	
<b>45 ALTON ST</b> .....	<b>\$169,307</b>
Mikael Poreshi+ from Litchfield Bancorp	
<b>70 CLIFFSIDE DR U:F</b> .....	<b>\$53,651</b>
Martha-Jean E Danielson+ from JP Morgan Chase Bank	
<b>14 ESQUIRE DR U:B</b> .....	<b>\$238,500</b>
Mohamad R Ardameh+ from Movement Mortgage LLC	
<b>31 GREEN MANOR RD</b> .....	<b>\$75,000</b>
Daniel Bisette+ from American Eagle Financial Cre	
<b>230 HACKMATAK ST</b> .....	<b>\$75,000</b>
Ann O Cook+ from Manufacturers and Traders Trust C	
<b>187 HOMESTEAD ST</b> .....	<b>\$63,821</b>
Janice Flores+ from Discover Bank	
<b>125 LOVE LN</b> .....	<b>\$50,000</b>
Daisy Cruz+ from Rocket Mortgage	
<b>138 N ELM ST</b> .....	<b>\$30,000</b>
Marc C Sanchez Jr+ from Citizens Bank	
<b>50 OVERLAND ST</b> .....	<b>\$75,000</b>
Natasha S Brown+ from Finex CU	
<b>23 PHILIP RD</b> .....	<b>\$95,000</b>
Lois Franco+ from Webster Bank	
<b>368 WINDSOR ST</b> .....	<b>\$68,600</b>
Idelisa Freytes+ from Franklin Trust Federal Credi	

## MARLBOROUGH

**TOWN CLERK:LAUREN GRIFFIN**  
26 N Main st, Marlborough, CT, 06447  
Phone:860-295-6206

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	17
Median Price	\$364,000	\$378,000

### ► REAL ESTATE SALES

<b>10 SACHEM DR U:10</b> .....	<b>\$310,000</b>
B: Amanda Olkin	
S: Kathy Longo	
Vol/Page: 275/535, Date: 06/10/24, Warranty	
Mtg: Movement Mtg LLC \$304,385	
Use: 2 Bdrm Condo	
Prior Sale: \$206,000 (08/20)	

### ► MORTGAGES

<b>12 DICKINSON RD</b> .....	<b>\$81,200</b>
Scott A Leonard+ from Bethpage Federal Credit Unio	
<b>41 S BUCKBOARD LN</b> .....	<b>\$65,000</b>
Chris T Damico+ from Liberty Bank	

## NEW BRITAIN

**TOWN CLERK:MARK H. BERNACKI**  
27 West Main St, New Britain, CT, 06053  
Phone:860-826-3344

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	118
Median Price	\$232,000	\$263,500

### ► REAL ESTATE SALES

<b>192 ALEXANDER RD</b> .....	<b>\$320,000</b>
B: Co Le	
S: Kazimierz Karwowski & Danuta Karwowski	
Vol/Page: 2187/288, Date: 06/13/24, Warranty	
Mtg: AmWest Funding Corp \$213,500	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$81,000 (09/10)	
<b>48 AUDUBON ST</b> .....	<b>\$300,000</b>
B: Alexandra Stupakevich & Juliana Sherry	
S: Basil A Green	
Vol/Page: 2187/127, Date: 06/12/24, Warranty	
Mtg: Total Mtg Svcs \$270,000	
Use: 2 Bdrm Conventional, Lot: 8712sf	
Prior Sale: \$132,900 (03/14)	
<b>62 BELDEN ST</b> .....	<b>\$140,000</b>
B: Sam Re Holdings LLC	
S: C & M Prop Of Plainville	
Vol/Page: 2187/249, Date: 06/13/24, Warranty	
Mtg: Pml Facility Llc \$190,400	
Use: 2-Family Two Family, Lot: 6098sf	
Prior Sale: \$109,900 (06/08)	
<b>174 BOOTH ST</b> .....	<b>\$350,000</b>
B: Benjamin Molinari	
S: Antoni Suchocki & Krystyna Suchocki	
Vol/Page: 2186/1160, Date: 06/10/24, Warranty	
Mtg: Movement Mtg LLC \$339,500	
Use: 3 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$145,000 (11/04)	



**37 BRADLEY ST..... \$118,412**  
 B: Landmark Realty Group LLC  
 S: Rose A Zambory  
 Vol/Page: 2187/191, Date: 06/13/24, Warranty  
 Mtg: Decal Capital Lic \$263,000  
 Use: 3 Bdrm Conventional, Lot: 13068sf

**307 BRITTANY FARMS RD U:C ..... \$250,000**  
 B: Kanwal Khan & Muhammad Naveed  
 S: Diane Dearmond & Megan Dearmond  
 Vol/Page: 2187/64, Date: 06/11/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$20,000 (08/03)

**11 NANCY RD ..... \$60,000**  
 B: Reva LLC  
 S: Damian E Cordero  
 Vol/Page: 2187/67, Date: 06/11/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 9148sf

**578 STANLEY ST..... \$395,000**  
 B: Otavio Carvalho  
 S: Devon Tucker  
 Vol/Page: 2187/144, Date: 06/12/24, Warranty  
 Mtg: Cross Country Mtg Inc \$375,250  
 Use: 3-Family Family Flat, Lot: 12632sf  
 Prior Sale: \$190,000 (01/17)

**► MORTGAGES**

**20 3RD ST..... \$345,600**  
 Corinne L Taylor+ from Rocket Mortgage

**100 AUSTIN ST..... \$18,004**  
 Miguel A Figueroa-Ortiz+ from USA Housing and Urba

**223 BRITTANY FARMS RD U:A ..... \$11,000**  
 Barbara M Sullivan+ from Hartford Federal Credit U

**17 COTTAGE PL..... \$38,996**  
 Jamie Vaughan+ from Guaranteed Rate Inc

**169 COUNTRY CLUB RD ..... \$30,000**  
 Shawn D Robideau+ from American Eagle Financial Cr

**37 DOVER RD ..... \$100,000**  
 Elizabeth Fisher+ from Manufacturers and Traders T

**28 FOREST ST ..... \$75,000**  
 Charles H Forstbauer+ from TD Bank NA

**205 GOVERNOR ST..... \$235,710**  
 Michelle Legister+ from Rocket Mortgage

**37 HARDING ST ..... \$76,500**  
 E M Ronquillo-Illescas+ from American Eagle Financ

**342 HIGH ST ..... \$248,000**  
 Zaryab Ahmad+ from OCMBC Inc

**159 KENWOOD DR ..... \$353,482**  
 Erik M Rosenberry+ from Lakeview Loan Servicing LL

**261 LAWLOR ST ..... \$8,856**  
 Christopher G Stevens+ from USA Housing and Urban

**39 LORRAINE ST ..... \$26,003**  
 Katherine Robles+ from New Britain City Of

**608 MAIN ST ..... \$4,000,000**  
 Chrysalis Ctr Hsng Dev+ from Connecticut State Of

**608 MAIN ST ..... \$7,000,000**  
 Chrysalis Ctr Hsng Dev+ from Connecticut State Of

**163 MILL ST ..... \$20,000**  
 Virginia Yaskolka+ from TD Bank NA

**15 NEWBURY ST ..... \$304,385**  
 Simone Myrie+ from Movement Mortgage LLC

**15 NEWBURY ST ..... \$15,500**  
 Simone Myrie+ from Movement Mortgage LLC

**336 OAK ST ..... \$50,000**  
 Lorena Concepcion+ from Rocket Mortgage

**175 SEXTON ST..... \$70,000**  
 Merrilene Angelo-Charley+ from Achieve Financial

**184 TEXAS DR..... \$8,600**  
 Crystal I Mayette+ from USA Housing and Urban Deve

**10 WARREN ST..... \$500,000**  
 10 Warren Street LLP+ from Newtek Bank Na

**10 WARREN ST..... \$850,000**  
 10 Warren Street LLP+ from Newtek Bank Na

**NEWINGTON**

**TOWN CLERK:JAMES E KRUPIENSKI**  
 200 Garfield St, Newington, CT, 06111  
 Phone:860-665-8545

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	96
Median Price	\$300,000	\$337,500

**► REAL ESTATE SALES**

**242 BEACON ST ..... \$405,000**  
 B: Kareen Thompson  
 S: Stephen L Schneider  
 Vol/Page: 2403/364, Date: 06/11/24, Warranty  
 Mtg: Movement Mtg LLC \$363,500  
 Use: 3 Bdrm Split Level, Lot: 12197sf  
 Prior Sale: \$232,000 (01/14)

**643 CHURCH ST ..... \$395,000**  
 B: Xiaomei Mao & Raymond Fairez  
 S: Henryk Kanar & Teresa Kanar  
 Vol/Page: 2403/295, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 17860sf  
 Prior Sale: \$125,800 (07/94)

**75 CRESTVIEW DR ..... \$380,000**  
 B: Alexis Bourassa & Joseph Farrah  
 S: Meskill Patricia E Est & Catherine Agogliati  
 Vol/Page: 2403/399, Date: 06/11/24, Executor  
 Mtg: Michael Bourassa \$300,000  
 Use: 3 Bdrm Colonial, Lot: 20038sf  
 Prior Sale: \$120,000 (04/99)

**26 CROWN RDG U:26 ..... \$350,000**  
 B: Janice Rosinski  
 S: Gibbons Elaine D Est & Jill G Amato  
 Vol/Page: 2403/564, Date: 06/14/24, Executor  
 Mtg: First World Mortgage \$280,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$201,000 (09/03)

**117 INDIAN HILL RD ..... \$402,500**  
 B: Lysette N Seegobin  
 S: Stephen P Callahan & Hannah Chalmers  
 Vol/Page: 2403/244, Date: 06/10/24, Warranty  
 Mtg: United Wholesale Mtg \$346,500  
 Use: 3 Bdrm Ranch, Lot: 14375sf  
 Prior Sale: \$256,250 (06/20)

**40 LYONDALE RD ..... \$315,000**  
 B: Robert E Bolvin  
 S: Alyssa M Holly  
 Vol/Page: 2403/339, Date: 06/11/24, Warranty  
 Mtg: Navy FCU \$321,772  
 Use: 2 Bdrm Ranch, Lot: 8712sf  
 Prior Sale: \$199,000 (07/18)

**596-600 N MOUNTAIN RD..... \$1,300,000**  
 B: Mlima Wa Tatu LLC  
 S: Jon Rondeau, Tr for Gryphon Beneficial T  
 Vol/Page: 2403/428, Date: 06/12/24, Trustee  
 Use: Mixed Use-Prim Indust & Othr, Lot: 51836sf  
 Prior Sale: \$625,000 (07/15)

**73 SUNSET RD..... \$300,000**  
 B: Eric Kinchloe & Annanicoles Rumley  
 S: Armand F Thibodeau  
 Vol/Page: 2403/470, Date: 06/13/24, Warranty  
 Mtg: Movement Mtg LLC \$261,500  
 Use: 3 Bdrm Ranch, Lot: 11761sf  
 Prior Sale: \$153,000 (04/92)

**54 WOODLAND ST..... \$187,500**  
 B: Ana L Caceres & Jose L Caceres  
 S: Amber Dodge  
 Vol/Page: 2403/533, Date: 06/14/24, Warranty  
 Mtg: Newrez LLC \$150,000  
 Use: 3 Bdrm Ranch, Lot: 10890sf  
 Prior Sale: \$151,000 (06/03)

**NO STREET GIVEN..... \$90,000**  
 B: Cross Construction LLC  
 S: Solosky Anita D Est & Jane Wasyll  
 Vol/Page: 2403/531, Date: 06/14/24, Executor

**► MORTGAGES**

**7 AVERY RD..... \$21,606**  
 Nelson Diaz+ from USA Housing and Urban Developmen

**242 BEACON ST ..... \$50,000**  
 Kareen Thompson+ from Connecticut Housing Finance

**CEDAR ST ..... \$322,231**  
 Vb-S1 Assets LLC+ from Deutsche Bank

**121 HARTFORD AVE ..... \$100,000**  
 Oscar Miranda+ from American Eagle Financial Credi

**101 LINWOOD AVE..... \$230,972**  
 Jeffrey M Sylvester+ from Newrez LLC

**4 MULBERRY CT ..... \$200,000**  
 Kelly Dickinson+ from Prosperity Home Mortgage LLC

**596-600 N MOUNTAIN RD ..... \$1,040,000**  
 Mlima Wa Tatu LLC+ from Liberty Bank

**73 SUNSET RD..... \$50,000**  
 Ananicoles Rumley+ from Connecticut Housing Finance

**PLAINVILLE**

**TOWN CLERK:CINDY ARENA**  
 1 Central Sq, Plainville, CT, 06062  
 Phone:860-793-0221

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	47
Median Price	\$250,000	\$280,000

**► REAL ESTATE SALES**

**33 FLEETWOOD DR ..... \$350,000**  
 B: Kristen H Donnellan  
 S: Elizabeth Donnellan  
 Vol/Page: 672/803, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 21344sf

**6 GILBERTE ST ..... \$299,000**  
 B: Craighna Vu & Elizabeth Olmstead  
 S: David J Tompkins  
 Vol/Page: 672/1043, Date: 06/13/24, Warranty  
 Mtg: Washington Tr Co \$269,000  
 Use: 3 Bdrm Ranch, Lot: 7405sf  
 Prior Sale: \$197,400 (08/08)

**6 GLENWOOD DR ..... \$328,500**  
 B: Margaret Desena  
 S: Remodeling Solutions LLC  
 Vol/Page: 672/817, Date: 06/10/24, Warranty  
 Mtg: Fairway Ind Mtg \$268,500  
 Use: 3 Bdrm Split Level, Lot: 13504sf  
 Prior Sale: \$228,500 (03/24)



**17 SPRING ST..... \$276,000**  
 B: Steven Sutherland  
 S: Dennis J Doughty  
 Vol/Page: 672/861, Date: 06/11/24, Warranty  
 Mtg: Washington Trust Mtg \$236,000  
 Use: 3 Bdrm Ranch, Lot: 18731sf

► **MORTGAGES**

**56 BEL AIRE DR ..... \$200,000**  
 Frank S Zdunczyk+ from Webster Bank

**253 EAST ST..... \$225,000**  
 AL Safa LLC+ from K Funding Llc

**6 GILBERTE ST ..... \$11,960**  
 Craighna Vu+ from Connecticut Housing Finance Auth

**7 HIGHLAND DR ..... \$100,000**  
 Jamie E Valentine+ from TD Bank NA

**20 NORTHAMPTON LN U:2 ..... \$165,000**  
 James Phelan+ from Freedom Mortgage Corp

**90 RED STONE HL ..... \$100,000**  
 Conrad J Olson 3rd+ from Webster Bank

**3 ROBIDOUX DR ..... \$75,000**  
 Linda D Bohn+ from American Eagle Financial Credit

**SPRING ST ..... \$7,267**  
 Steven Sutherland+ from Connecticut Housing Finance

**17 SPRING ST..... \$30,806**  
 Steven Sutherland+ from Washington Trust Co

**158 WHITING ST ..... \$25,000**  
 AL Safa LLC+ from K Funding Llc

**75 WILLIAMS ST ..... \$232,498**  
 Dawn Peck+ from United Wholesale Mortgage

**ROCKY HILL**

**TOWN CLERK:SANDRA MERRILL WIELEBA**  
 761 Old Main St, Rocky Hill, CT, 06067  
 Phone:860-258-2705

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	\$357,500	\$380,000

► **REAL ESTATE SALES**

**75 BROOKWOOD DR U:A ..... \$174,000**  
 B: Senthilkumar Kuppuswamy  
 S: Iris Dephillips, Tr for Dephillips Ft  
 Vol/Page: 760/804, Date: 06/13/24, Trustee  
 Use: 2 Bdrm Condo  
 Prior Sale: \$125,000 (12/20)

**95 BUTTERNUT LN U:95..... \$250,000**  
 B: Igli Dauti  
 S: Martha J Chambers  
 Vol/Page: 760/852, Date: 06/14/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$152,000 (08/03)

**1 COPPER BEECH DR U:1 ..... \$303,000**  
 B: S Mohanasundaram & V Balasubramanian  
 S: Joseph R Lamotta & Anne M Lamotta  
 Vol/Page: 760/820, Date: 06/14/24, Warranty  
 Mtg: LoanDepot.Com \$150,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$109,000 (01/87)

**26 COPPER BEECH DR U:26 ..... \$232,000**  
 B: Jamal Calderaro  
 S: Reynolds Sandra K Est & Ginger H Walker  
 Vol/Page: 760/780, Date: 06/10/24, Conservator  
 Use: 2 Bdrm Condo  
 Prior Sale: \$81,000 (09/94)

**20 FOX HILL DR..... \$680,000**  
 B: Kathleen K Ruane & Melissa A Kennedy  
 S: Carlos M Homens & Judite M Homens  
 Vol/Page: 760/859, Date: 06/14/24, Warranty  
 Use: 4 Bdrm Contemporary, Lot: 26136sf

**351 PLEASANT VALLEY RD ..... \$175,000**

B: Jacqueline C Little  
 S: Daniel C Cole  
 Vol/Page: 760/863, Date: 06/14/24, Warranty  
 Mtg: Daniel C Cole \$140,000  
 Use: 3 Bdrm Raised Ranch, Lot: 21780sf

**153 WHITEWOOD DR ..... \$667,000**

B: Jaclyn Kowalski & Thomas P Brinley  
 S: Christine Y Biske & Steven E Biske  
 Vol/Page: 760/762, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$417,500  
 Use: 4 Bdrm Colonial, Lot: 20038sf  
 Prior Sale: \$90,000 (06/92)

► **MORTGAGES**

**13 CORNCRIB LN..... \$100,000**  
 John M Whalen+ from Liberty Bank

**150 OLD MAIN ST ..... \$47,500**  
 Cybill S Thomas+ from TD Bank NA

**SIMSBURY**

**TOWN CLERK:TRISH MUNROE**  
 933 Hopmeadow St, Simsbury, CT, 06070  
 Phone:860-658-3243

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	73
Median Price	\$460,000	\$490,000

► **REAL ESTATE SALES**

**29 BELDENWOOD RD..... \$660,000**  
 B: Matthew Brawley & Ingrid Hanna  
 S: Barbara B Strong, Tr for Barbara Bridges Strong RE  
 Vol/Page: 1024/13, Date: 06/13/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 30492sf  
 Prior Sale: \$320,000 (07/87)

**380 BUSHY HILL RD..... \$430,000**  
 B: Rammi N Hazzaa & Kirsten E Easton-Hazzaa  
 S: Robert R Ferrando & Ashley M Ferrando  
 Vol/Page: 1024/51, Date: 06/13/24, Warranty  
 Mtg: Ally Bank \$344,000  
 Use: 3 Bdrm Contemporary, Lot: 54886sf  
 Prior Sale: \$265,000 (10/16)

**132 FIRETOWN RD U:132 ..... \$470,000**  
 B: Kristen Park  
 S: Hoa-Cam Pham  
 Vol/Page: 1024/1, Date: 06/12/24, Warranty  
 Use: 3 Bdrm Condo  
 Prior Sale: \$305,000 (01/22)

**7 HARDING DR ..... \$658,200**  
 B: Olivia Liggio & Brennen Halvorson  
 S: August Savarese & Wendy Savarese  
 Vol/Page: 1023/1123, Date: 06/11/24, Warranty  
 Mtg: Jeffrey Liggio \$618,200  
 Use: 5 Bdrm Colonial, Lot: 40075sf  
 Prior Sale: \$450,000 (06/15)

**110 LATIMER LN ..... \$444,500**  
 B: Kevin Snyder & Tristan Snyder  
 S: Robert Whitty & Kimberly Whitty  
 Vol/Page: 1023/1128, Date: 06/11/24, Warranty  
 Mtg: Timothy Snyder \$330,000  
 Use: 3 Bdrm Split Level, Lot: 34848sf  
 Prior Sale: \$410,000 (11/23)

**11 NEAL DR ..... \$620,000**

B: Lauren E Davis & Andrew M Daniels  
 S: Jason R Oldroyd  
 Vol/Page: 1023/1097, Date: 06/10/24, Warranty  
 Mtg: Liberty Bk \$496,000  
 Use: 4 Bdrm Colonial, Lot: 43124sf  
 Prior Sale: \$420,000 (04/16)

**17 RED HILL RD ..... \$374,900**

B: Matthew C Smiley  
 S: Sj Funding LLC  
 Vol/Page: 1023/1137, Date: 06/12/24, Warranty  
 Mtg: Axen Mortgage \$274,900  
 Use: 4 Bdrm Colonial, Lot: 17424sf  
 Prior Sale: \$185,063 (01/24)

► **MORTGAGES**

**47 HAYES RD..... \$271,672**  
 Solvana Mariani+ from First World Mortgage

**102 HEDGEHOG LN..... \$75,000**  
 Rochelle M Gutfran+ from Rocket Mortgage

**73 HICKORY HILL RD ..... \$98,940**  
 Christina K Metcalf+ from Figure Lending LLC

**5 MEADOW CT U:5..... \$100,000**  
 Benjamin Eskanazi+ from Tobacco Valley Teachers Fe

**2 RIDGEBURY RD ..... \$100,000**  
 Niluksha D Wickramaarachc+ from Discover Bank

**24 WOOD DUCK LN U:24..... \$50,000**  
 Paul Cloutier+ from Citizens Bank

**SOUTH WINDSOR**

**TOWN CLERK:BONNIE L. ARMSTRONG**  
 1540 Sullivan Ave, South Windsor, CT, 06074  
 Phone:860-644-2511

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	58
Median Price	\$349,713	\$425,450

► **REAL ESTATE SALES**

**107 MURIELLE DR..... \$380,000**  
 B: Lauren Novak  
 S: Katie L Mcclellan & Michael M Mcclellan  
 Vol/Page: 3054/267, Date: 06/10/24, Warranty  
 Mtg: First World Mortgage \$342,000  
 Use: 3 Bdrm Ranch, Lot: 20038sf

**949 PLEASANT VALLEY RD U:6-3..... \$136,000**  
 B: Venkateswar Kancheti & Anurupa Kancheti  
 S: Jacob Fountain  
 Vol/Page: 3054/338, Date: 06/11/24, Warranty  
 Use: Condo

**41 SHARES LN U:41 ..... \$350,000**  
 B: Riccardo Liburdi & Elisabetta Liburdi  
 S: Sarah M Pignatiello, Tr for Sarah M Pignatiello T  
 Vol/Page: 3054/260, Date: 06/10/24, Trustee  
 Use: 2 Bdrm Condo

**43 SHARES LN U:43** ..... **\$350,000**  
 B: Franklin R Dorsey & Carol Pugrab  
 S: Riccardo Liburdi & Elisabeta Liburdi  
 Vol/Page: 3054/297, Date: 06/10/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$20,500 (11/16)

**50 WENTWORTH DR** ..... **\$459,000**  
 B: Vishnu Tatiguntla & Swathi Kasireddi  
 S: Ramo Feratovic  
 Vol/Page: 3055/87, Date: 06/13/24, Warranty  
 Mtg: Charter Oak Fed Cr Un \$436,050  
 Use: 3 Bdrm Ranch, Lot: 15246sf  
 Prior Sale: \$222,000 (11/15)

► **MORTGAGES**

**21 CALLA LILY LN** ..... **\$365,999**  
 Raymond R Duzik+ from New Day Financial LLC

**324 DEMING ST** ..... **\$200,000**  
 Matthew W Wallace+ from M&T Bank NA

**1001 DZEN WAY** ..... **\$300,000**  
 Ikp RET Ft+ from M&T Bank NA

**EVERGREEN WALK U:5** ..... **\$6,800,000**  
 Oevergreen LLC+ from Florence Bank

**246 FOSTER ST** ..... **\$75,000**  
 Brian D Rist-Gustafson+ from American Eagle Financ

**206 GARDEN CIR U:206** ..... **\$304,286**  
 Aretha R Floyd+ from M&T Bank NA

**35 GOOD HILL RD** ..... **\$100,000**  
 Russell Anziano+ from Hartford Federal Credit Unio

**275 GRIFFIN RD** ..... **\$191,200**  
 Amy C Pott+ from Bank of America NA

**411 GRIFFIN RD** ..... **\$299,960**  
 Lisa Colombo+ from United Wholesale Mortgage

**102 MILL POND DR** ..... **\$298,350**  
 Thyagarajan M Chettier+ from United Nations Feder

**107 MURIELLE DR** ..... **\$37,500**  
 Lauren Novak+ from Connecticut Housing Finance Aut

**83 PINE KNOB DR** ..... **\$60,000**  
 Mark A Cavagnaro+ from Discover Bank

**949 PLEASANT VALLEY RD U:6-3** ..... **\$122,400**  
 Venkateswararao Kancheti+ from US Bank NA

**168 QUARRY BROOK DR** ..... **\$375,000**  
 Laura Davis+ from Webster Bank

**250 SMITH ST** ..... **\$125,000**  
 Frank M Parisi+ from Hartford Federal Credit Union

**532 STRONG RD** ..... **\$100,000**  
 Yolanda D Olenick+ from Finex CU

**158 TUMBLEBROOK DR** ..... **\$125,000**  
 William Weingartner+ from Finex CU

**50 WENTWORTH DR** ..... **\$436,050**  
 Vishnu Tatiguntla+ from Charter Oak Federal Credit

**SOUTHINGTON**

**TOWN CLERK:KATHY LARKIN**  
 75 Main St, Southington, CT, 06479  
 Phone:860-276-6211

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	90
Median Price	\$336,500	\$357,500

► **REAL ESTATE SALES**

**79 BUENA VISTA DR** ..... **\$653,888**  
 B: Caitlyn Dupre & Mitchell Dupre  
 S: Jamie Kim & Lester Kim  
 Vol/Page: 1607/433, Date: 06/10/24, Warranty  
 Mtg: Pennymac Loan Service \$490,416  
 Use: 4 Bdrm Raised Ranch, Lot: 30928sf  
 Prior Sale: \$540,000 (03/21)

**65 CICCIO RD** ..... **\$630,000**  
 B: Nicole M Ricciardone  
 S: Robert J Giguere & Devin Giguere  
 Vol/Page: 1607/653, Date: 06/13/24, Warranty  
 Mtg: Alexander Ricciardone \$475,000  
 Use: 4 Bdrm Colonial, Lot: 43560sf  
 Prior Sale: \$445,000 (10/16)

**SPRING LAKE CONDO U:906** ..... **\$385,000**  
 B: Gilda Cardona  
 S: Thomas Nichols, Tr for Nichols Children T  
 Vol/Page: 1607/597, Date: 06/13/24, Trustee  
 Use: Condo

**562 SPRING ST** ..... **\$315,000**  
 B: Oskar Fernandez & Danielle N Rzasa  
 S: Kenneth R Baur & Rachael R Baur  
 Vol/Page: 1607/599, Date: 06/13/24, Warranty  
 Mtg: Allanach&Mortgage Grp \$299,250  
 Use: 2 Bdrm Cape Cod, Lot: 12197sf  
 Prior Sale: \$265,000 (08/22)

**TIMBER RDG U:143** ..... **\$265,000**  
 B: Nancy Robinson & Glenn Robinson  
 S: Michael A Moylan, Tr for M A & Carla M Moylan T  
 Vol/Page: 1607/379, Date: 06/10/24, Trustee  
 Use: Condo

► **MORTGAGES**

**67 BARBARA LN** ..... **\$150,000**  
 Walter C Swanson+ from Sikorsky Financial Credit U

**35 CELELLA DR** ..... **\$159,082**  
 Richard L Smith+ from United Wholesale Mortgage

**65 CICCIO RD** ..... **\$70,000**  
 Nicole M Ricciardone+ from Robyn A Ricciardone

**47 COWLES AVE** ..... **\$25,000**  
 Christopher R Robertson+ from M&T Bank NA

**635 MERIDEN AVE** ..... **\$324,000**  
 Paul Epperson+ from Rocket Mortgage

**1052 MERIDEN AVE** ..... **\$35,000**  
 Christopher Caristia+ from M&T Bank NA

**160 MOUNT VERNON RD** ..... **\$68,000**  
 Bryan K Coleman+ from Achieve Financial Credit Uni

**29 N MAIN ST** ..... **\$1,000,000**  
 Crescent Holdings LLC+ from BayCoast Bank

**51 N MAIN ST** ..... **\$1,000,000**  
 Crescent Holdings LLC+ from BayCoast Bank

**273 QUEEN ST U:15F** ..... **\$124,000**  
 Gulchchra Gravel+ from United Wholesale Mortgage

**7 ROURKE AVE** ..... **\$349,775**  
 Jake Salisbury+ from Plaza Home Mortgage Inc

**SPRING LAKE CONDO U:143** ..... **\$50,000**  
 Glenn Robinson+ from Connecticut Housing Finance A

**143 TIMBER RDG U:143** ..... **\$212,000**  
 Glenn Robinson+ from Norwich Commercial Group

**123 VISCONTI AVE** ..... **\$275,000**  
 Sarah Mariani+ from Chelsea Groton Bank

**134 WINCHESTER DR** ..... **\$842,189**  
 Robert J Giguere+ from Liberty Bank

**390 WINDING RDG** ..... **\$522,000**  
 Kimberly R Beaudoin+ from New American Funding

**SUFFIELD**

**TOWN CLERK:KATHLEEN C DUNAI**  
 83 Mountain Rd, Suffield, CT, 06078  
 Phone:860-668-3880

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	45
Median Price	\$445,000	\$485,000

► **REAL ESTATE SALES**

**74 BOYSENBERRY CT** ..... **\$500,000**  
 B: Jason M Russell  
 S: Judith A Thomas, Tr for Judith A Thomas RET  
 Vol/Page: 588/227, Date: 06/10/24, Trustee

**10 CRANE HILL RD** ..... **\$430,000**  
 B: John Drude & Taylor Drude  
 S: Laurle A Foster  
 Vol/Page: 588/233, Date: 06/10/24, Warranty  
 Mtg: BankESB \$344,000  
 Use: 3 Bdrm Ranch, Lot: 53579sf  
 Prior Sale: \$322,000 (04/14)

**418 LAKE RD** ..... **\$298,900**  
 B: Qori Dickinson Sr  
 S: Daniel W Haynes  
 Vol/Page: 588/179, Date: 06/10/24, Warranty  
 Mtg: T2 Financial LLC \$293,485  
 Use: 2 Bdrm Old Style, Lot: 22216sf  
 Prior Sale: \$216,000 (04/21)

**1930 NORTH ST** ..... **\$5,000**  
 B: You & Me Investment LLC  
 S: Michael J Mcelligott  
 Vol/Page: 588/335, Date: 06/13/24, Warranty  
 Use: Residential Developable Land, Lot: 70567sf

**1960 NORTH ST** ..... **\$5,000**  
 B: You & Me Investment LLC  
 S: Michael J Mcelligott  
 Vol/Page: 588/335, Date: 06/13/24, Warranty  
 Use: Residential Developable Land, Lot: 71438sf

► **MORTGAGES**

**131 BABBS RD** ..... **\$330,687**  
 Katelyn M Collins+ from Freedom Mortgage Corp

**222 BIRCH RD** ..... **\$40,000**  
 Guylaine Dion+ from Nationstar Mortgage

**10 CRANE HILL RD** ..... **\$344,000**  
 John Drude+ from BankESB

**29 FOX MEAD** ..... **\$468,000**  
 Gregory E Dodds+ from PeoplesBank (Holyoke MA)

**418 LAKE RD** ..... **\$293,485**  
 Qorii Dickinson Sr+ from T2 Financial LLC

**625 MATHER ST** ..... **\$50,000**  
 Richard A Manegre+ from Navy Federal Credit Union

**2595 MOUNTAIN RD** ..... **\$150,000**  
 Jennifer Coons+ from Bank of America NA

**754 NORTH ST** ..... **\$4,983**  
 David Clark Jr+ from USA Housing and Urban Develop

**1275 NORTH ST** ..... **\$55,000**  
 Jennifer A Merritt+ from Rocket Mortgage

**3 OXFORD DR U:3** ..... **\$152,000**  
 Robert Alward+ from Alliant Credit Union

## WEST HARTFORD

### TOWN CLERK: LEON DAVIDOFF

50 S Main St, Rm 313, West Hartford, CT, 06117  
Phone: 860-561-7430

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	203	196
Median Price	\$400,000	\$475,000

### ► REAL ESTATE SALES

#### 2849 ALBANY AVE ..... \$28,600

B: Ashor Shamonei  
S: Howard Fishman  
Vol/Page: 5317/1245, Date: 06/12/24, Warranty  
Use: Residential Open Land, Lot: 26136sf  
Prior Sale: \$25,000 (09/96)

#### 53 BELKNAP RD ..... \$829,000

B: Lisa Lederman & Peter Lederman  
S: Cynthia J Kurja & John R Michalak  
Vol/Page: 5317/1150, Date: 06/10/24, Warranty  
Mtg: LoanDepot.Com \$589,000  
Use: 3 Bdrm Colonial, Lot: 11326sf  
Prior Sale: \$550,000 (07/07)

#### 15 CASSANDRA BLVD ..... \$310,000

B: Marilyn Cosgrove, Tr for Marilyn Cosgrove Lt  
S: Linda K Bertolette  
Vol/Page: 5318/81, Date: 06/13/24, Warranty

#### 9 DAYTON LN ..... \$36,400

B: Ashor Shamonei  
S: Howard Fishman  
Vol/Page: 5317/1242, Date: 06/12/24, Warranty  
Use: Residential Open Land, Lot: 43560sf

#### 112 FEDERAL ST ..... \$335,000

B: Very Handy LLC  
S: John H Reid 4th  
Vol/Page: 5317/1129, Date: 06/10/24, Warranty  
Mtg: Paramount Res Mtg Gp \$234,500  
Use: 3 Bdrm Cape Cod, Lot: 7405sf  
Prior Sale: \$219,900 (04/07)

#### 105 FENNBROOK RD ..... \$386,000

B: John F Moriarty  
S: Vaughan Eleanor O Est & Charles J Shimkus Jr  
Vol/Page: 5317/1237, Date: 06/12/24, Executor  
Use: 2 Bdrm Cape Cod, Lot: 7841sf  
Prior Sale: \$157,000 (05/89)

#### 130 HAMPTON AVE ..... \$405,500

B: Zorin A Vesta LLC  
S: Daniel M Lannon  
Vol/Page: 5317/1240, Date: 06/12/24, Warranty  
Use: 3 Bdrm Colonial, Lot: 7405sf  
Prior Sale: \$150,000 (05/13)

#### 53 HILLTOP DR ..... \$650,000

B: Eliza Kiwak & Kimberly Dera  
S: Steven D Ligon, Tr for Ligon Ft  
Vol/Page: 5318/141, Date: 06/13/24, Trustee  
Mtg: Prosperity Home Mtg \$450,000  
Use: 3 Bdrm Colonial, Lot: 6970sf  
Prior Sale: \$400,000 (07/19)

#### 26 PENN DR ..... \$658,200

B: Bruce Robbin  
S: Antonio J Speranza & Natalina Speranza  
Vol/Page: 5317/1227, Date: 06/11/24, Warranty  
Use: 3 Bdrm Colonial, Lot: 7405sf  
Prior Sale: \$158,000 (10/94)

#### 49 ROYAL OAK DR ..... \$626,000

B: Christopher A Fitzner & Raffaella R Pascarella  
S: Jnh Investments LLC  
Vol/Page: 5317/984, Date: 06/10/24, Warranty  
Mtg: Mtg Equity Partners \$376,000  
Use: 3 Bdrm Split Level, Lot: 20473sf  
Prior Sale: \$330,000 (01/24)

#### 28 SANDHURST DR ..... \$490,000

B: Christopher P Kelly & Kathleen G McWilliams  
S: Susan S Andrews, Tr for Susan S Andrews T  
Vol/Page: 5317/1179, Date: 06/11/24, Trustee  
Mtg: Movement Mtg LLC \$450,000  
Use: 3 Bdrm Colonial, Lot: 9148sf

#### 35 STRATFORD RD ..... \$1,241,000

B: Katherine C Walters & Dustin M Walters  
S: Elizabeth A Vandeventer  
Vol/Page: 5317/1099, Date: 06/10/24, Warranty  
Mtg: Wintrust Mtg Corp \$992,800  
Use: 5 Bdrm Colonial, Lot: 16117sf  
Prior Sale: \$667,500 (07/19)

#### 10 TECUMSEH RD ..... \$540,000

B: Ruth Espinoza & Lady Renteria  
S: Dennis F Moore  
Vol/Page: 5318/203, Date: 06/14/24, Warranty  
Use: 3 Bdrm Colonial, Lot: 7841sf  
Prior Sale: \$300,000 (12/12)

#### 274 TUNXIS RD ..... \$500,000

B: Shujun Fan & Xiangzhi Zhou  
S: Thomas S Tofil & M S Tofil  
Vol/Page: 5318/163, Date: 06/13/24, Warranty  
Mtg: AmWest Funding Corp \$400,000  
Use: 2 Bdrm Ranch, Lot: 14810sf  
Prior Sale: \$225,000 (08/01)

#### 33 WESTFIELD RD ..... \$565,000

B: Krzysztof Chmielewski & Amy Chmielewski  
S: Kieran Kelly & Jennifer Kelly  
Vol/Page: 5317/1204, Date: 06/11/24, Warranty  
Mtg: Liberty Bk \$290,000  
Use: 4 Bdrm Colonial, Lot: 8276sf  
Prior Sale: \$390,000 (06/22)

### ► MORTGAGES

#### 7 ARAPAHOE RD ..... \$335,000

Connecticut Res Hsng Corp+ from 360 Federal Credit

#### 55 FAIRLAWN ST ..... \$12,000

Carolyn Arabolos+ from Allaire Elder Law Llc

#### 688 FLATBUSH AVE ..... \$500,000

Dalos & Stern LLC+ from Newtek Bank

#### 688 FLATBUSH AVE ..... \$850,000

Dalos & Stern LLC+ from Newtek Bank

#### 16 HOLBROOK RD ..... \$60,000

John W Partridge+ from Bank of America NA

#### 74 HUNTER DR ..... \$95,909

Katherine Walas+ from Figure Lending LCC

#### 115 MONTCLAIR DR ..... \$24,990

Robert Gottfried+ from West Hartford, Town of

#### 8 MORTON LN ..... \$100,000

Leah Chatinover+ from TD Bank NA

#### 25 PARSONS DR ..... \$74,900

William B Flagg Jr+ from Westfield Bank

#### 290 QUAKER LN N ..... \$190,000

Marybeth Begley+ from Webster Bank

#### 9 RIGGS AVE ..... \$125,000

Cedric G Delacruz+ from Discover Bank

#### 44 SAINT CHARLES ST ..... \$284,387

Jad Aborabia+ from Rocket Mortgage

#### 110 SEDGWICK RD ..... \$275,000

Caroline Ruiz+ from LoanDepot.Com LLC

#### 12 SOUTHWOOD DR ..... \$50,000

Steven J Crozier+ from TD Bank NA

#### 36 SPRING LN ..... \$180,000

Brendan M Callahan+ from American Eagle Financial

#### 14 STONER DR ..... \$150,000

James M Smith+ from Webster Bank

#### 27 WARE AVE ..... \$175,000

Laura D Marzi+ from TD Bank NA

## WETHERSFIELD

### TOWN CLERK: SUSAN I. SCHROEDER

505 Silas Deane Hwy, Wethersfield, CT, 06109  
Phone: 860-721-2830

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	60
Median Price	\$337,500	\$342,500

### ► REAL ESTATE SALES

#### 2 BARRINGTON DR ..... \$167,500

B: Nicholas P Rezuke  
S: John Spinelli, Tr for Anne M Spinelli T  
Vol/Page: 2169/1197, Date: 06/11/24, Trustee

#### 2 BARRINGTON DR U.B. .... \$167,500

B: Nicholas P Rezuke  
S: Marie Spinelli, Tr for Marie Spinelli Lt  
Vol/Page: 2169/1182, Date: 06/11/24, Trustee  
Use: 2 Bdrm Condo

#### 15 EDWARD ST ..... \$420,000

B: Paraskevi Nikolaou  
S: Concezio A Dinino  
Vol/Page: 2169/1169, Date: 06/11/24, Warranty  
Use: 3 Bdrm Cape Cod, Lot: 12632sf  
Prior Sale: \$220,000 (03/04)

#### 19 GRISWOLD RD ..... \$425,000

B: Harrison Gill  
S: Kaleigh Motta & Kristopher R Motta  
Vol/Page: 2169/1106, Date: 06/10/24, Warranty  
Mtg: Fairway Ind Mtg \$379,000  
Use: 3 Bdrm Ranch, Lot: 12197sf  
Prior Sale: \$203,000 (06/16)

#### 606 MAPLE ST ..... \$425,000

B: Henry Guasp 4th  
S: Krenar Kalemli & Orinela Kalemli  
Vol/Page: 2170/53, Date: 06/12/24, Warranty  
Mtg: Pennymac Loan Service \$425,000  
Use: 3 Bdrm Cape Cod, Lot: 14810sf  
Prior Sale: \$271,000 (05/23)

#### 52 MEADOWGATE ST ..... \$448,888

B: Oakmont Properties LLC  
S: Robert J Cavaliere  
Vol/Page: 2170/44, Date: 06/12/24, Warranty  
Mtg: Suncrestfl Lic \$475,000  
Use: 4 Bdrm Split Level, Lot: 18731sf

#### 45 SPRINGDALE RD ..... \$475,000

B: Alexander D Massey & Samantha D Massey  
S: Alexander Meole & Georgiann Meole  
Vol/Page: 2169/1043, Date: 06/10/24, Warranty  
Mtg: Rocket Mortgage LLC \$403,750  
Use: 3 Bdrm Raised Ranch, Lot: 15246sf  
Prior Sale: \$268,500 (09/18)



**87 SPRUCE ST** ..... **\$375,000**  
 B: Fardous S Nipa & Minto Ahmed  
 S: Nancy A Guerard  
 Vol/Page: 2170/130, Date: 06/14/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$288,000  
 Use: 3 Bdrm Colonial, Lot: 9148sf  
 Prior Sale: \$145,000 (06/01)

**24 STONEGATE DR**..... **\$555,000**  
 B: Ellen Mckinnon & Matthew Mckinnon  
 S: Robert Mitchell & Erica Mitchell  
 Vol/Page: 2170/106, Date: 06/13/24, Warranty  
 Mtg: Union Home Mortgage \$444,000  
 Use: 4 Bdrm Contemporary, Lot: 13939sf  
 Prior Sale: \$347,500 (12/20)

**37 TOLL GATE RD** ..... **\$450,000**  
 B: Michael Papachristos & Kelly Rios-Papachristos  
 S: Armin Kamali  
 Vol/Page: 2170/1, Date: 06/11/24, Warranty  
 Mtg: US Bank NA \$360,000  
 Use: 3 Bdrm Colonial, Lot: 11326sf  
 Prior Sale: \$249,900 (05/12)

**605 WOLCOTT HILL RD**..... **\$361,713**  
 B: Nelson Alves  
 S: Athena E Mayor & Javier Licardie  
 Vol/Page: 2169/1083, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$289,370  
 Use: 3 Bdrm Tudor, Lot: 9148sf  
 Prior Sale: \$260,000 (08/20)

► **MORTGAGES**

**75 CLOVERDALE CIR**..... **\$21,077**  
 Gerald S Cormier+ from USA Housing and Urban Devel

**63 COLEMAN RD**..... **\$44,000**  
 Amy E Tompkins+ from Connex Credit Union

**19 GRISWOLD RD**..... **\$37,500**  
 Harrison Gill+ from Connecticut Housing Finance Au

**30 HAROLD ST**..... **\$237,750**  
 Sebastiana Gulino+ from TD Bank NA

**106 PROSPECT ST** ..... **\$210,400**  
 Myron P Kolinsky+ from FD Community Federal Credit

**52 RUTLEDGE RD** ..... **\$40,000**  
 Laura Naples+ from FD Community Federal Credit Uni

**75 STILLMAN RD**..... **\$225,000**  
 Luis Velasquez+ from OCMBC Inc

**108 WILDWOOD RD** ..... **\$50,000**  
 Luis A Garcia 3rd+ from Hartford Firefighters Fede

**125 WOLCOTT HILL RD**..... **\$40,000**  
 Nicholas P Rochedieu+ from Nationstar Mortgage

**WINDSOR**

**TOWN CLERK:ANNA M POSNIAK**  
 275 Broad St, Ste 1, Windsor, CT, 06095  
 Phone:860-285-1902

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	88
Median Price	\$285,250	\$340,000

► **REAL ESTATE SALES**

**32 BRADFORD DR**..... **\$430,000**  
 B: Lennox Lennox  
 S: Amanda M Doninger & Francis Doninger 3rd  
 Vol/Page: 1965/935, Date: 06/12/24, Warranty  
 Mtg: Primary Residentl Mtg \$373,500  
 Use: 4 Bdrm Cape Cod, Lot: 31363sf  
 Prior Sale: \$234,900 (02/16)

**49 EARLY DAWN CIR**..... **\$325,000**  
 B: Bonnie S Waterhouse  
 S: Marina Flodine  
 Vol/Page: 1965/996, Date: 06/14/24, Warranty  
 Mtg: First World Mortgage \$175,000  
 Use: 2 Bdrm Condo, Lot: 16989sf  
 Prior Sale: \$185,500 (08/06)

**276 HIGH PATH RD U:276**..... **\$187,000**  
 B: Antawn Lambert  
 S: Malika Barlow  
 Vol/Page: 1965/959, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$90,000 (10/03)

**14 JOSHUA HL**..... **\$360,000**  
 B: Matthew P Odriscoll  
 S: Crosby Vada O Est & Vincent A Liberti  
 Vol/Page: 1965/817, Date: 06/10/24,  
 Mtg: Prosperity Home Mtg \$288,000  
 Use: 3 Bdrm Colonial, Lot: 13504sf  
 Prior Sale: \$134,500 (08/98)

**5 KARI CT U:5**..... **\$360,000**  
 B: Janelle Roach  
 S: Bonnie S Waterhouse & Darren Waterhouse  
 Vol/Page: 1965/1038, Date: 06/14/24, Warranty  
 Mtg: Veterans United Hm Ln \$360,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$268,400 (03/08)

**324 KINGS LNDG U:324** ..... **\$385,000**  
 B: Jeffrey Bruce  
 S: Anne E Gaston, Tr for Boreman Ft  
 Vol/Page: 1965/864, Date: 06/11/24, Trustee  
 Mtg: USAA Federal SB \$385,000  
 Use: 4 Bdrm Condo  
 Prior Sale: \$350,000 (10/22)

**33 MECHANIC ST U:103**..... **\$290,000**  
 B: Kristin S Barbarotta, Tr for Glad Children T  
 S: Loomis Institute  
 Vol/Page: 1965/1090, Date: 06/14/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$190,000 (03/09)

**6 MILES AVE**..... **\$287,000**  
 B: Christian Taylor  
 S: Rays Properties LLC  
 Vol/Page: 1965/1063, Date: 06/14/24, Warranty  
 Mtg: Movement Mtg LLC \$287,000  
 Use: 3 Bdrm Old Style, Lot: 67082sf  
 Prior Sale: \$47,500 (06/20)

**26 PROSPECT ST**..... **\$540,000**  
 B: Beacon Vent LLC  
 S: 26 Prospect St LLC  
 Vol/Page: 1965/1025, Date: 06/14/24, Warranty  
 Mtg: Bret Llc \$432,000  
 Use: Apartment Bldg - 4-8 Units, Lot: 9148sf  
 Prior Sale: \$305,000 (07/15)

► **FORECLOSURE DEEDS**

**83 COREY ST** ..... **\$219,000**  
 B: Mtg Assets Mgmt Series I & Bank Of N Y Mellon T Co  
 S: Longbridge Financial LLC & Allen Smalls  
 Vol/Page: 1965/847, Date: 06/10/24, Committee  
 Use: 3 Bdrm Cape Cod, Lot: 8276sf

► **MORTGAGES**

**284 HIGH PATH RD U:284**..... **\$5,720**  
 Erinn M Hardwick+ from USA Housing and Urban Devel

**276 HIGHPATH RD U:276**..... **\$7,280**  
 Antawn Lambert+ from Connecticut Housing Finance A

**276 HIGHPATH RD U:276**..... **\$1,174,293**  
 Antawn Lambert+ from Thomaston Savings Bank

**74 HOLLOW BROOK RD** ..... **\$85,000**  
 Paul B Boyer+ from American Eagle Financial Credit

**14 JOSHUA HL**..... **\$25,000**  
 Matthew P Odriscoll+ from Connecticut Housing Fina

**2 LOCHVIEW DR** ..... **\$50,000**  
 2 Lochview Dr Land T+ from Windsor Federal Bank

**1060 PALISADO AVE**..... **\$30,000**  
 Gregory C Torres+ from American Eagle Financial Cr

**42 SAWKA CIR** ..... **\$181,500**  
 Dammie Hurdle+ from American Eagle Financial Cred

**WINDSOR LOCKS**

**TOWN CLERK:CHRISTOPHER LATOURNES**

50 Church St, Windsor Locks, CT, 06096  
 Phone:860-292-8696

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	40
Median Price	\$281,000	\$298,150

► **REAL ESTATE SALES**

**65 CIRCLE DR**..... **\$330,000**  
 B: Andrew Gallup & Marcy Mcgrath  
 S: Suzanne O Cannon  
 Vol/Page: 537/830, Date: 06/10/24, Warranty  
 Mtg: Fairway Ind Mtg \$311,250  
 Use: 3 Bdrm Cape Cod, Lot: 11326sf  
 Prior Sale: \$114,500 (05/99)

**4 TINKER DR**..... **\$435,000**  
 B: Gregory Williams & June A Ennis  
 S: Debra A Quinn  
 Vol/Page: 537/814, Date: 06/10/24, Warranty  
 Mtg: Primary Residentl Mtg \$427,121  
 Use: 4 Bdrm Cape Cod, Lot: 24394sf  
 Prior Sale: \$294,500 (05/08)

► **MORTGAGES**

**54 ACORN DR**..... **\$140,500**  
 Kushal Patel+ from Webster Bank

**23 CIRCLE DR**..... **\$192,000**  
 Nicole Carroll+ from Guild Mortgage Company

**65 CIRCLE DR**..... **\$311,250**  
 Andrew Gallup+ from Fairway Independent Mortgage

**65 CIRCLE DR**..... **\$18,750**  
 Andrew Gallup+ from Connecticut Housing Finance Au

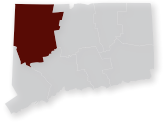
**45 NORTH ST** ..... **\$65,000**  
 Kimberly Martineau+ from Achieve Financial Credit

**170 S CENTER ST**..... **\$50,000**  
 Brian W Woolfolk+ from American Eagle Financial Cr

**31 S MAIN ST** ..... **\$110,000**  
 Ashlie Sheridan+ from Paramount Residential Mortga

**4 TINKER DR**..... **\$427,121**  
 Gregory Williams+ from Primary Residential Mortgag

**92 WOODCOCK CT U:92**..... **\$20,000**  
 Allyson A Rodricks+ from PeoplesBank (Holyoke MA)



# LITCHFIELD COUNTY

## BARKHAMSTED

**TOWN CLERK:HOLLY P. KROUSE**

67 Ripley Hill Rd, Barkhamsted, CT, 06063  
Phone:860-379-8665

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	12
Median Price	\$392,500	\$402,750

### ► MORTGAGES

**93 N CANTON RD ..... \$50,000**  
Gregory Argila+ from Webster Bank

## BETHLEHEM

**TOWN CLERK:KATIE MAYER**

36 Main St S, Bethlehem, CT, 06751  
Phone:203-266-7510

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	12
Median Price	\$345,000	\$500,000

### ► REAL ESTATE SALES

**25 DARK ENTRY RD ..... \$542,580**

B: Norma C Edelbaum  
S: Hannah Brewer & Kevin Harasin  
Vol/Page: 449/193, Date: 06/13/24, Warranty  
Use: 5 Bdrm Colonial, Lot: 86684sf  
Prior Sale: \$385,000 (08/21)

**73 TERRELL FARM RD ..... \$650,000**

B: Meade Canine Rescue Frndn  
S: Brown Catherine P Est & Denise Correia  
Vol/Page: 449/166, Date: 06/11/24, Executor  
Use: 3 Bdrm Split Level, Lot: 200376sf

**8 W SHORE DR ..... \$350,000**

B: Long Meadow Lake LLC  
S: Hoffman Yolande Est & Donald T Hoffman  
Vol/Page: 449/186, Date: 06/12/24, Fiduciary  
Use: 2 Bdrm Cottage, Lot: 10454sf

**484 WOOD CREEK RD ..... \$345,000**

B: Robert Zielinski & Rebecca Zielinski  
S: Leonard J Assard & Tessie C Assard  
Vol/Page: 449/152, Date: 06/08/24, Warranty  
Mtg: Leonard J Assard \$148,000  
Use: 2 Bdrm Cape Cod, Lot: 1910106sf  
Prior Sale: \$350,000 (08/23)

### ► MORTGAGES

**14 DEERWOOD DR ..... \$125,000**

Cesar Altamirano+ from Farmers Ins Fcu

**484 WOOD CREEK RD ..... \$148,000**

## BRIDGEWATER

**TOWN CLERK:CHERYL L PINKOS**

44 Main St, Bridgewater, CT, 06752  
Phone:860-354-5102

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	\$593,500	\$700,000

### ► REAL ESTATE SALES

**9 CLAPBOARD RD ..... \$1,032,500**

B: 9 Clapboard Bw LLC  
S: Janet C Keene  
Vol/Page: 96/259, Date: 06/13/24, Warranty  
Use: 2-Family Antique, Lot: 84506sf  
Prior Sale: \$808,000 (06/14)

**HENRY SANFORD RD ..... \$224,824**

B: Rachele Dupere  
S: Katherine Degn, Tr for Paul D Kaplan T  
Vol/Page: 96/265, Date: 06/14/24, Trustee

**LAKE LILLINONAH RD N ..... \$224,824**

B: Rachele Dupere  
S: Katherine Degn, Tr for Paul D Kaplan T  
Vol/Page: 96/265, Date: 06/14/24, Trustee

**15 LAKE LILLINONAH RD N ..... \$670,176**

B: Rachele Dupere  
S: Katherine Degn, Tr for Patricia Kaplan T  
Vol/Page: 96/271, Date: 06/14/24, Trustee  
Mtg: TD Bank NA \$715,000  
Use: 3 Bdrm Antique, Lot: 62726sf

### ► MORTGAGES

**9 HUT HILL RD ..... \$150,000**

Robert M Eldridge+ from Third Federal Saving & Loa

**15 LAKE LILLINONAH RD N ..... \$715,000**

Rachele Dupere+ from TD Bank NA

## COLEBROOK

**TOWN CLERK:DEBRA L. MCKEON**

562 Colebrook Rd, Colebrook, CT, 06021  
Phone:860-379-3359

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	\$245,000	\$429,000

### ► MORTGAGES

**50 OLD NORTH RD ..... \$100,000**

Kevin N Sheffield+ from Torrington Savings Bank

## CORNWALL

**TOWN CLERK:VERA L. DINNEEN**

26 Pine St, Cornwall, CT, 06753  
Phone:860-672-2709

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$442,500	\$1,110,000

### ► REAL ESTATE SALES

**191 GREAT HILL RD ..... \$790,000**

B: Robin Fernandez & Cathryn Q Smith  
S: David S Moche & Nancy Moche  
Vol/Page: 129/293, Date: 06/11/24, Warranty  
Mtg: Union Savings Bank \$632,000  
Use: 3 Bdrm Antique, Lot: 389426sf  
Prior Sale: \$580,000 (03/04)

## GOSHEN

**TOWN CLERK:BARBARA L BREOR**

42C North St, Goshen, CT, 06756  
Phone:860-491-3647

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	14
Median Price	\$525,000	\$504,450

### ► REAL ESTATE SALES

**65 BEACH ST ..... \$500,000**

B: Samantha Taylor & Erik J Taylor  
S: Paul J Trompetter, Tr for Pamela A Trompetter  
Vol/Page: 205/280, Date: 06/14/24, Warranty  
Mtg: Torrington Svgs Bk \$375,000  
Use: 4 Bdrm Colonial, Lot: 122839sf  
Prior Sale: \$200,000 (08/99)

**92 SANDY BEACH RD ..... \$670,000**

B: Patricia B Kelly & Edward J Kelly  
S: Kathy B Haswell, Tr for Kathy B Haswell RET  
Vol/Page: 205/243, Date: 06/11/24, Trustee  
Mtg: Torrington Svgs Bk \$285,000  
Use: 2 Bdrm Cottage, Lot: 21344sf

**NO STREET GIVEN ..... \$35,000**

B: Ed & Aj Bldg & Remodeling  
S: Flaster Alvin Est & Mark L Rosenfeld  
Vol/Page: 205/265, Date: 06/12/24, Executor

### ► MORTGAGES

**108 IVES RD ..... \$50,000**

Stephen M Drezen+ from Torrington Savings Bank

## HARWINTON

### TOWN CLERK: NANCY E. ELDRIDGE

100 Bentley Drive, Harwinton, CT, 06791  
Phone: 860-485-9613

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	9
Median Price	\$310,000	\$365,000

### ► REAL ESTATE SALES

#### 33 BEECHWOOD DR ..... \$334,000

B: Daniel T Chase  
S: Christopher Racente  
Vol/Page: 277/457, Date: 06/13/24, Warranty  
Mtg: Guild Mortgage Co \$308,600  
Use: 3 Bdrm Cape Cod, Lot: 41818sf  
Prior Sale: \$247,000 (12/19)

#### CAPORALE PASSWAY ..... \$1,635

B: Lake Harwinton Assn Inc  
S: Gabriel Morin & Brenda Morin  
Vol/Page: 277/426, Date: 06/12/24, Quit Claim  
Use: Residential Open Land, Lot: 3920sf

#### 4 FOX HUNT WAY ..... \$722,000

B: Adam J Naehrig & Victoria C Naehrig  
S: Krzysztof Chmielewski & Amy Chmielewski  
Vol/Page: 277/408, Date: 06/10/24, Warranty  
Mtg: Torrington Svgs Bk \$472,000  
Use: 4 Bdrm Colonial, Lot: 219978sf

#### 281 HILL RD ..... \$520,000

B: Brandon Galeski & Joelle M Westervelt  
S: Jayne Jon-Ann B Est & Doreen A Stickney  
Vol/Page: 277/440, Date: 06/13/24, Executor  
Mtg: Total Mtg Svcs \$494,000  
Use: 3 Bdrm Ranch, Lot: 211702sf  
Prior Sale: \$265,000 (10/00)

#### 686 HILL RD ..... \$492,500

B: Brandon Melanson & Savanna Balkun  
S: Charlotte W Valis & John V Valis  
Vol/Page: 277/432, Date: 06/12/24, Warranty  
Mtg: Alliance All Trades \$490,377  
Use: 3 Bdrm Cape Cod, Lot: 764914sf

#### PEPPER PASSWAY RD ..... \$1,635

B: Lake Harwinton Assn Inc  
S: Gabriel Morin & Brenda Morin  
Vol/Page: 277/426, Date: 06/12/24, Quit Claim  
Use: Residential Open Land, Lot: 15682sf

### ► MORTGAGES

#### BEECHWOOD DR ..... \$37,500

Daniel T Chase+ from Connecticut Housing Finance A

#### 704 PLYMOUTH RD ..... \$50,000

Darren Hogan+ from Torrington Savings Bank

#### 364 SCOVILLE HILL RD ..... \$8,323

Nicole Paradise+ from USA Housing and Urban Develo

#### 20 WILDCAT HILL RD ..... \$100,000

Margaret E Brochu+ from Thomaston Savings Bank

## KENT

### TOWN CLERK: DARLENE F. BRADY

41 Kent Green Blvd, PO Box 843, Kent, CT, 06785  
Phone: 860-927-3433

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	\$509,500	\$450,000

### ► MORTGAGES

#### 41 JENNINGS RD ..... \$80,000

Andreas Boker+ from Bethpage Federal Credit Union

#### 14 JUDD AVE ..... \$50,000

Catherine M Mazza Lt+ from Union Savings Bank

## LITCHFIELD

### TOWN CLERK: LISA LOSEE

74 West St, Litchfield, CT, 06759  
Phone: 860-567-7561

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	17
Median Price	\$316,000	\$612,000

### ► REAL ESTATE SALES

#### 38 BYRNES AVE ..... \$275,000

B: Lindsay Shea  
S: Adrienne C Weik  
Vol/Page: 412/613, Date: 06/11/24, Warranty  
Mtg: Norwich Commercial Grp \$220,000  
Use: 3 Bdrm Ranch, Lot: 39204sf

#### 99 CASE AVE ..... \$112,500

B: Portia Morse & Jonathon Morse  
S: Kevin Hayes  
Vol/Page: 412/636, Date: 06/11/24, Warranty  
Mtg: Thomaston Svgs Bk \$230,000  
Use: 3 Bdrm Ranch,  
Prior Sale: \$75,000 (06/24)

#### 99 CASE AVE ..... \$75,000

B: Jonathon Morse & Portia Morse  
S: Litchfield Hsng T Inc  
Vol/Page: 412/633, Date: 06/11/24, Warranty  
Use: 3 Bdrm Ranch,  
Prior Sale: \$68,000 (02/24)

#### 180 CIRCLE DR ..... \$310,000

B: 180 Circle Dr LLC  
S: Robert P Yazluk  
Vol/Page: 412/576, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$232,500  
Use: 4 Bdrm Ranch, Lot: 11326sf

#### 251 GOODHOUSE RD ..... \$687,500

B: Francis J Fazi & Ann E Fazi  
S: Lisa Marchelska  
Vol/Page: 412/732, Date: 06/14/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 99317sf  
Prior Sale: \$399,000 (06/22)

#### 61 W MORRIS RD ..... \$580,000

B: William K Missonellie Jr  
S: Adam Naehrig & Victoria Naehrig  
Vol/Page: 412/702, Date: 06/14/24, Warranty  
Mtg: Liberty Bk \$464,000  
Use: 3 Bdrm Raised Ranch, Lot: 13068sf  
Prior Sale: \$315,000 (10/19)

### ► MORTGAGES

#### 89 BANTAM LAKE RD ..... \$8,500,000

BSCI Inc+ from Cambridge Savings Bank

#### 99 BANTAM LAKE RD ..... \$8,500,000

BSCI Inc+ from Cambridge Savings Bank

#### NORTH ST ..... \$12,000,000

Belden House Holdings Lp+ from Simon Turner

## MORRIS

### TOWN CLERK: LAURA HALLORAN

3 East St, Morris, CT, 06763  
Phone: 860-567-7433

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$351,000	\$408,500

### ► REAL ESTATE SALES

#### 17 HARRISON LN ..... \$875,000

B: Marc Doucette & Melissa Doucette  
S: Gregory Meyer & Karen Macewan  
Vol/Page: 124/311, Date: 06/03/24, Warranty  
Mtg: US Bank NA \$585,000  
Use: 2 Bdrm Ranch, Lot: 22651sf  
Prior Sale: \$100,000 (06/95)

#### 93 ISAIAH SMITH LN ..... \$286,000

B: Kevin M Young  
S: Mary A Wilber  
Vol/Page: 124/348, Date: 06/05/24, Warranty  
Mtg: Thomaston Svgs Bk \$1  
Use: 3 Bdrm Split Level, Lot: 37897sf  
Prior Sale: \$125,000 (11/94)

### ► MORTGAGES

#### 4 BRUNETTO GRV ..... \$138,750

Gene Dickinson+ from Rocket Mortgage

#### 131 SOUTH ST ..... \$175,000

Erica K Dorsett+ from National Iron Bank

#### 84 WEST ST ..... \$188,000

Edward J Boisvert+ from Webster Bank

## NEW HARTFORD

### TOWN CLERK: LYNN A FLORIO

530 Main St, New Hartford, CT, 06057  
Phone: 860-379-5037

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	20
Median Price	\$350,000	\$404,000



► REAL ESTATE SALES

**28 RED CLOVER RD** ..... \$575,000  
 B: Mark Sheary & Molly Sheary  
 S: Michael E Maroney & Gina Maroney  
 Vol/Page: 322/866, Date: 06/11/24, Warranty  
 Mtg: Thomaston Svgs Bk \$517,500  
 Use: 3 Bdrm Colonial, Lot: 80150sf

**603 STEELE RD** ..... \$1,250,000  
 B: Ethan F Loiselle & Sarah J Loiselle  
 S: Matthew C Norton  
 Vol/Page: 322/859, Date: 06/11/24, Warranty  
 Use: 4 Bdrm Old Style, Lot: 605484sf  
 Prior Sale: \$664,000 (02/05)

► MORTGAGES

**4 FOX RUN LN** ..... \$7,000  
 Joseph Palmese+ from Torrington Savings Bank

**1055 LITCHFIELD TPKE** ..... \$198,651  
 David Surgeon+ from Freedom Mortgage Corp

**NEW MILFORD**

**TOWN CLERK:NOREEN PRICHARD**  
 10 Main St, New Milford, CT, 06776  
 Phone:860-355-6020

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	73
Median Price	\$420,000	\$445,000

► REAL ESTATE SALES

**5 ECHO DR**..... \$2,300,000  
 B: Jonathan Crowley & Jaclyn R Crowley  
 S: Walter G Nollman, Tr for Walter G Nollman Tr  
 Vol/Page: 1274/653, Date: 06/11/24, Trustee  
 Use: 3 Bdrm Conventional, Lot: 28750sf  
 Prior Sale: \$423,500 (01/96)

**41 HEMLOCK RDG**..... \$2,600,000  
 B: Claude Petit  
 S: Daniel M Ford & Mary C Ford  
 Vol/Page: 1274/594, Date: 06/10/24, Warranty  
 Use: Residential-Multiple Bldgs, Lot: 32234sf  
 Prior Sale: \$695,000 (03/16)

**34 MAIN ST** ..... \$500,000  
 B: Carl Dill & Josephine Dill  
 S: New Milford T For Histori  
 Vol/Page: 1274/818, Date: 06/13/24, Warranty  
 Use: Other Exempt, Lot: 15681sf

**36 MIST HILL DR**..... \$535,000  
 B: Herbert A King & Diane H Kane  
 S: Marwan Sayegh  
 Vol/Page: 1274/779, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 35719sf  
 Prior Sale: \$455,000 (11/22)

**26 OLD TOWN PARK RD** ..... \$490,000  
 B: Jorge R Zhingre & Mayra S Loja  
 S: John T Terlaga  
 Vol/Page: 1274/627, Date: 06/10/24, Warranty  
 Mtg: Pryma Lending Group \$240,000  
 Use: 3 Bdrm Ranch, Lot: 51401sf  
 Prior Sale: \$183,000 (06/98)

**45 S KENT RD**..... \$430,000  
 B: Aimee M Small & Kyle D Small  
 S: Maureen F Manwaring & Jennifer L Lee  
 Vol/Page: 1274/782, Date: 06/13/24, Warranty  
 Mtg: Pennymac Loan Service \$430,000  
 Use: 3 Bdrm Raised Ranch, Lot: 44867sf

**10 S MAIN ST**..... \$680,000  
 B: John Jakaj  
 S: Ridgewood Properties LLC  
 Vol/Page: 1274/672, Date: 06/11/24, Warranty  
 Mtg: Logan Finance Corp \$510,000  
 Use: Apartment Building, Lot: 12197sf  
 Prior Sale: \$480,500 (03/24)

**119 SULLIVAN FARM U:119** ..... \$460,000  
 B: Roger W Brown & Erika Lefren  
 S: Gary G Aru, Tr for Anita R Aru T  
 Vol/Page: 1274/757, Date: 06/13/24, Trustee  
 Use: 2 Bdrm Condo  
 Prior Sale: \$229,557 (06/94)

► MORTGAGES

**57 CHAPIN RD** ..... \$310,000  
 Sal General Constr & Tree+ from Domenico Chiera

**167 CHESTNUT LAND RD** ..... \$281,000  
 John E Benham+ from Freedom Mortgage Corp

**9 DARTMOUTH RD** ..... \$200,000  
 Robert M Dempster+ from Webster Bank

**11 HEMLOCK RDG**..... \$1,300,000  
 Claude Petit+ from Bank of America NA

**49 HILLENDALE DR**..... \$14,317  
 Christopher S Simpson+ from USA Housing and Urban

**22 INDIAN RIDGE RD** ..... \$6,945  
 Keith W Kopp+ from USA Housing and Urban Developme

**9 LAKE POINT DR**..... \$525,000  
 Kenneth Freundt+ from Homestead Funding Corp

**12 LONG MOUNTAIN RD**..... \$125,000  
 Steven A Klee+ from Union Savings Bank

**10 MELISSA LN** ..... \$75,000  
 Karen Traisci+ from Union Savings Bank

**11 MONROE DR**..... \$110,000  
 Keith Smolka+ from Citizens Bank

**26 OLD TOWN PARK RD**..... \$240,000  
 Jorge R Castro-Zhingre+ from Pryma Lending Group

**55 ROUTE 7**..... \$1  
 Global Montello Grp Corp+ from Bank of America NA

**48 STILL RIVER DR** ..... \$500,000  
 48 Stillriver LLC+ from Thomaston Savings Bank

**10 WOOD CREEK RD**..... \$97,000  
 George Weinstein+ from Discover Bank

**NORFOLK**

**TOWN CLERK:LINDA PERKINS**  
 19 Maple St, Norfolk, CT, 06058  
 Phone:860-542-5679

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	\$380,000	\$447,000

► REAL ESTATE SALES

**5 RIVER PL**..... \$349,000  
 B: Barbara A Hennessey, Tr for Hennessey Ft  
 S: Margaret E Burnett  
 Vol/Page: 130/91, Date: 06/12/24, Warranty  
 Use: State Agency Property, Lot: 24829sf  
 Prior Sale: \$9,400 (03/22)

**NORTH CANAAN**

**TOWN CLERK:JEAN A. JACQUIER**  
 100 Pease St, #7, North Canaan, CT, 06018  
 Phone:860-824-7313

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$292,500	\$285,450

► REAL ESTATE SALES

**GRACE WAY**..... \$25,000  
 B: Blackberry Farms LLC  
 S: Martin F Hitchcock  
 Vol/Page: 156/280, Date: 06/12/24, Warranty

**PLYMOUTH**

**TOWN CLERK:ERICA CABIYA**  
 80 Main St, Plymouth, CT, 06786  
 Phone:860-585-4039

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	50
Median Price	\$258,000	\$313,000

► MORTGAGES

**78 E WASHINGTON RD** ..... \$120,000  
 Vickly Gangloff+ from Wells Fargo Bank NA

**12 FOUNTAINHEAD RD** ..... \$8,237  
 Joshua Sault+ from USA Housing and Urban Developme

**398 WASHINGTON RD**..... \$580,000  
 Zachary R Wegh+ from Thomaston Savings Bank

**ROXBURY**

**TOWN CLERK:PETER A HURLBUT**  
 29 North St, Roxbury, CT, 06783  
 Phone:860-354-3328

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$735,000	\$1,240,000

► REAL ESTATE SALES

**95 TRANSYLVANIA RD** ..... \$735,000  
 B: Robert T Weitzer, Tr for Robert T Weitzer T  
 S: Matthew E Collette & Dawn Collette  
 Vol/Page: 137/256, Date: 06/13/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 208217sf  
 Prior Sale: \$66,000 (03/94)

► MORTGAGES

**30 OLD LN**..... \$40,000  
 Md-48 LLC+ from SHC Lending LLC

**69 TOPHET RD**..... \$150,000  
 Andrew E Mendelsohn+ from Union Savings Bank

## SALISBURY

### TOWN CLERK: PATRICIA H. WILLIAMS

27 Main St, Salisbury, CT, 06068  
Phone: 860-435-5182

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	\$572,500	\$607,250

### ► REAL ESTATE SALES

#### NO STREET GIVEN..... \$13,000

B: Mary C Hedman  
S: Kenneth R Page, Tr for William R Harris T  
Vol/Page: 273/322, Date: 06/10/24, Trustee

## SHARON

### TOWN CLERK: LINDA R. AMERIGHI

63 Main St, Sharon, CT, 06069  
Phone: 860-364-5224

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$448,000	\$498,750

### ► MORTGAGES

#### 75 CALKINSTOWN RD..... \$43,400

Joyce I O'Brien+ from Third Federal Saving & Loan A

#### KEELER RD..... \$900,000

Kevin Mogyoros+ from Union Savings Bank

## THOMASTON

### TOWN CLERK: CATHERINE P DUPONT

158 Main St, Thomaston, CT, 06787  
Phone: 860-283-4141

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	15
Median Price	\$259,500	\$275,000

### ► REAL ESTATE SALES

#### 377 E MAIN ST..... \$250,000

B: Kayleigh Finke  
S: Corey J Finke  
Vol/Page: 352/905, Date: 06/11/24, Warranty  
Mtg: Thomaston Svgs Bk \$179,428  
Use: 2-Family Two Family, Lot: 21344sf  
Prior Sale: \$97,000 (03/98)

#### 76 HOTCHKISS AVE..... \$422,000

B: Katrina Scianna & Zane Christopher  
S: Ethan A Busa  
Vol/Page: 352/925, Date: 06/11/24, Warranty  
Mtg: Provident Fund Assoc \$379,800  
Use: 3 Bdrm Contemporary, Lot: 20038sf  
Prior Sale: \$255,440 (07/18)

### ► MORTGAGES

#### 96 D WELTON WAY..... \$27,500

Patricia A Passaro+ from Carrington Mortgage Servi

## TORRINGTON

### TOWN CLERK: CAROL ANDERSON

140 Main St, Torrington, CT, 06790  
Phone: 860-489-2239

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	126
Median Price	\$245,000	\$275,000

### ► REAL ESTATE SALES

#### 17 ALVORD ST..... \$130,000

B: Ven Capital LLC  
S: Ayr Prop Sep LLC  
Vol/Page: 1415/55, Date: 06/10/24, Warranty  
Mtg: Kiavi Funding Inc \$153,600  
Use: 4 Bdrm, Lot: 7405sf  
Prior Sale: \$90,000 (04/23)

#### 50 BRIGHTWOOD AVE..... \$292,000

B: Raul Vaca & Cynthia Cifuentes  
S: 50 Brightwood LLC  
Vol/Page: 1415/484, Date: 06/12/24, Warranty  
Mtg: Kind Lending \$219,000  
Use: 2-Family Two Family, Lot: 3049sf  
Prior Sale: \$139,900 (06/22)

#### 416 CHARLES ST..... \$275,000

B: Tyler W Lucas  
S: Christopher D Sherman  
Vol/Page: 1415/167, Date: 06/11/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 9583sf  
Prior Sale: \$122,000 (12/13)

#### 41 CHESTNUT AVE..... \$250,000

B: Chestnut Ave LLC  
S: Our Home Investments LLC  
Vol/Page: 1415/651, Date: 06/14/24, Warranty  
Mtg: Stronghill Capital LI \$190,000  
Use: 3-Family Mlti-Unt Blg, Lot: 6098sf  
Prior Sale: \$100,000 (12/19)

#### 313 CLIFFSIDE DR U:313..... \$253,000

B: Daniel Muse  
S: Jose Barria & Heather Conneely  
Vol/Page: 1415/627, Date: 06/14/24, Warranty  
Mtg: Union Savings Bank \$177,100  
Use: 3 Bdrm Condo  
Prior Sale: \$70,000 (11/15)

#### 77 DUTTON HILL RD..... \$225,000

B: Kacey A Stone  
S: Jessica Bakulski  
Vol/Page: 1415/552, Date: 06/12/24, Warranty  
Mtg: CMG Home Loans \$210,000  
Use: 2 Bdrm Ranch, Lot: 45302sf  
Prior Sale: \$187,000 (10/06)

#### 333 HILLSIDE AVE U:7..... \$220,000

B: Randolph J Humphrey  
S: Brett S Connors  
Vol/Page: 1415/426, Date: 06/12/24, Warranty  
Mtg: First World Mortgage \$213,400  
Use: 2 Bdrm Condo  
Prior Sale: \$135,000 (03/24)

#### 90 LEXINGTON AVE..... \$340,000

B: Kizzy Campbell  
S: Mark P Kostak  
Vol/Page: 1415/704, Date: 06/14/24, Warranty  
Mtg: Thomaston Svgs Bk \$329,800  
Use: 4 Bdrm Cape Cod, Lot: 18731sf

#### 839 MAIN ST U:11..... \$143,000

B: Daniel Tobey  
S: Ilopan Prop LLC  
Vol/Page: 1415/31, Date: 06/10/24, Warranty  
Mtg: CMG Mortgage Inc \$135,850  
Use: 1 Bdrm Condo  
Prior Sale: \$900,000 (12/23)

#### 121 MCKINLEY ST..... \$270,000

B: Andy Akotia  
S: Roland H Tofield Jr Est & Roberta J Tofield  
Vol/Page: 1415/335, Date: 06/11/24, Executor  
Mtg: First World Mortgage \$270,000  
Use: 3 Bdrm Cape Cod, Lot: 9148sf  
Prior Sale: \$50,000 (01/04)

#### 93 TORRINGTON HEIGHTS RD..... \$240,000

B: Michael Truglia  
S: Grace C Abraham & Scott Abraham  
Vol/Page: 1415/528, Date: 06/12/24, Warranty  
Mtg: CMG Home Loans \$225,000  
Use: 2 Bdrm Ranch, Lot: 10454sf  
Prior Sale: \$105,900 (02/00)

#### 372 TRAILSEND DR U:372..... \$220,000

B: Lynn Monahan  
S: Gary Schatsky  
Vol/Page: 1415/457, Date: 06/12/24, Warranty  
Mtg: CMG Home Loans \$198,000  
Use: 2 Bdrm Condo  
Prior Sale: \$76,000 (03/97)

#### 333 UPPER VALLEY RD..... \$397,000

B: Ariel A Hernandez & Gertrudis Dejesus  
S: Christian I Moreira  
Vol/Page: 1415/679, Date: 06/14/24, Warranty  
Mtg: Total Mtg Svcs \$389,809  
Use: 4 Bdrm Colonial, Lot: 41382sf  
Prior Sale: \$310,000 (10/21)

#### 1229 WINSTED RD U:119..... \$207,000

B: Flynn J Jennings & Lauren M Zeidler  
S: Michael J Buccci  
Vol/Page: 1415/371, Date: 06/11/24, Warranty  
Mtg: Prosperity Home Mtg \$177,000  
Use: 2 Bdrm Condo  
Prior Sale: \$90,000 (06/16)

### ► MORTGAGES

#### 59 ALVORD PARK RD..... \$115,300

Richard W Croce+ from Mr Cooper

#### 50 BONVICINI DR..... \$30,000

Jennifer H Dalpe+ from Northwest Community Bank

#### 260 BRIGHTWOOD AVE..... \$14,683

Tomas S Rosario+ from USA Housing and Urban Develo

#### 416 CHARLES ST..... \$250,000

Tyler W Lucas+ from CMG Home Loans

#### 416 CHARLES ST..... \$25,000

Tyler W Lucas+ from Connecticut Housing Finance Au

#### 176 CLEARVIEW AVE..... \$9,485

Kim Champagne+ from USA Housing and Urban Developm

#### COE PL..... \$1,000,000

126 S Main St LLC+ from Thomaston Savings Bank

#### 30 COOK ST..... \$1,000,000

126 S Main St LLC+ from Thomaston Savings Bank

#### 114 FUNSTON AVE..... \$231,990

Junae D Manderson+ from Guaranteed Rate Inc

#### 333 HILLSIDE AVE U:7..... \$13,738

Randolph J Humphrey Jr+ from Connecticut Housing F

#### 268 LAUREL HILL RD..... \$100,000

Kenneth Jones+ from Pinnacle Financial Services LL

#### 90 LEXINGTON AVE..... \$10,200

Kizzy Campbell+ from Thomaston Savings Bank

**69 MCKINLEY ST..... \$169,134**  
 Nelson A Nicholson+ from Mortgagepros Of Mi

**121 MCKINLEY ST..... \$10,800**  
 Andy Akotia+ from Connecticut Housing Finance Auth

**77 OXFORD WAY..... \$150,000**  
 Paul J Winzler+ from Litchfield Bancorp

**112 S MAIN ST..... \$1,000,000**  
 126 S Main St LLC+ from Thomaston Savings Bank

**118 S MAIN ST..... \$1,000,000**  
 126 S Main St LLC+ from Thomaston Savings Bank

**126 S MAIN ST..... \$1,000,000**  
 126 S Main St LLC+ from Thomaston Savings Bank

**138 S MAIN ST..... \$1,000,000**  
 126 S Main St LLC+ from Thomaston Savings Bank

**93 TORRINGTON HEIGHTS RD..... \$25,000**  
 Michael Truglia+ from Connecticut Housing Finance

**1229 WINSTED RD U:119..... \$25,000**  
 Lauren M Zeidler+ from Connecticut Housing Finance

**WARREN**

**TOWN CLERK:JULIE A WECHTER**  
 50 Cemetery Road, Warren, CT, 06754  
 Phone:860-868-7881

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$375,000	\$515,000

**► REAL ESTATE SALES**

**ARROW POINT RD L:44A..... \$1,550,000**  
 B: Gerald A Hartman  
 S: Patricia W Schulte, Tr for Thomas M Yamin RET  
 Vol/Page: 99/30, Date: 06/10/24, Trustee

**75 CUNNINGHAM RD..... \$800,000**  
 B: Janet Dvoskin  
 S: William J Gordon Jr & Gail B Gordon  
 Vol/Page: 99/6, Date: 06/10/24, Warranty  
 Mtg: Mutual Of Omaha Mtg \$640,000  
 Use: 4 Bdrm Colonial, Lot: 462172sf  
 Prior Sale: \$225,000 (03/06)

**WASHINGTON**

**TOWN CLERK:SHEILA M ANSON**  
 2 Bryan Plz, PO Box 383, Washington, CT, 06793  
 Phone:860-868-2786

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	18
Median Price	\$852,500	\$912,500

**► REAL ESTATE SALES**

**78 CARMEL HILL RD..... \$52,420**  
 B: Norma C Edelbaum  
 S: Hannah Brewer & Kevin Harasin  
 Vol/Page: 261/973, Date: 06/12/24, Warranty  
 Use: Land-Vacant & Open, Lot: 151153sf  
 Prior Sale: \$25,000 (08/21)

**239 NEW MILFORD TPKE..... \$540,000**  
 B: 239 New Milford Tpk LLC  
 S: Vanguard Prop Mgmt LLC  
 Vol/Page: 261/986, Date: 06/14/24, Warranty  
 Use: Mixed Use-Prim Comm & Other, Lot: 34412sf  
 Prior Sale: \$375,000 (07/18)

**NO STREET GIVEN..... \$100,000**  
 B: Romac LLC  
 S: Washington Town Of  
 Vol/Page: 261/966, Date: 06/11/24, Quit Claim

**► FORECLOSURE DEEDS**

**15 MOODY BRIDGE RD W..... \$228,395**  
 B: Monica D Llivicota  
 S: Gary J Anderson & Usa Department  
 Vol/Page: 261/978, Date: 06/12/24, Committee  
 Use: 3 Bdrm Ranch, Lot: 10890sf  
 Prior Sale: \$146,000 (10/99)

**► MORTGAGES**

**63 W SHORE RD..... \$1,088,800**  
 Barry J Obrien+ from Citibank Na

**63 W SHORE RD..... \$1,088,800**  
 Barry J Obrien+ from Citibank Na

**WATERTOWN**

**TOWN CLERK:LISA DALTON**  
 61 Echo Lake Rd, Watertown, CT, 06779  
 Phone:860-945-5230

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	57
Median Price	\$285,000	\$350,000

**► REAL ESTATE SALES**

**19 HENRY ST..... \$310,000**  
 B: Edmundo Morales  
 S: Patricia C Kasfeldt  
 Vol/Page: 2323/235, Date: 06/11/24, Warranty  
 Mtg: Savings Bk of Danbury \$294,500  
 Use: 3 Bdrm Colonial, Lot: 4792sf  
 Prior Sale: \$92,500 (01/12)

**40 HIGH ST..... \$335,000**  
 B: Haley R Persichilli  
 S: Maikol Sanchez  
 Vol/Page: 2323/195, Date: 06/10/24, Warranty  
 Mtg: CMG Mortgage Inc \$324,950  
 Use: 3 Bdrm Ranch, Lot: 13939sf  
 Prior Sale: \$248,000 (02/23)

**319 THOMASTON RD U:87..... \$343,000**  
 B: Michael A Zemaitis & Joelle M Zemaitis  
 S: Michael K Williams & Jessica Proulx  
 Vol/Page: 2323/274, Date: 06/12/24, Warranty  
 Mtg: Thomaston Svgs Bk \$193,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$275,000 (07/23)

**► MORTGAGES**

**16 BESSIE ST..... \$13,812**  
 Michael Wiel+ from USA Housing and Urban Developm

**12 CANNON RIDGE DR..... \$5,520**  
 Jodi Haeusgen+ from USA Housing and Urban Developm

**29 CARMEL HILL RD..... \$120,000**  
 Ellen C Yoche+ from Ion Bank

**189 CHIMNEY RD..... \$82,000**  
 John M Augelli+ from Connex Credit Union

**40 GILBERT RD..... \$35,000**  
 Craig S Macmillan+ from Thomaston Savings Bank

**586 LITCHFIELD RD..... \$400,000**  
 Joseph A Calabro+ from Bank of America NA

**1201 MIDDLEBURY RD..... \$149,200**  
 Christopher A Gould+ from Bank of America NA

**410 STRAITS TPKE..... \$30,000**  
 Nicholas P Palko 4th+ from Sikorsky Financial Cred

**WINCHESTER**

**TOWN CLERK:GLENN ALBANESIUS**  
 338 Main St, Winchester, CT, 06098  
 Phone:860-738-6963

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	34
Median Price	\$211,750	\$252,500

**► REAL ESTATE SALES**

**150 BLUE ST..... \$380,000**  
 B: Daniel M Beaudry & Andrew C Berger  
 S: Domenic P Campi  
 Vol/Page: 483/834, Date: 06/13/24, Warranty  
 Mtg: Guaranteed Rate Inc \$304,000  
 Use: 4 Bdrm Old Style, Lot: 331492sf

**84 MANCHESTER HTS..... \$330,000**  
 B: Christian Sanchez & Waldemar Sanchez  
 S: Brian Patterson Jr & Mellisa Patterson  
 Vol/Page: 483/811, Date: 06/12/24, Warranty  
 Mtg: Rocket Mortgage LLC \$324,022  
 Use: 4 Bdrm Ranch, Lot: 63162sf  
 Prior Sale: \$178,600 (01/13)

**► MORTGAGES**

**214 COLEBROOK RD..... \$74,400**  
 Truman S Thompson+ from Lakeview Loan Servicing LL

**145 E WAKEFIELD BLVD..... \$32,500**  
 Barbara Freigant+ from Northwest Hls Cu

**73 HUBBARD ST..... \$100,000**  
 Rocco L Petrunti+ from Thomaston Savings Bank

**30 HURLBUT ST..... \$200,000**  
 Ashley F Kelsey+ from Liberty Bank

**143 RIVERTON RD..... \$48,210**  
 Roland Beneke+ from New American Funding

**WOODBURY**

**TOWN CLERK:MARIA M. MANCINI**  
 281 Main St South, Woodbury, CT, 06798  
 Phone:203-263-2144

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	24
Median Price	\$410,000	\$550,000

**► REAL ESTATE SALES**

**21 BEAR HILL RD..... \$310,000**  
 B: Sarah Gorglione  
 S: Lisa Agostine & James Agostine  
 Vol/Page: 466/580, Date: 06/11/24, Warranty  
 Mtg: Members Mtg Co Inc \$210,000  
 Use: 2 Bdrm Bngl/Cottage, Lot: 13068sf  
 Prior Sale: \$240,000 (10/23)

**9 STEEPLE VIEW LN..... \$910,000**  
 B: Richard W Martin 2nd & Kayla Martin  
 S: Louis Noschese & Marguerite Noschese  
 Vol/Page: 466/612, Date: 06/13/24, Warranty  
 Mtg: Total Mtg Svcs \$400,000  
 Use: 4 Bdrm Colonial, Lot: 105415sf  
 Prior Sale: \$530,000 (10/18)

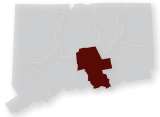
**► MORTGAGES**

**880 MAIN ST S..... \$500,000**  
 Daniel Marcuccio+ from TD Bank NA

**112 W LAKE RD U:112..... \$300,000**  
 Charles E Karas+ from TD Bank NA

**3 WOODS WAY U:3..... \$50,000**  
 Peter D Slifka+ from Citizens Bank





# MIDDLESEX COUNTY

## CHESTER

**TOWN CLERK:KATHRYN HAIR**  
203 Middlesex Ave, Chester, CT, 06412  
Phone:860-526-0013

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$275,000	\$415,000

### ► MORTGAGES

- 15 BUTTER JONES RD** ..... **\$20,625**  
William J Vile Jr+ from USA Housing and Urban Deve
- 30 GILBERT HILL RD** ..... **\$51,000**  
Michael A Pitruzzello+ from Liberty Bank

## CLINTON

**TOWN CLERK:SHARON URICCHIO**  
54 E Main St, Clinton, CT, 06413  
Phone:860-669-9101

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	46
Median Price	\$387,500	\$412,750

### ► REAL ESTATE SALES

- 119 BEACH PARK RD** ..... **\$470,000**  
B: Ryan S Matkin & Gretchen J Dressel  
S: Croman Charlotte Est & Joseph Giaimo  
Vol/Page: 556/789, Date: 06/13/24, Executor  
Mtg: Novus Home Mtg \$352,500  
Use: 2 Bdrm Ranch, Lot: 6534sf
- 9 ELMWOOD WAY** ..... **\$505,000**  
B: Thomas F Maraglino & Karen Maraglino  
S: Matthew B Goodwin  
Vol/Page: 556/764, Date: 06/13/24, Warranty  
Mtg: JPMorgan Chase Bank \$200,000  
Use: 4 Bdrm Cape Cod, Lot: 29185sf  
Prior Sale: \$295,000 (10/07)
- GROVE ST** ..... **\$225,000**  
B: Charles E Brust, Tr for Trhe Brust T  
S: Jeffrey Morse & Laura G Morse  
Vol/Page: 556/630, Date: 06/10/24, Warranty
- 129 LIBERTY ST U:129** ..... **\$289,999**  
B: Xue Chen & Qiu Chen  
S: Elizabeth L Mazzeo  
Vol/Page: 556/734, Date: 06/13/24, Warranty  
Mtg: Metro City Bank \$173,900  
Use: 2 Bdrm Condo  
Prior Sale: \$151,500 (05/16)

- 87 WATERSIDE LN U:87** ..... **\$400,000**  
B: Timothy P Suydam & Carolyn M Spotts  
S: Raymond J Bovich & Mary C Bovich  
Vol/Page: 556/659, Date: 06/11/24, Warranty  
Use: 2 Bdrm Condo

### ► FORECLOSURE DEEDS

- 94 OLD NOD RD** ..... **\$307,000**  
B: Gc Holdings LLC  
S: Danielle M Coates & Wells Fargo Bank Na  
Vol/Page: 556/667, Date: 06/11/24, Committee  
Mtg: Chelsea Groton Bank \$600,000  
Use: 3 Bdrm Cape Cod, Lot: 72745sf  
Prior Sale: \$280,000 (02/07)

### ► MORTGAGES

- 13 KNOLLWOOD DR** ..... **\$280,000**  
Diellza Ademi+ from Dade Realty Co LLC

## CROMWELL

**TOWN CLERK:JOANN DOYLE**  
41 West St, Cromwell, CT, 06416  
Phone:860-632-3440

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	28
Median Price	\$357,900	\$370,100

### ► REAL ESTATE SALES

- 20 BRIAR CT U:20** ..... **\$219,000**  
B: Marina Nersesyanyan  
S: Lisa A Mondani, Tr for Lisa A Mondani RET  
Vol/Page: 1822/163, Date: 06/10/24, Trustee  
Use: 2 Bdrm Condo  
Prior Sale: \$85,000 (08/20)
- 15 CHEROKEE CT U:15** ..... **\$250,000**  
B: Barbara J Kowalczyk  
S: Natalya Fedosova  
Vol/Page: 1822/251, Date: 06/13/24, Warranty  
Mtg: Prosperity Home Mtg \$200,000  
Use: 2 Bdrm Condo  
Prior Sale: \$180,000 (09/21)
- 5 MOUNTAIN LAUREL CT U:5** ..... **\$220,000**  
B: The Wexler Ft  
S: Shannon Pindar  
Vol/Page: 1822/174, Date: 06/10/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$119,000 (11/08)

- 88 NOOKS HILL RD** ..... **\$275,000**  
B: Freedom Property LLC  
S: James Tomasso  
Vol/Page: 1822/311, Date: 06/13/24, Warranty  
Mtg: Essex Family Ltd Prtn \$275,000  
Use: 3 Bdrm Ranch, Lot: 24394sf  
Prior Sale: \$191,300 (08/11)

- 6 OAK RD** ..... **\$323,000**  
B: Collin R Brown  
S: Harrington John J Est & Tessa Harrington  
Vol/Page: 1823/84, Date: 06/14/24, Executor  
Mtg: First World Mortgage \$248,000  
Use: 3 Bdrm Ranch, Lot: 12632sf  
Prior Sale: \$177,500 (03/14)

- 12 PINE CT U:12** ..... **\$220,000**  
B: Gillian M Bordeau  
S: Juan P Rivera  
Vol/Page: 1822/271, Date: 06/13/24, Warranty  
Mtg: Liberty Bk \$176,000  
Use: 2 Bdrm Condo  
Prior Sale: \$132,000 (12/16)

- 13 PRIMROSE LN U:34** ..... **\$913,576**  
B: Gerald D Schmidt Jr T & Gerald D Schmidt Jr  
S: Carrier Group Inc  
Vol/Page: 1822/336, Date: 06/13/24, Warranty  
Use: Condo

- 198 SKYVIEW DR U:198** ..... **\$260,000**  
B: Anthony Franco  
S: Scott Larkin  
Vol/Page: 1823/65, Date: 06/13/24, Warranty  
Mtg: American Heritage \$199,875  
Use: 2 Bdrm Condo  
Prior Sale: \$115,500 (11/91)

- 200 SKYVIEW DR U:200** ..... **\$267,900**  
B: Marko Mitrovic & Branislava Mitrovic  
S: Allison R Lubarsky  
Vol/Page: 1822/242, Date: 06/12/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$186,500 (03/05)

- 102 WASHINGTON RD** ..... **\$430,000**  
B: Michael Davis & Stacia Davis  
S: Litka Catherine A Est & Leslie Ragaglia  
Vol/Page: 1822/202, Date: 06/11/24, Warranty  
Mtg: Total Mtg Svcs \$344,000  
Use: 3 Bdrm Colonial, Lot: 15682sf  
Prior Sale: \$191,500 (09/92)

- 4 WOODLAND DR U:4** ..... **\$140,700**  
B: Manuel Lirio & Laura Lirio  
S: Cmnty Loan Servicing LLC  
Vol/Page: 1822/180, Date: 06/11/24, Warranty  
Mtg: Homestead Fund Corp \$105,525  
Use: 2 Bdrm Condo

► **MORTGAGES**

- 31 BRITTANY CIR..... \$21,500**  
Mary B Rittman+ from Liberty Bank
- OAK RD ..... \$50,000**  
Colleen Brown+ from Connecticut Housing Finance Au
- 24 SENATOR DR..... \$100,000**  
Painchaud 2007 Ft+ from Bank of America NA
- 19 WILDWOOD RD ..... \$92,000**  
Kyle Appellof+ from American Eagle Financial Credi

**DEEP RIVER**

**TOWN CLERK:AMY M WINCHELL**  
174 Main St, Deep River, CT, 06417  
Phone:860-526-6024

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$357,600	\$420,000

► **REAL ESTATE SALES**

- 4 BAHR RD..... \$475,000**  
B: John P Fudge  
S: Sea Spray Prop LLC  
Vol/Page: 260/413, Date: 06/10/24, Warranty  
Mtg: Nexbank SSB \$380,000  
Use: 4 Bdrm Cape Cod, Lot: 229126sf  
Prior Sale: \$340,000 (07/21)
- 199 UNION ST..... \$551,000**  
B: John Tressel  
S: Emily Fritz & Casey Fritz  
Vol/Page: 260/484, Date: 06/12/24, Warranty  
Mtg: Essex Savings Bank \$151,000  
Use: 3 Bdrm Contemporary, Lot: 50530sf  
Prior Sale: \$339,000 (05/21)
- NO STREET GIVEN..... \$230,000**  
B: Nadia Maignan  
S: Richard Farndell  
Vol/Page: 260/448, Date: 06/12/24, Warranty

► **MORTGAGES**

- 67 MAIN ST ..... \$50,000**  
Frederick Mugavero+ from Liberty Bank
- 391 MAIN ST U:310..... \$195,000**  
Nadia Maignan+ from Liberty Bank
- NO STREET GIVEN..... \$25,000**  
Nadia Maignan+ from Connecticut Housing Finance Au

**DURHAM**

**TOWN CLERK:NICOLE CHAREST**  
30 Town House Rd, Durham, CT, 06422  
Phone:860-349-3453

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	19
Median Price	\$405,000	\$405,000

► **MORTGAGES**

- 4 FAWN WAY..... \$85,000**  
Krystal M Aimi+ from Seasons Federal Credit Union

- 270 HADDAM QUARTER RD..... \$24,110**  
James Collett+ from Rural Housing Service
- 256 TUTTLE RD ..... \$78,000**  
William Doheny 3rd+ from Spring EQ LLC

**EAST HADDAM**

**TOWN CLERK:KATHLEEN A. KLINCK**  
1 Plains Rd, East Haddam, CT, 06423  
Phone:860-873-5027

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	30
Median Price	\$290,000	\$324,500

► **REAL ESTATE SALES**

- 73 BOGEL RD..... \$539,700**  
B: William Eberle & Rosemary Eberle  
S: Morecon Builders LLC  
Vol/Page: 1186/263, Date: 06/11/24, Warranty  
Use: Residential Open Land, Lot: 113256sf  
Prior Sale: \$32,000 (10/22)
- 27 FOREST WAY..... \$235,000**  
B: Elmina G Taylor, Tr for Elmina G Taylor T  
S: Raymond C Brignano & Pauline A Brignano  
Vol/Page: 1186/257, Date: 06/10/24, Warranty  
Use: 2 Bdrm Cottage, Lot: 6970sf  
Prior Sale: \$57,900 (05/99)
- 53 GREAT HILLWOOD RD ..... \$1,315,000**  
B: Joyce T Whitaker  
S: Mark Mathena & Sandra Mathena  
Vol/Page: 1186/311, Date: 06/14/24, Warranty  
Use: Mixed Use-Res Dwell & OpenSp, Lot: 1085515sf  
Prior Sale: \$200,000 (03/07)

► **MORTGAGES**

- 72 HONEY HILL RD..... \$200,000**  
Thomas C Yochimowitz+ from Newtown Savings Bank
- 33 LANDING HILL RD ..... \$29,000**  
Robert E Healey+ from Liberty Bank

**EAST HAMPTON**

**TOWN CLERK:PATTY BURNHAM, ACTING**  
1 Community Dr, East Hampton, CT, 06424  
Phone:860-267-2519

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	47
Median Price	\$325,000	\$390,000

► **REAL ESTATE SALES**

- 15 ARDEN DR..... \$525,000**  
B: Adam C Ksiazek  
S: Thomas M Oconnell & Kathleen C Oconnell  
Vol/Page: 647/884, Date: 06/11/24, Warranty  
Mtg: Movement Mtg LLC \$300,000  
Use: 3 Bdrm Colonial, Lot: 60113sf  
Prior Sale: \$295,300 (05/03)

- 4 BAUER RD..... \$64,000**  
B: Curtiss Griesing & Katherine Schave  
S: Gary W Weeks  
Vol/Page: 647/1022, Date: 06/13/24, Warranty  
Use: Residential Open Land, Lot: 14375sf

- 19 COLLIE BROOK RD..... \$630,000**  
B: Eric Johnson & Prema Shanley  
S: M&r Custom Homes LLC  
Vol/Page: 647/934, Date: 06/11/24, Warranty  
Mtg: Prosperity Home Mtg \$574,750  
Use: Residential Open Land, Lot: 132422sf  
Prior Sale: \$55,000 (04/23)

- 69 COMSTOCK TRL..... \$574,000**  
B: Ahmed Shoieb  
S: Mark Deptula  
Vol/Page: 647/951, Date: 06/11/24, Warranty  
Mtg: United Wholesale Mtg \$444,000  
Use: 3 Bdrm Contemporary, Lot: 80586sf  
Prior Sale: \$285,000 (08/18)

- 79 DEPOT HILL RD ..... \$385,900**  
B: Jason Solomon & Alyson M Solomon  
S: Nicolas Curduni & Nora Feely  
Vol/Page: 647/838, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$376,000  
Use: 3 Bdrm Cape Cod, Lot: 31799sf  
Prior Sale: \$230,000 (09/16)

- 28 OLD CHESTNUT HILL RD ..... \$500,000**  
B: Adin Weatherley & Jon Moreau  
S: Drew Lancaster  
Vol/Page: 647/974, Date: 06/11/24, Warranty  
Mtg: Nations Direct Mtg \$475,000  
Use: 2 Bdrm Cape Cod, Lot: 428195sf  
Prior Sale: \$420,000 (10/21)

- 75 W HIGH ST..... \$340,000**  
B: Allyson D Melhus  
S: Patricia Velez  
Vol/Page: 647/908, Date: 06/11/24, Warranty  
Mtg: Wells Fargo Bank \$180,000  
Use: 3 Bdrm Cape Cod, Lot: 23958sf  
Prior Sale: \$207,000 (12/17)

- 13 WANGONK TRL..... \$548,000**  
B: Anna Thompson & Christopher Thompson  
S: Carolyn Murphy & John Hourigan  
Vol/Page: 647/863, Date: 06/10/24, Warranty  
Mtg: William Raveis Mtg Co \$208,000  
Use: 3 Bdrm Contemporary, Lot: 13068sf  
Prior Sale: \$400,000 (07/21)

► **MORTGAGES**

- 11 BRACK FARM RD..... \$388,000**  
Kenneth G Harper+ from Liberty Bank
- 17 CURRY LN..... \$22,000**  
Tania K Sones+ from Liberty Bank
- 79 DEPOT HILL RD ..... \$376,000**  
Jason Solomon+ from United Wholesale Mortgage
- 105 MIDDLETOWN AVE ..... \$11,079**  
Derek Damato+ from USA Housing and Urban Developme
- 19 OLD MIDDLETOWN AVE ..... \$28,400**  
Courtney M Odell-Piper+ from Seasons Federal Credi
- 3 ORCHARD VIEW LN..... \$134,000**  
Robert F Obrien+ from Leader Bank NA

## ESSEX

**TOWN CLERK:JOEL MARZI**  
29 West Ave, Essex, CT, 06426  
Phone:860-767-4340

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	\$467,500	\$595,000

### ► REAL ESTATE SALES

**85 RIVER RD U:D7..... \$345,000**

B: Jonathan Jennings  
S: Nicholas Pastore  
Vol/Page: 357/373, Date: 06/11/24, Warranty  
Mtg: Liberty Bk \$276,000  
Use: 2 Bdrm Condo  
Prior Sale: \$212,000 (11/07)

### ► MORTGAGES

**18 EDGEWOOD AVE..... \$40,000**

Colleen K Hutchinson+ from Webster Bank

**26 MACK LN..... \$600,000**

Phyllis S Greenberg T+ from Liberty Bank

## HADDAM

**TOWN CLERK:BOB SIEGRIST**  
30 Field Park Dr, Haddam, CT, 06441  
Phone:860-345-8531

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	26
Median Price	\$345,000	\$423,056

### ► MORTGAGES

**8 COPLEY RD..... \$754,750**

Toccarra L Mularski+ from CalCon Mutual Mortgage LL

**72 NEDOBITY RD..... \$200,000**

David Goldfarb+ from Liberty Bank

**32 OAK HILL TER..... \$107,700**

Ryan B Pape+ from United Business & Industrial FCU

**196 POKORNY RD..... \$80,000**

Gregory J Izzo+ from Liberty Bank

## KILLINGWORTH

**TOWN CLERK:DAWN R. MOONEY**  
323 Route 81, Killingworth, CT, 06419  
Phone:860-663-1765

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	15
Median Price	\$570,000	\$475,000

### ► REAL ESTATE SALES

**100 BAR GATE TRL..... \$415,000**

B: Scott P Largay  
S: Michael Davis  
Vol/Page: 297/79, Date: 06/11/24, Warranty  
Mtg: US Bank NA \$311,250  
Use: 2 Bdrm Cape Cod, Lot: 104544sf  
Prior Sale: \$307,500 (12/19)

**13 LAFATA LN..... \$675,000**

B: Peter Franz  
S: Lawrence Snyder  
Vol/Page: 297/119, Date: 06/12/24, Warranty  
Mtg: JPMorgan Chase Bank \$455,000  
Use: 3 Bdrm Colonial, Lot: 126324sf  
Prior Sale: \$400,000 (12/17)

**243 N PARKER HILL RD..... \$360,000**

B: Aaron Snow  
S: David Roman  
Vol/Page: 297/114, Date: 06/12/24, Warranty  
Use: 3 Bdrm Contemporary, Lot: 235224sf  
Prior Sale: \$325,201 (06/24)

### ► FORECLOSURE DEEDS

**243 N PARKER HILL RD..... \$325,201**

B: David Roman  
S: Citizens Bank & Jeffrey M Arendholz  
Vol/Page: 297/111, Date: 06/12/24, Committee  
Use: 3 Bdrm Contemporary, Lot: 235224sf  
Prior Sale: \$159,000 (10/97)

**25 ROUTE 79..... \$216,300**

B: Rcaf Acquisition T & Us Bank TNa  
S: Rcf 2 Acquisition T & Us Bank TNa  
Vol/Page: 297/64, Date: 06/10/24, Committee  
Use: 3 Bdrm Cape Cod, Lot: 39204sf  
Prior Sale: \$355,000 (08/05)

### ► MORTGAGES

**9 GRANITE HILL RD..... \$190,000**

Erin F Smith+ from Citizens Bank

**65 IRON WORKS RD..... \$521,920**

Tina T Livingston+ from Liberty Bank

**17 SHERWOOD FOREST LN..... \$200,000**

Donald Hemstock+ from United Wholesale Mortgage

## MIDDLEFIELD

**TOWN CLERK:TONYA HOGAN**  
393 Jackson Hill Rd, Middlefield, CT, 06455  
Phone:860-349-7116

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	18
Median Price	\$300,000	\$358,250

### ► REAL ESTATE SALES

**52 HIGH MEADOW LN..... \$625,000**

B: Allison L Wettemann & Zachary T Wettemann  
S: Beth B Manley  
Vol/Page: 350/860, Date: 06/11/24, Warranty  
Mtg: Mtg Equity Partners \$500,000  
Use: 4 Bdrm Colonial, Lot: 95396sf  
Prior Sale: \$485,310 (12/98)

## MIDDLETOWN

**TOWN CLERK:ASHLEY FLYNN-NATALE**  
245 DeKoven Dr, Rm 110, Middletown, CT, 06457  
Phone:860-638-4910

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	103
Median Price	\$305,000	\$340,525

### ► REAL ESTATE SALES

**25 ABBEY LN..... \$400,000**

B: Sara Weller  
S: Mary E Passamano & Joseph J Passamano  
Vol/Page: 2098/680, Date: 06/11/24, Warranty  
Mtg: Webster Bank \$320,000  
Use: 3 Bdrm Colonial, Lot: 20038sf  
Prior Sale: \$148,139 (12/95)

**141 BURGUNDY HILL LN U:141..... \$120,000**

B: Jamar Heath  
S: Eaton Peppermill LLC  
Vol/Page: 2098/604, Date: 06/11/24, Warranty  
Mtg: First World Mortgage \$101,000  
Use: 1 Bdrm Condo  
Prior Sale: \$38,000 (05/04)

**284 CARRIAGE CROSSING LN U:284..... \$138,700**

B: Thomas J Bishop  
S: Gregory E Colossale  
Vol/Page: 2098/479, Date: 06/10/24, Warranty  
Mtg: Total Mtg Svcs \$124,830  
Use: 1 Bdrm Condo  
Prior Sale: \$120,000 (09/06)

**390 COLEMAN RD..... \$455,000**

B: Samantha V Mohn & Nicholas S Cota  
S: Joyce J Kirkpatrick  
Vol/Page: 2098/859, Date: 06/14/24, Warranty  
Mtg: Movement Mtg LLC \$395,000  
Use: 5 Bdrm Colonial, Lot: 22651sf  
Prior Sale: \$172,500 (01/92)

**37 DENISON RD..... \$260,000**

B: Katherine P Dombrowski & Calvin M Johnson  
S: Lara Yahav  
Vol/Page: 2098/549, Date: 06/10/24, Warranty  
Mtg: Pennymac Loan Service \$238,095  
Use: 4 Bdrm Cape Cod, Lot: 5227sf  
Prior Sale: \$159,800 (03/20)

**85 DORA DR..... \$565,000**

B: Courtney Gaston  
S: Zito Mark J Est & Jennifer L Zito  
Vol/Page: 2098/470, Date: 06/10/24, Executor  
Use: 3 Bdrm Colonial, Lot: 33977sf  
Prior Sale: \$183,000 (02/94)

**77 S FRONT ST..... \$435,000**

B: Rose B Plantin & Eline E Plantin  
S: Parker Tregoning  
Vol/Page: 2098/722, Date: 06/12/24, Warranty  
Mtg: United Wholesale Mtg \$421,748  
Use: 2-Family Two Family, Lot: 11326sf  
Prior Sale: \$320,000 (03/22)



**148 WEBSTER LN..... \$535,747**  
 B: Charles J Barden Sr & Dianne J Barden  
 S: Ameritage Const Corp  
 Vol/Page: 2098/745, Date: 06/12/24, Warranty

► **FORECLOSURE DEEDS**

**426 FOWLER AVE..... \$232,000**  
 B: David A Roches  
 S: Paul A Morello Jr & Liberty Bank  
 Vol/Page: 2098/660, Date: 06/11/24, Committee  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$155,000 (10/17)

► **MORTGAGES**

**70 ACACEA CT..... \$15,000**  
 Jeffrey S Slocum+ from Achieve Financial Credit Un

**141 BURGUNDY HILL LN U:141 ..... \$25,000**  
 Jamar Heath+ from Connecticut Housing Finance Auth

**94 CYNTHIA LN U:C6..... \$69,000**  
 Teck Tran+ from Navy Federal Credit Union

**426 FOWLER AVE..... \$195,000**  
 Pyramid Capital LLC+ from Acacio Rodrigues

**113 GOODMAN DR..... \$75,000**  
 Grady W Fitzpatrick Sr+ from Citizens Bank

**6 HEATHER SQ..... \$500,000**  
 Dalos & Stern LLC+ from Newtek Bank Na

**6 HEATHER SQ..... \$850,000**  
 Dalos & Stern LLC+ from Newtek Bank Na

**588 HUNTING HILL AVE..... \$127,000**  
 Julie M Annino+ from Liberty Bank

**345 MARGARITE RD ..... \$15,000**  
 William Olesen 2nd+ from Figure Lending LCC

**85 MIDDLEFIELD ST..... \$60,000**  
 Jamison Syphers+ from Citizens Bank

**51 PHEDON PKWY..... \$13,800**  
 Richard Goodwin+ from Liberty Bank

**713 PINE ST..... \$150,000**  
 Josephine Milardo+ from M & B Real Estate LLC

**6 RIDGEWOOD RD ..... \$40,000**  
 Wesley A Godman+ from Liberty Bank

**1087 RIDGEWOOD RD..... \$89,000**  
 Monica B Lee+ from Discover Bank

**1393 SAYBROOK RD ..... \$55,000**  
 Jimmy R Herrera-Matozo+ from Enfield Community Fed

**111 SCARBOROUGH LN..... \$395,000**  
 Drew E Stevenson+ from Citizens Bank

**246 WILLIAM ST ..... \$243,000**  
 Stephen L Charton+ from TD Bank NA

**OLD SAYBROOK**

**TOWN CLERK:SARAH BECKER**  
 302 Main St, Old Saybrook, CT, 06475  
 Phone:860-395-3135

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	38
Median Price	\$475,000	\$615,000

► **REAL ESTATE SALES**

**504 MAPLE AVE..... \$2,550,000**  
 B: William D Montanile, Tr for William Dmontanile Lt  
 S: Laurence A Vallieres  
 Vol/Page: 691/671, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 21780sf  
 Prior Sale: \$900,000 (07/13)

**11 PENNYWISE LN..... \$139,750**  
 B: Camron M Gosselin  
 S: Matthews Ethel K Est & Donna M Gosselin  
 Vol/Page: 691/645, Date: 06/14/24,  
 Mtg: Essex Savings Bank \$132,750  
 Use: 3 Bdrm Colonial, Lot: 7841sf

**7 RIDGE RD..... \$1,250,000**  
 B: Lisa Trager  
 S: David Bushong  
 Vol/Page: 691/620, Date: 06/12/24, Warranty  
 Use: 4 Bdrm Cape Cod, Lot: 7841sf  
 Prior Sale: \$218,000 (05/96)

► **MORTGAGES**

**51 CRICKET CT ..... \$60,000**  
 Meagan Cowell+ from Charter Oak Federal Credit Uni

**6 FENWOOD PL..... \$588,000**  
 Timothy R Sheehan+ from Citizens Bank

**21 MAPLE CT..... \$481,000**  
 Frank Barron+ from Equity Based Cap Llc

**246 MEADOW LN ..... \$481,000**  
 Css Building & Remodeling+ from Equity Based Cap L

**4 MERRITT LN..... \$125,000**  
 Patricia P West+ from Wayne Laure Smith

**300 MIDDLESEX TPKE..... \$500,000**  
 Emma Grey LLC+ from Guilford Savings Bank

**17 SUNSET AVE..... \$43,546**  
 Megan Gradzewicz+ from Figure Lending LCC

**PORTLAND**

**TOWN CLERK:MICHAEL V. TIERNEY**  
 33 East Main St, Portland, CT, 06480  
 Phone:860-342-6743

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	\$288,000	\$332,500

► **REAL ESTATE SALES**

**93-95 E MAIN ST..... \$325,000**  
 B: Anirudh Sethi  
 S: Connwell 93 LLC  
 Vol/Page: 1108/20, Date: 06/10/24, Warranty  
 Mtg: LoanDepot.Com \$243,750  
 Use: 2-Family Two Family, Lot: 4792sf  
 Prior Sale: \$165,000 (11/17)

**16 KNOLLWOOD RD..... \$84,100**  
 B: Alyson M Solomon & Jason Solomon  
 S: Nicolas Curdumi & Nora Feely  
 Vol/Page: 1107/332, Date: 06/10/24, Warranty  
 Use: 1 Bdrm Cottage, Lot: 7841sf  
 Prior Sale: \$230,000 (09/16)

**11 SPRUCE TER..... \$274,900**  
 B: Chad Heidenis & Ana M Ughetti  
 S: Jill Vernali  
 Vol/Page: 1108/76, Date: 06/12/24, Warranty  
 Mtg: Rocket Mortgage LLC \$174,900  
 Use: 2-Family Two Family, Lot: 8712sf  
 Prior Sale: \$145,000 (05/02)

**6 STRICKLAND ST..... \$274,900**  
 B: Michaela Pace & Michael Pace  
 S: Strickland St LLC  
 Vol/Page: 1108/45, Date: 06/11/24, Warranty  
 Mtg: Nations Direct Mtg \$219,920  
 Use: 2-Family Two Family, Lot: 233046sf  
 Prior Sale: \$200,000 (11/22)

► **MORTGAGES**

**79 DEPOT HILL RD ..... \$376,000**  
 Jason Solomon+ from United Wholesale Mortgage

**33 EDGEWOOD RD ..... \$9,283**  
 Charles F Cadwell+ from Rural Housing Service

**113 MIDDLE HADDAM RD..... \$150,001**  
 Patrick C Farley+ from Discover Bank

**WESTBROOK**

**TOWN CLERK:JOAN ANGELINI**  
 866 Boston Post Rd, Westbrook, CT, 06498  
 Phone:860-399-3044

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	21
Median Price	\$562,500	\$515,000

► **REAL ESTATE SALES**

**35 ELM AVE..... \$200,000**  
 B: Michael Miller  
 S: Gregory A Miller  
 Vol/Page: 382/1162, Date: 06/12/24, Quit Claim  
 Use: 3 Bdrm Colonial, Lot: 10019sf

**553 TOBY HILL RD ..... \$525,000**  
 B: Mark Sawden & Emily Rapp  
 S: Carol Syracuse, Tr for Carol Syracuse T  
 Vol/Page: 382/1139, Date: 06/12/24, Trustee  
 Use: 3 Bdrm Colonial, Lot: 101059sf  
 Prior Sale: \$426,100 (10/07)

► **MORTGAGES**

**243 OLD CLINTON RD..... \$55,000**  
 Giovanni Esposito+ from Nutmeg State Financial Cre

**523 SEASIDE AVE..... \$392,000**  
 Donald Ciarcia+ from Webster Bank

**221 WRIGHTS POND RD..... \$50,000**  
 Christopher A Dwyer+ from Citizens Bank



# NEW HAVEN COUNTY

## ANSONIA

**TOWN CLERK: ELIZABETH S LYNCH**  
253 Main St, Ansonia, CT, 06401  
Phone: 203-736-5980

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	32
Median Price	\$285,000	\$360,000

### ► REAL ESTATE SALES

**4 ADANTI AVE** ..... **\$260,000**  
B: Xb Properties LLC  
S: Lizbeth Nieves  
Vol/Page: 622/383, Date: 06/14/24, Warranty  
Mtg: Manhattan Beach LLC \$320,000  
Use: 3 Bdrm Duplex, Lot: 6534sf  
Prior Sale: \$139,000 (11/02)

**36 BENZ ST** ..... **\$375,000**  
B: Jose Molina & Sylvia Molina  
S: First Class Prop LLC  
Vol/Page: 622/218, Date: 06/10/24, Warranty

**80 HULL ST** ..... **\$197,211**  
B: Landmark Rlty Group LLC  
S: Blount Jacqueline Est & Alexis Blount  
Vol/Page: 622/354, Date: 06/13/24, Fiduciary  
Use: 3 Bdrm Ranch, Lot: 13068sf

**224 WAKELEE AVE** ..... **\$320,000**  
B: Krishnadat Harilal & Molly Harilal  
S: Edward J Groth Jr & Julianna T Groth  
Vol/Page: 622/329, Date: 06/11/24, Warranty  
Mtg: Equity Prime Mtg \$314,204  
Use: 3 Bdrm Conventional, Lot: 11761sf

### ► MORTGAGES

**16 BENZ ST** ..... **\$350,000**  
Jose Molina+ from Rocket Mortgage

**46 PRINDLE AVE** ..... **\$60,000**  
Carlos E Gonzalez+ from Sikorsky Financial Credit

## BEACON FALLS

**TOWN CLERK: LEONARD GREENE, SR**  
10 Maple Ave, Beacon Falls, CT, 06403  
Phone: 203-729-8254

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	16
Median Price	\$323,200	\$341,450

### ► REAL ESTATE SALES

**15 MOLLEUR VIEW DR** ..... **\$710,000**  
B: Holly Griswold  
S: Jose A Cotas & Ana M Cotas  
Vol/Page: 255/314, Date: 06/11/24, Warranty  
Mtg: American Ngbd Mtg Acc \$645,645  
Use: Possible New Construction, Lot: 56628sf

### ► MORTGAGES

**15 CHURCH ST** ..... **\$21,000**  
Leon A Rousseau+ from Sikorsky Financial Credit Un

**52 DIANA LN** ..... **\$100,000**  
John R Gadacy+ from Webster Bank

**139 ESSEX CT U:139** ..... **\$41,500**  
Alicja Z Pross-Princic+ from Sikorsky Financial Cr

## BETHANY

**TOWN CLERK: WILLIAM L BRINTON**  
40 Peck Rd, Bethany, CT, 06524  
Phone: 203-393-2100

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	15
Median Price	\$480,000	\$465,000

### ► REAL ESTATE SALES

**66 BEAR HILL RD** ..... **\$446,000**  
B: Stephanie Forgette & Russell Lyman  
S: Lucinda Rieur  
Vol/Page: 226/331, Date: 06/14/24, Warranty  
Mtg: Guaranteed Rate Inc \$401,000  
Use: 3 Bdrm Cape Cod, Lot: 75359sf

## BRANFORD

**TOWN CLERK: LISA ARPIN**  
1019 Main St, Branford, CT, 06405  
Phone: 203-315-0678

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	47
Median Price	\$465,000	\$519,000

### ► REAL ESTATE SALES

**CHERRY HILL RD** ..... **\$20,000**  
B: 50 North Main Street LLC  
S: 54 & 60 North Main St LLC  
Vol/Page: 1388/422, Date: 06/11/24, Warranty

**525 E MAIN ST** ..... **\$34,500**  
B: Iris G Bautista  
S: Hernan Venegas  
Vol/Page: 1388/396, Date: 06/11/24, Conveyance

**19 E STONEGATE** ..... **\$216,000**  
B: Andzelika Skiba & Konrad Kropiewnicki  
S: Hud  
Vol/Page: 1388/528, Date: 06/13/24, Warranty  
Mtg: Community Savings Ban \$172,800

**73 MANORWOOD DR U:73** ..... **\$317,000**  
B: Devin Ye  
S: Michael Depascale  
Vol/Page: 1388/487, Date: 06/11/24, Warranty  
Mtg: A & D Mortgage LLC \$237,750  
Use: 2 Bdrm Condo  
Prior Sale: \$250,000 (09/07)

**MARINA VLG L:10** ..... **\$1,390,000**  
B: Jeffrey H Wulff, Tr for Wulff Lt  
S: Waterside Bldg & Dev li L  
Vol/Page: 1388/377, Date: 06/10/24, Warranty

**6 MILL CREEK RD** ..... **\$400,000**  
B: Melanie Borsari  
S: William A Adsit & Catherine B Adsit  
Vol/Page: 1388/398, Date: 06/11/24, Warranty  
Mtg: Flagstar Bank FSB \$220,000  
Use: 3 Bdrm Cape Cod, Lot: 10454sf  
Prior Sale: \$264,000 (05/09)

### ► MORTGAGES

**17 BRIARWOOD LN** ..... **\$75,000**  
Samantha Pannone+ from Liberty Bank

**102 DEWITT ST** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**E MAIN ST** ..... **\$800,000**  
William C Vanwilgen+ from Farm Credit East ACA

**15 ETZEL RD** ..... **\$1,400,000**  
Nancy A Tomassini+ from Guilford Savings Bank

**19 ETZEL RD** ..... **\$1,400,000**  
Jennifer L Federico+ from Guilford Savings Bank

**367 FERRY LN** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**293 HARBOR ST** ..... **\$92,000**  
Christopher J Norwood+ from Connex Credit Union

**43 HOUSTON ST** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**443 HOWARD ST** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**45 PINE ORCHARD RD** ..... **\$75,000**  
Jennifer Ruocco+ from Connex Credit Union

**10 REYNOLDS AVE** ..... **\$250,000**  
Paul D Allen 2nd+ from New Haven County CU

**170 SHORT BEACH RD** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**135 SPRING ST** ..... **\$1,245,000**  
Fair Hill Ventures LLC+ from 360 Federal Credit Un

**SYLVAN POINT YACHT CONDO U:17** ..... **\$20,000**  
James P Guimond+ from Sandra M Hirsch

**51 VALLEY RD** ..... **\$800,000**  
William C Vanwilgen+ from Farm Credit East ACA

## CHESHIRE

**TOWN CLERK: PATRICIA KING**  
84 S Main St, Cheshire, CT, 06518  
Phone: 203-271-6601

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	67
Median Price	\$435,000	\$450,000

### ► REAL ESTATE SALES

**7 MELROSE DR** ..... **\$1,117,904**  
B: Michael A Simeone & Wendy A Simeone  
S: Orchard View Assoc LLC  
Vol/Page: 3226/271, Date: 06/14/24, Warranty  
Mtg: Bank of America NA \$838,428  
Use: Land-Vacant & Open, Lot: 51401sf

**719 S MERIDEN RD** ..... **\$500,000**  
B: Kimberly A Floyd & Campbell T Floyd  
S: Julie Defalco  
Vol/Page: 3226/234, Date: 06/14/24, Warranty  
Mtg: Primary Residentl Mtg \$250,000  
Use: 4 Bdrm Colonial, Lot: 71874sf  
Prior Sale: \$400,000 (12/20)

**3 S WICK CT U:9** ..... **\$330,000**  
B: Janice Dadio  
S: Hp Degennaro Family LLC  
Vol/Page: 3226/266, Date: 06/14/24, Warranty  
Use: Condo

### ► MORTGAGES

**632 ASHLEY CT** ..... **\$80,000**  
Caylee Ribeiro+ from Rocket Mortgage

**389 CHARLES DR** ..... **\$44,000**  
Clifford C Gillman+ from Thomaston Savings Bank

**40 HERITAGE DR** ..... **\$100,000**  
 Peter H Juergensen+ from Connex Credit Union  
**100 SCENIC CT** ..... **\$70,000**  
 Robert Hotaling+ from Bethpage Federal Credit Union  
**1341 WOLF HILL RD** ..... **\$88,037**  
 Jeremy Stevenson+ from USA Housing and Urban Devel  
**459 WOOD HILL RD** ..... **\$100,000**  
 Rayna J Lewoc+ from Connex Credit Union

**DERBY**

**TOWN CLERK: MARC J. GAROFALO**  
 1 Elizabeth St, Derby, CT, 06418  
 Phone: 203-736-1462

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	22
Median Price	\$283,500	\$330,000

**► REAL ESTATE SALES**

**91 ATWATER AVE U:11** ..... **\$120,000**  
 B: Iuliia Kriukova  
 S: Vagnini Peter Est & Paula Brooks  
 Vol/Page: 926/107, Date: 06/10/24, Executor  
 Use: Condo  
**132 CLEARVIEW CT** ..... **\$312,000**  
 B: Oleksandr Dviniatina & Galyna Dviniatina  
 S: Laura J Bollert  
 Vol/Page: 926/132, Date: 06/10/24, Warranty  
**9 COMMODORE CMNS U:9** ..... **\$210,000**  
 B: Ilker Cantas  
 S: Rowley Joseph Est & Kevin Rowley  
 Vol/Page: 926/171, Date: 06/12/24, Executor  
 Mtg: United Wholesale Mtg \$199,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$204,900 (05/07)  
**245 ROOSEVELT DR** ..... **\$300,000**  
 B: Roosevelt & Park LLC  
 S: James A Fair  
 Vol/Page: 925/269, Date: 05/28/24, Warranty  
**11 SANTANGELO TER U:11** ..... **\$120,000**  
 B: Iuliia Kriukova  
 S: Vagnini Peter Est & Paula Brooks  
 Vol/Page: 926/107, Date: 06/10/24, Executor  
 Mtg: Kdr Contractors Llc \$91,315  
 Use: 1 Bdrm Condo  
 Prior Sale: \$57,000 (07/15)

**► MORTGAGES**

**132 CLEARVIEW CT** ..... **\$142,000**  
 Oleksandr Dviniatin+ from Prosperity Home Mortgage  
**24 COMMODORE HULL DR** ..... **\$250,000**  
 Munawar A Choudhry+ from Bank of America NA

**EAST HAVEN**

**TOWN CLERK: LISA BALTER**  
 250 Main St, East Haven, CT, 06512  
 Phone: 203-468-3201

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	85
Median Price	\$303,500	\$345,000

**► REAL ESTATE SALES**

**181 BORRMANN RD** ..... **\$270,000**  
 B: Jie Huang  
 S: Trisha A Tuthill & Justin C Tuthill  
 Vol/Page: 2829/924, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$155,000 (11/14)

**130 COE AVE U:69** ..... **\$80,000**  
 B: Cristina A Rivadeneira & Ruben D Cruz  
 S: Lorri Kopke & Edward Kopke  
 Vol/Page: 2829/865, Date: 06/12/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$40,000 (04/13)  
**24 COUNTY LN U:7** ..... **\$396,000**  
 B: Janice Jarrett  
 S: James Longo  
 Vol/Page: 2829/875, Date: 06/12/24, Warranty  
 Use: Condo  
**301 GOLF DR U:301** ..... **\$115,000**  
 B: Linda Depino  
 S: Vivian James T Est & Linda Depino  
 Vol/Page: 2829/854, Date: 06/11/24, Executor  
 Use: 2 Bdrm Condo  
 Prior Sale: \$83,500 (08/97)  
**426 LAUREL ST** ..... **\$225,000**  
 B: Lisa Ferrara  
 S: June Earley  
 Vol/Page: 2829/765, Date: 06/10/24, Warranty  
 Mtg: Plaza Home Mtg \$180,000  
 Use: 2-Family Two Family, Lot: 11761sf  
 Prior Sale: \$10,000 (07/89)  
**111 ROBERT DR** ..... **\$380,000**  
 B: Gianna Barraza & Cielo I Barraza  
 S: Richard J Pettola & Maria C Pettola  
 Vol/Page: 2829/820, Date: 06/10/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$314,500  
 Use: 3 Bdrm Cape Cod, Lot: 15246sf  
 Prior Sale: \$95,000 (05/99)  
**56 UNION AVE** ..... **\$380,000**  
 B: Deidra Oconnor & John Monaco  
 S: Linda Solevo  
 Vol/Page: 2829/749, Date: 06/10/24, Warranty  
 Mtg: Norwich Commercial Grp \$373,117  
 Use: 2 Bdrm Ranch, Lot: 4792sf  
 Prior Sale: \$128,700 (02/92)

**► FORECLOSURE DEEDS**

**330 SHORT BEACH RD U:16** ..... **\$107,000**  
 B: Ronz Hld LLC  
 S: Lydia A Nunez & Citizens Bank Na  
 Vol/Page: 2829/919, Date: 06/13/24, Committee  
 Use: 1 Bdrm Condo  
 Prior Sale: \$88,000 (06/04)

**► MORTGAGES**

**186 BEACON AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**183 BORRMANN RD** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**61 BREWSTER ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**84 BROADWAY** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**12 CARLSON PL** ..... **\$100,000**  
 Elaine S Carlson+ from Connecticut State Employees  
**87 CHATHAM ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**169 CLAY ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**842 CONGRESS AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**24 COUNTY LN U:7** ..... **\$224,000**  
 Janice Jarrett+ from Lender Funds Inc  
**17 DAVID DR** ..... **\$292,226**  
 Judi L Paige+ from Rocket Mortgage  
**81 DODGE AVE** ..... **\$65,000**  
 Kimberly R Forbes+ from Connex Credit Union  
**457 EDGEWOOD AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC

**236 FAIRFAX ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**23 FAREN AVE U:4** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**217 FAREN AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**36 FOREST RD** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**3 FOXON RD** ..... **\$1,500,000**  
 Ds Re Holdings LLC+ from Liberty Bank  
**105 FOXON RD** ..... **\$124,500**  
 Jairo M Camacho+ from Bank of America NA  
**278 HALLOCK AVE** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**81 HOUSTON ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**6 IVER AVE** ..... **\$50,000**  
 Jennifer H Higham+ from Liberty Bank  
**28 JUDITH TER** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**12 LETTNEY PL** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**224 LLOYD ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**449 MAIN ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**49 MALTBY ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**16 MARKET ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**92 MUELLER DR** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**8 N BANK ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**232 N HIGH ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**12 N UNION AVE** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**119 NEWHALL ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**65 ORLANDO ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**31 PALMETTO TRL** ..... **\$85,000**  
 Derrek Krasnicki+ from New Haven County CU  
**539 QUINNIPIAC AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**27 RIVER RD** ..... **\$45,000**  
 Sara B Wolfley+ from Rocket Mortgage  
**253 ROCK ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**100 SHAW RD** ..... **\$1,500,000**  
 Ds Re Holdings LLC+ from Liberty Bank  
**135 SILVER SANDS RD** ..... **\$5,500,000**  
 Happy Days Holdings LLC+ from Patriot Holdings LLC  
**145 SILVER SANDS RD** ..... **\$5,500,000**  
 Happy Days Holdings LLC+ from Patriot Holdings LLC  
**1376 STATE ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**29 SUPPA DR** ..... **\$110,000**  
 Robert A Leone Jr+ from Citizens Bank  
**206 THOMPSON ST U:4** ..... **\$130,000**  
 David E Fasano+ from Rocket Mortgage  
**267 W HAZEL ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**93 WHARTON PL** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**63 WHITING ST** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**787 WHITNEY AVE** ..... **\$6,438,000**  
 Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**2 WILLIAM ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC



**11 WILLIS ST..... \$3,263,000**  
Mt New Haven X De LLC+ from Encore SFR Finance LLC  
**722 WINCHESTER AVE..... \$6,438,000**  
Bentzy Iv De LLC+ from Encore SFR Finance LLC  
**20 ZOLAN DR..... \$5,478**  
Gladys Vasquez-Antunez+ from USA Housing and Urban

**GUILFORD**

**TOWN CLERK:ANNA J. DWYER**  
31 Park St, Guilford, CT, 06437  
Phone:203-453-8001

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	76
Median Price	\$500,000	\$545,000

**► REAL ESTATE SALES**

**134 BUNKER HILL RD..... \$659,500**  
B: Emily S Veillette & Mark J Veillette  
S: James R Brown Jr & Andrea Brown  
Vol/Page: 1018/521, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$461,650  
Use: 4 Bdrm Cape Cod, Lot: 40075sf  
Prior Sale: \$235,200 (07/92)

**47 DEERFIELD DR..... \$875,000**  
B: David Mensch & Pamela Mensch  
S: Gregory C Makula & Susan E Makula  
Vol/Page: 1018/542, Date: 06/11/24, Warranty  
Mtg: Kind Lending \$595,000  
Use: 4 Bdrm Colonial, Lot: 285318sf

**829 GOOSE LN..... \$1,646,400**  
B: Gillian V Beebe, Tr for Lifetime T  
S: William R Palmer  
Vol/Page: 1018/679, Date: 06/13/24, Warranty  
Mtg: Morgan Stanley Privat \$1,152,480  
Use: 4 Bdrm Colonial, Lot: 566280sf  
Prior Sale: \$110,000 (01/01)

**60 HARBOR VIEW RD..... \$611,500**  
B: John L Ryan  
S: Martha P Bardin & Christian Bardin  
Vol/Page: 1018/647, Date: 06/12/24, Warranty  
Use: 2 Bdrm Ranch, Lot: 16988sf  
Prior Sale: \$300,000 (08/21)

**66 HIGH ST U:46..... \$1,400,000**  
B: Barbara Marcus  
S: 66 High St Guilford LLC  
Vol/Page: 1018/741, Date: 06/14/24, Warranty  
Use: Residential Developable Land, Lot: 20038sf

**130 TALCOTT RD..... \$805,000**  
B: Weishi Wang & Mengfei Liu  
S: Deborah L Demaio  
Vol/Page: 1018/565, Date: 06/11/24, Warranty  
Mtg: Chelsea Groton Bank \$355,000  
Use: 3 Bdrm Colonial, Lot: 74488sf  
Prior Sale: \$254,500 (05/01)

**100 WALNUT TREE LN..... \$775,000**  
B: Jeremy Parmley & Meagan Parmley  
S: Stephen P Victor & Maureen Congdon  
Vol/Page: 1018/580, Date: 06/11/24, Warranty  
Mtg: Freedom Mortgage Corp \$620,000  
Use: 3 Bdrm Colonial, Lot: 124146sf  
Prior Sale: \$435,000 (12/01)

**► MORTGAGES**

**134 BUNKER HILL RD..... \$461,650**  
Emily S Veillette+ from United Wholesale Mortgage  
**41 CHIMNEY CORNER CIR..... \$677,585**  
Mark S Bailey+ from JP Morgan Chase Bank  
**1760 DURHAM RD..... \$18,000**  
Martin Kauke-Navarro+ from Sikorsky Financial Cred

**65 FLAT IRON RD..... \$100,000**  
Loren M Amatruda+ from Bank of America NA  
**4 POLE BRIDGE LN..... \$75,000**  
Scott Ridley+ from Connexus Credit Union  
**204 SAM HILL RD..... \$159,785**  
David Tefft+ from Rocket Mortgage  
**115 WAUWINET TRL U:115..... \$170,000**  
Gary Castelot+ from Capital Credit Union  
**109 WHITFIELD ST..... \$160,000**  
Whitfield & Gosem LLC+ from Leenie Llc  
**111 WHITFIELD ST..... \$160,000**  
Whitfield & Gosem LLC+ from Leenie Llc

**HAMDEN**

**TOWN CLERK:KARIMAH MICKENS**  
2750 Dixwell Ave., Hamden, CT, 06514  
Phone:203-287-7028

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	197	190
Median Price	\$305,000	\$335,575

**► REAL ESTATE SALES**

**47 1ST ST..... \$290,000**  
B: Guillaume Mulenga & Alphonsine Kenda  
S: Clifford Blake  
Vol/Page: 5183/178, Date: 06/13/24, Warranty  
Mtg: NFM Inc \$284,747  
Use: 3 Bdrm Old Style, Lot: 5227sf  
Prior Sale: \$5,000 (10/12)

**246 CENTERBROOK RD..... \$113,000**  
B: Emma Menesello  
S: Shirley A Murphy & Kathleen Murphy  
Vol/Page: 5182/1, Date: 06/10/24, Warranty

**18 CONCORD ST..... \$420,000**  
B: Luis V Palaguachi & Maria R Guaman  
S: 18 Concord LLC  
Vol/Page: 5181/245, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$399,000  
Use: 2-Family Family Flat, Lot: 6098sf  
Prior Sale: \$222,000 (09/20)

**1690 DIXWELL AVE U:C8..... \$155,000**  
B: Greta Imre & Krisztian Imre  
S: Magdalena R Palmer  
Vol/Page: 5182/90, Date: 06/11/24, Warranty  
Use: 1 Bdrm Condo  
Prior Sale: \$105,000 (06/05)

**2905-2921 DIXWELL AVE..... \$3,200,000**  
B: J & M Capital Hldg LLC  
S: Joseph M Moruzzi  
Vol/Page: 5183/123, Date: 06/13/24, Warranty  
Mtg: First Amer Exchange C \$2,800,000

**145 DORRANCE ST..... \$260,000**  
B: Iris Santana  
S: Benito Medina  
Vol/Page: 5181/288, Date: 06/10/24, Warranty  
Mtg: Total Mtg Svcs \$245,700  
Use: 3 Bdrm Cape Cod, Lot: 7405sf  
Prior Sale: \$230,000 (06/14)

**129 E GATE LN U:129..... \$257,000**  
B: Brant J Walker & Laura Walker  
S: Joyce Factor & Michael F Factor  
Vol/Page: 5183/276, Date: 06/14/24, Warranty  
Mtg: Liberty Bk \$200,000  
Use: 2 Bdrm Condo

**224 EDGEHILL RD..... \$1,201,111**  
B: Diana M Rivera & David A Amaya  
S: Dakota Carriger LLC  
Vol/Page: 5181/313, Date: 06/10/24, Warranty  
Mtg: M&T Bank NA \$767,111  
Use: 6 Bdrm Colonial, Lot: 22216sf  
Prior Sale: \$535,000 (07/20)

**14 HOPE AVE..... \$285,000**  
B: Candice Phifer  
S: Elgar G Deleon  
Vol/Page: 5182/137, Date: 06/11/24, Warranty  
Mtg: American Eagle FCU \$264,000  
Use: 2 Bdrm Cape Cod, Lot: 4792sf  
Prior Sale: \$137,000 (12/19)

**3 HUNTERS WAY..... \$60,000**  
B: Peter Bonadies  
S: Linda H Bonadies  
Vol/Page: 5182/215, Date: 06/11/24, Quit Claim  
Use: Residential Open Land, Lot: 211702sf  
Prior Sale: \$63,500 (04/96)

**51 JENNIFER RD..... \$235,000**  
B: Leonard C Goldberg  
S: Rachael Garcia  
Vol/Page: 5183/78, Date: 06/12/24, Warranty  
Mtg: Cross Country Mtg Inc \$188,000  
Use: 3 Bdrm Ranch, Lot: 22651sf

**27 KNOB HILL DR..... \$339,000**  
B: Sean P Obrien & Gemma Moore  
S: Ashley Beecroft  
Vol/Page: 5183/230, Date: 06/13/24, Warranty  
Mtg: Rocket Mortgage LLC \$303,050  
Use: 2 Bdrm Ranch, Lot: 13939sf  
Prior Sale: \$206,000 (06/20)

**707 MIX AVE U:11..... \$200,000**  
B: Bobby Adams & Sandra Adams  
S: Francis X Kelly Jr  
Vol/Page: 5182/33, Date: 06/11/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$122,000 (08/12)

**47 NORRIS ST..... \$507,500**  
B: Christina R Ferando & Jason C Atkinson  
S: Chad Hoffman & Katherine Hoffman  
Vol/Page: 5181/271, Date: 06/10/24, Warranty  
Mtg: Capital Bank NA \$406,000  
Use: 3 Bdrm Bngl/Cottage, Lot: 7841sf  
Prior Sale: \$305,000 (10/19)

**66 OBERLIN RD..... \$285,000**  
B: Alix M Mathieu  
S: Jason Paganetti & Erica Paganetti  
Vol/Page: 5182/50, Date: 06/11/24, Warranty  
Mtg: Guaranteed Rate Affin \$256,500  
Use: 3 Bdrm Cape Cod, Lot: 6970sf  
Prior Sale: \$248,000 (07/06)

**167 ROCKY TOP RD..... \$380,000**  
B: Julio C Juarez & Nashti A Flores  
S: June Page & Paul Whitaker  
Vol/Page: 5182/83, Date: 06/11/24, Warranty  
Use: 6 Bdrm Colonial, Lot: 40946sf

**430 SHEPARD AVE..... \$350,000**  
B: Jose Nunez & Delmis A Reyes  
S: Rachel C Mack, Tr for Pyle Ft  
Vol/Page: 5183/199, Date: 06/13/24, Trustee  
Mtg: T2 Financial LLC \$293,000  
Use: 3 Bdrm Raised Ranch, Lot: 23087sf  
Prior Sale: \$190,000 (08/14)

**2390 STATE ST U:L16F..... \$325,000**  
B: Mohan Gopal & Maria P Mohan  
S: Sudhakar R Bokka  
Vol/Page: 5183/99, Date: 06/13/24, Warranty  
Use: Condo

<b>2720 STATE ST U:32</b> .....	<b>\$320,000</b>
B: Attilio Granata	
S: Rajneesh P Sadanand	
Vol/Page: 5183/96, Date: 06/13/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$244,900 (10/07)	
<b>2590 WHITNEY AVE</b> .....	<b>\$499,000</b>
B: Shuang L Lu & Chunmei Chen	
S: Hurlburt Properties LLC	
Vol/Page: 5182/169, Date: 06/11/24, Warranty	
Mtg: Alan Hurlburt \$350,000	
Use: Commercial Building, Lot: 7405sf	
Prior Sale: \$90,000 (06/91)	
<b>3208 WHITNEY AVE U:6E</b> .....	<b>\$250,000</b>
B: Katherine Ludington	
S: Salvatore A Giaimo & Alicia A Giaimo	
Vol/Page: 5182/110, Date: 06/11/24, Warranty	
Mtg: United Wholesale Mtg \$200,000	
Use: 2 Bdrm Condo	
Prior Sale: \$193,000 (04/22)	

► **MORTGAGES**

<b>53 3RD ST</b> .....	<b>\$15,803</b>
Travis L King+ from USA Housing and Urban Developm	
<b>199 AUGUR ST</b> .....	<b>\$100,000</b>
Palace At 199 LLC+ from S P B Realty Llc	
<b>186 BEACON ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>183 BORRMANN RD</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>61 BREWSTER ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>84 BROADWAY</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>197 BROOK ST</b> .....	<b>\$5,697</b>
Colleen F Westervelt+ from USA Housing and Urban D	
<b>40 BUSHER LN</b> .....	<b>\$40,000</b>
Christian Scialla+ from Nationstar Mortgage	
<b>87 CHATHAM ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>90 CHURCH ST</b> .....	<b>\$318,750</b>
Todd Demarco+ from Carrington Mortgage Services LL	
<b>169 CLAY ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>842 CONGRESS AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>382 DENSLow HILL RD</b> .....	<b>\$6,538</b>
Gloria S Gonzalez+ from USA Housing and Urban Deve	
<b>1690 DIXWELL AVE U:C10</b> .....	<b>\$124,000</b>
Krisztian Imre+ from Clearedge Lending Llc	
<b>145 DORRANCE ST</b> .....	<b>\$25,000</b>
Iris N Santana-Medina+ from Connecticut Housing Fi	
<b>129 E GATE LN U:129</b> .....	<b>\$200,000</b>
Brant J Walker+ from Liberty Bank	
<b>457 EDGEWOOD AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>236 FAIRFAX ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>23 FARREN AVE U:C4</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>217 FARREN AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>36 FOREST RD</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>278 HALLOCK AVE</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>37 HARMON ST</b> .....	<b>\$380,000</b>
Michael V Pantaloni+ from Guaranteed Rate Affinity	
<b>14 HOPE AVE</b> .....	<b>\$25,000</b>
Candice Phifer+ from American Eagle Financial Cred	
<b>81 HOUSTON ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	

<b>28 JUDITH TER</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>12 LETTNEY PL</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>224 LLOYD ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>71 LOLLER RD</b> .....	<b>\$25,000</b>
Kevin E Kiley+ from Crosspoint Federal Credit Unio	
<b>449-451 MAIN ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>49 MALTBY ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>16 MARKET ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>87 MICHAEL RD</b> .....	<b>\$8,041</b>
Richard A Lennon+ from USA Housing and Urban Devel	
<b>92 MUELLER DR</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>8 N BANK ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>232 N HIGH ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>12 N UNION AVE</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>119 NEWHALL ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>65 ORLANDO ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>44 PENN ST</b> .....	<b>\$100,000</b>
Palace At 199 LLC+ from Spb Realty Llc	
<b>34 POST FALLS LN</b> .....	<b>\$542,325</b>
Kennitha G Hoffer-Jones+ from Independence Hm Loa	
<b>539 QUINNIAC AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>253 ROCK ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>1376 STATE ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>2390 STATE ST U:L16F</b> .....	<b>\$314,153</b>
Maria P Benita-Mohan+ from Swift Home Loans Inc	
<b>33 SUMMIT RD</b> .....	<b>\$17,000</b>
Lenny Pisani+ from Sikorsky Financial Credit Union	
<b>40 THORPE DR</b> .....	<b>\$212,000</b>
Kamekona LLC+ from Global Funding Group	
<b>267 W HAZEL ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>775 W WOODS RD</b> .....	<b>\$19,203</b>
April N Dawson+ from USA Housing and Urban Develop	
<b>93 WHARTON PL</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>63 WHITING ST</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>787 WHITNEY AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>1596 WHITNEY AVE</b> .....	<b>\$10,373</b>
Sasha L Durso+ from USA Housing and Urban Developm	
<b>2 WILLIAM ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>11 WILLIS ST</b> .....	<b>\$3,263,000</b>
M T New Haven X De LLC+ from Encore SFR Finance LL	
<b>722 WINCHESTER AVE</b> .....	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	

**MADISON**

**TOWN CLERK: NANCY MARTUCCI**  
 8 Campus Rd, Madison, CT, 06443  
 Phone: 203-245-5672

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	55
Median Price	\$593,000	\$610,000

► **REAL ESTATE SALES**

<b>2 3RD ST</b> .....	<b>\$79,000</b>
B: Brian Tevnan & Gail Tevnan	
S: Janine Reese	
Vol/Page: 2290/1038, Date: 06/10/24,	
<b>374 BOSTON POST RD</b> .....	<b>\$647,500</b>
B: Brian J Millard & Erica L Millard	
S: William Woods Jr	
Vol/Page: 2291/46, Date: 06/13/24, Warranty	
Use: 5 Bdrm Colonial, Lot: 23958sf	
Prior Sale: \$189,134 (11/94)	
<b>374 BOSTON POST RD</b> .....	<b>\$647,500</b>
B: Brian J Millard & Erica L Millard	
S: Woods Mary B Est & William Woods Jr	
Vol/Page: 2291/49, Date: 06/13/24, Executer	
Mtg: M&T Bank NA \$1,100,750	
Use: 5 Bdrm Colonial, Lot: 23958sf	
Prior Sale: \$647,500 (06/24)	
<b>30 BUSHNELL LN</b> .....	<b>\$2,050,000</b>
B: North Shore LLC	
S: David Kuehler & Maureen Kuehler	
Vol/Page: 2290/1095, Date: 06/10/24, Warranty	
Use: 4 Bdrm Split Level, Lot: 74052sf	
Prior Sale: \$545,560 (09/18)	
<b>25 DAIRY HILL RD</b> .....	<b>\$1,260,000</b>
B: Blake M Barone & Lindsey Barone	
S: Brian J Millard & Erica Millard	
Vol/Page: 2290/1098, Date: 06/11/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 60113sf	
Prior Sale: \$823,000 (12/02)	
<b>88 HICKORY LN</b> .....	<b>\$1,318,000</b>
B: Mark P Sparano	
S: Allen R Jackson & Irene A Jackson	
Vol/Page: 2290/1054, Date: 06/10/24, Warranty	
Mtg: Goldman Sachs Bank US \$1,054,400	
Use: 4 Bdrm Colonial, Lot: 119354sf	
Prior Sale: \$580,000 (01/02)	
<b>245 MUNGERTOWN RD</b> .....	<b>\$575,000</b>
B: John Lawler & Mary Lawler	
S: Joyce M Gibbons	
Vol/Page: 2290/1100, Date: 06/11/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 46609sf	
Prior Sale: \$319,900 (08/19)	
<b>57 SQUIRES RD</b> .....	<b>\$515,000</b>
B: Meghan A Dipisa & Patrick W Battista	
S: Warren J Hartmann Jr & Melanie J Hartmann	
Vol/Page: 2291/24, Date: 06/13/24, Warranty	
Mtg: New American Funding \$498,000	
Use: 4 Bdrm Colonial, Lot: 50965sf	
Prior Sale: \$170,000 (11/95)	
<b>236 WILDCAT RD</b> .....	<b>\$830,000</b>
B: Kirk N Samuelson & Brooke J Samuelson	
S: Dwight Mcguirk, Tr for Dwight Mcguirk T	
Vol/Page: 2291/77, Date: 06/13/24, Trustee	
Mtg: Guaranteed Rate Affin \$550,000	
Use: 4 Bdrm Colonial, Lot: 43124sf	
Prior Sale: \$827,000 (06/22)	

► **MORTGAGES**

<b>17 CLOVER LN</b> .....	<b>\$75,000</b>
Richard Goldfeder+ from Liberty Bank	
<b>70 HORSE POND RD</b> .....	<b>\$125,000</b>
Michele J Magee+ from Liberty Bank	
<b>519 HORSE POND RD</b> .....	<b>\$32,000</b>
Taylor Szeligowski+ from Connex Credit Union	
<b>33 LAKEWOOD DR</b> .....	<b>\$50,000</b>
Benjamin Corniello+ from Connex Credit Union	

## MERIDEN

**TOWN CLERK:MICHAEL CARDONA**  
142 E Main St, RM 124, Meriden, CT, 06450  
Phone:203-630-4030

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	137
Median Price	\$249,950	\$300,000

### ► REAL ESTATE SALES

- 243 BALDWIN AVE..... \$277,000**  
B: Leixa Torres  
S: Jean M Deary  
Vol/Page: 5527/296, Date: 06/10/24, Warranty  
Mtg: Norwich Commercial Grp \$263,150  
Use: 3 Bdrm Ranch, Lot: 8712sf  
Prior Sale: \$165,000 (06/10)
- 113 CARPENTER AVE..... \$175,000**  
B: Michael Hobbs  
S: Barbara M Hobbs  
Vol/Page: 5527/647, Date: 06/14/24, Warranty  
Mtg: JPMorgan Chase Bank \$141,000  
Use: 3 Bdrm Bngl/Cottage, Lot: 7841sf
- CROSS ST ..... \$100,000**  
B: 5 Cross St LLC  
S: Ogle Specialty LLC  
Vol/Page: 5527/719, Date: 06/14/24, Warranty
- GLEN HILLS RD..... \$240,000**  
B: Ashley Brown  
S: Robert J Kroeber Jr  
Vol/Page: 5527/734, Date: 06/14/24, Warranty
- 170 LIBERTY ST ..... \$299,000**  
B: Saleh Meriden LLC  
S: 170 Liberty St LLC  
Vol/Page: 5527/439, Date: 06/11/24, Warranty  
Use: 2-Family Two Family, Lot: 2614sf  
Prior Sale: \$25,000 (05/11)
- 58 MARSHALL RD ..... \$285,000**  
B: Sandraliz Echevarria  
S: Elizabeth Sanchez  
Vol/Page: 5527/359, Date: 06/11/24, Warranty  
Mtg: Prosperity Home Mtg \$254,000  
Use: 2 Bdrm Cape Cod, Lot: 6970sf  
Prior Sale: \$165,000 (10/21)
- 1821 N BROAD ST ..... \$300,000**  
B: Essential Prop LLC  
S: Dsi1 LLC  
Vol/Page: 5527/544, Date: 06/12/24, Warranty  
Mtg: Dade Realty Co LLC \$280,000  
Use: Commercial Building, Lot: 20037sf
- 244 OLD STAGECOACH RD..... \$170,000**  
B: Eagle One Mgmt LLC  
S: Scott James K Est & Nathan Scott  
Vol/Page: 5527/404, Date: 06/11/24, Executor  
Mtg: Kiavi Funding Inc \$153,000  
Use: 3 Bdrm Ranch, Lot: 16553sf
- 689 POMEROY AVE..... \$358,000**  
B: Alexis J Flores  
S: Michael Perrotti & Emily Hodgson  
Vol/Page: 5527/585, Date: 06/13/24, Warranty  
Mtg: Guild Mortgage Co \$351,515  
Use: 4 Bdrm Colonial, Lot: 39204sf  
Prior Sale: \$251,000 (01/20)
- 85 TREMONT ST ..... \$1,050,000**  
B: Trinity Tremont Nine Lp & Trinity Tremont Four Lp  
S: East Coast Partners LLC  
Vol/Page: 5525/51, Date: 05/22/24, Warranty  
Use: Industrial Building, Lot: 95396sf

### ► FORECLOSURE DEEDS

**66 EVANSVILLE AVE..... \$171,396**  
B: Lakeview Ln Servicing LLC  
S: Lakeview Ln Servicing LLC  
Vol/Page: 5527/760, Date: 06/14/24, Committee  
Use: 3 Bdrm Colonial, Lot: 10890sf  
Prior Sale: \$202,000 (09/09)

### ► MORTGAGES

- 290 BEE ST..... \$11,481**  
Patrick Richards+ from USA Housing and Urban Devel
- 41 BIRCHWOOD DR..... \$25,000**  
Gregory Nguyen+ from TD Bank NA
- 59 BRET DR ..... \$93,800**  
Michael Briggs+ from Mr Cooper
- 3 BROADVALE RD ..... \$100,000**  
Dolores Stawasz+ from Bank of America NA
- 94 CORRIGAN AVE U:1 ..... \$411,000**  
Robert F Baird+ from Mutual of Omaha Mortgage
- 94 CORRIGAN AVE U:1 ..... \$411,000**  
Robert F Baird+ from USA Housing and Urban Develop
- 94 CORRIGAN AVE U:2..... \$411,000**  
Robert F Baird+ from USA Housing and Urban Develop
- 94 CORRIGAN AVE U:2..... \$411,000**  
Robert F Baird+ from Mutual of Omaha Mortgage
- 225 CURTIS ST ..... \$22,809**  
Aaron Soto+ from USA Housing and Urban Development
- 41 DEER RUN RD..... \$255,596**  
Kelly Brown+ from Lakeview Loan Servicing LLC
- 271 ELMWOOD DR ..... \$14,298**  
Darcy Hudson+ from USA Housing and Urban Developme
- 135 GLEN HILLS RD ..... \$225,223**  
Ashley Brown+ from Fairway Independent Mortgage
- 34 HIDDEN PINES CIR..... \$18,335**  
Lapriah Morrison+ from USA Housing and Urban Devel
- 7 HILLTOP RD..... \$56,000**  
Miguel Gaspar+ from UMass/Five College Federal Cre
- 45 HULL AVE..... \$30,000**  
Diane S White+ from Cornerstone Community Federal
- 173 KNOB HILL RD..... \$7,250**  
Jesus M Santiago+ from USA Housing and Urban Devel
- 170 LIBERTY ST ..... \$224,250**  
Saleh Meriden LLC+ from Investor Mtg Fin
- 53 MARGERIE ST..... \$25,000**  
Christina Vargas+ from Seasons Federal Credit Unio
- 58 MARSHALL RD..... \$25,000**  
Sandraliz Echevarria+ from Connecticut Housing Fin
- 204 OLD STAGECOACH RD..... \$200,000**  
Daniel Ruggiero+ from Ion Bank
- 21 PARKVIEW ST ..... \$70,000**  
Kwasi J Obeng+ from Connex Credit Union
- 689 POMEROY AVE..... \$12,530**  
Alexis J Flores+ from Guild Mortgage Company
- 38 SMITHFIELD AVE ..... \$254,375**  
Cathleen D Larsen+ from Freedom Mortgage Corp
- 160 SUFFOLK CT ..... \$3,999**  
George Fields 3rd+ from USA Housing and Urban Deve
- 31 SUNSET DR..... \$22,247**  
Krista Labissoniere+ from USA Housing and Urban De
- 47 SUNSET DR..... \$62,000**  
Jerry K Volpe+ from TD Bank NA
- 645 W MAIN ST ..... \$185,000**  
Timothy J Opstrup+ from Evolve Bank & Trust
- 791 W MAIN ST U:G..... \$25,000**  
Dino Fuscillo+ from Citizens Bank
- 325 WALL ST..... \$13,399**  
Zoraida Boria+ from USA Housing and Urban Developm
- 19 WEDGE DR..... \$60,000**  
Matthew Knowlton+ from M&T Bank NA
- NO STREET GIVEN..... \$25,000**  
Ashley Brown+ from Connecticut Housing Finance Aut

## MIDDLEBURY

**TOWN CLERK:BRIGITTE M BESSETTE**  
1212 Whittemore Rd, Middlebury, CT, 06762  
Phone:203-758-2557

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	30
Median Price	\$400,000	\$525,000

### ► REAL ESTATE SALES

- 80 YALE AVE..... \$568,400**  
B: Daniel Spadola  
S: Andrew J Delnegro  
Vol/Page: 342/996, Date: 06/11/24, Warranty  
Mtg: Cross Country Mtg Inc \$426,300  
Use: 3 Bdrm Cape Cod, Lot: 13504sf  
Prior Sale: \$160,000 (05/17)
- 110 YALE AVE ..... \$500,000**  
B: Rosemary F Hinkley & Ryan C Hinkley  
S: Daniel R Spadola & Lisa M Merolle  
Vol/Page: 342/944, Date: 06/10/24, Warranty  
Mtg: Guaranteed Rate Inc \$510,750  
Use: 3 Bdrm Colonial, Lot: 16988sf  
Prior Sale: \$273,000 (11/16)
- MORTGAGES**
- 27 SHADDUCK RD..... \$200,000**  
Anthony R Troisi+ from Liberty Bank
- 80 YALE AVE..... \$426,300**  
Daniel Spadola+ from Cross Country Mortgage Inc

## MILFORD

**TOWN CLERK:KAREN FORTUNATI**  
70 W River St, Milford, CT, 06460  
Phone:203-783-3210

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	139
Median Price	\$433,000	\$465,000

### ► REAL ESTATE SALES

- 107 5TH AVE..... \$449,000**  
B: Laura S Pitaniello  
S: Nancy L Mccormick & Michele Colagrossi  
Vol/Page: 4086/565, Date: 01/31/24, Warranty  
Use: Residential Open Land, Lot: 4792sf
- 15 AUGUSTA DR..... \$925,000**  
B: Vesile Yilmaz & Ismail Yilmaz  
S: Kristine E Heslin  
Vol/Page: 4099/293, Date: 06/12/24, Warranty  
Mtg: Guaranteed Rate Inc \$647,500  
Use: 3 Bdrm Colonial, Lot: 17860sf  
Prior Sale: \$595,000 (11/06)
- CASWELL COVE MARINA L:17 ..... \$30,000**  
B: Anthony Moffo & Elaine Moffo  
S: Caswell Cv Marina Assn In  
Vol/Page: 4099/347, Date: 06/12/24, Warranty
- 65 CHERRY ST U:R1 ..... \$349,900**  
B: Avery E Boruch  
S: Monica Tarkowski  
Vol/Page: 4099/231, Date: 06/11/24, Warranty  
Mtg: Milford Bank \$157,000  
Use: 1 Bdrm Condo  
Prior Sale: \$89,000 (06/96)



**14 CHERRYWOOD DR** ..... \$425,000  
 B: Jason Gringhaus  
 S: John Hayes Family Ent LLC  
 Vol/Page: 4099/482, Date: 06/13/24, Warranty  
 Mtg: Guaranteed Rate Inc \$340,000  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$325,000 (11/11)

**19 CLINTON ST** ..... \$865,000  
 B: Jennifer M Mathews  
 S: Kevin Kochiss  
 Vol/Page: 4099/136, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Conventional, Lot: 4792sf  
 Prior Sale: \$639,000 (12/21)

**4 GROVE ST** ..... \$300,000  
 B: Christopher L Kwasizur & Shanon G Kwasizur  
 S: Sean R Dolan & Kimberly Dolan  
 Vol/Page: 4099/353, Date: 06/12/24, Warranty  
 Mtg: Sikorsky FncI CU Inc \$285,000  
 Use: 4 Bdrm Conventional, Lot: 5663sf  
 Prior Sale: \$158,000 (06/92)

**30 HARVEST LN** ..... \$715,000  
 B: Lindsey R Anderson & Thomas E Anderson  
 S: Joseph Devito & Patricia L Devito  
 Vol/Page: 4099/568, Date: 06/14/24, Warranty  
 Mtg: Kind Lending \$572,000  
 Use: 3 Bdrm Ranch, Lot: 12197sf  
 Prior Sale: \$209,500 (08/90)

**1181 NEW HAVEN AVE** ..... \$585,000  
 B: Kimberly Mccoy  
 S: Field Home Const LLC  
 Vol/Page: 4099/265, Date: 06/11/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 46174sf  
 Prior Sale: \$420,000 (01/24)

**11 PASCHAL DR** ..... \$525,000  
 B: Marissa Dulin & Domenic Monteleone  
 S: Louise Whelan  
 Vol/Page: 4099/409, Date: 06/12/24, Warranty  
 Mtg: Fairway Ind Mtg \$450,000  
 Use: 3 Bdrm Ranch, Lot: 32234sf  
 Prior Sale: \$238,900 (10/99)

**94 PLATT LN** ..... \$410,000  
 B: 94 Platt Lane LLC  
 S: Linda A Tomasko  
 Vol/Page: 4099/290, Date: 06/11/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 44431sf

**7 SOUTHWICK CT N U:7** ..... \$370,000  
 B: Linda Tomasko  
 S: Notarnicola Harry S Est & Christopher Notarnicola  
 Vol/Page: 4099/107, Date: 06/10/24, Executor  
 Use: 2 Bdrm Condo  
 Prior Sale: \$269,000 (10/07)

**410 SWANSON CRES U:410** ..... \$287,000  
 B: Robin D Glotzer  
 S: Khai Tran  
 Vol/Page: 4099/110, Date: 06/10/24, Warranty  
 Mtg: Nationstar Mtg \$177,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$169,900 (12/18)

**85 VISCOUNT DR U:6D** ..... \$420,000  
 B: Luis A Berrio & Marcella G Barriga  
 S: Gerald Mastrangelo, Tr for Charles R Maturo T  
 Vol/Page: 4099/473, Date: 06/13/24, Trustee  
 Use: 3 Bdrm Condo  
 Prior Sale: \$139,000 (07/98)

**661 WEST AVE U:C13** ..... \$265,000  
 B: Arthur J Beard  
 S: Michael Hammill  
 Vol/Page: 4099/447, Date: 06/13/24, Warranty  
 Mtg: EMM Loans LLC \$212,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$195,000 (01/06)

**19 WILLOW ST** ..... \$475,000  
 B: Peter M Lupoli 3rd & Carrie O Lupoli  
 S: Sharon Flores  
 Vol/Page: 4099/375, Date: 06/12/24, Warranty  
 Mtg: Fairway Ind Mtg \$356,250  
 Use: 2 Bdrm Conventional, Lot: 2178sf  
 Prior Sale: \$220,000 (11/16)

**► MORTGAGES**

**2 7TH AVE** ..... \$100,000  
 Mary Mccarthy+ from M&T Bank NA

**59 ATWATER ST** ..... \$437,500  
 Paula M Uscilla+ from Mutual of Omaha Mortgage

**112 BAXTER LN** ..... \$125,000  
 Rasmina Musovic+ from Discover Bank

**71 JENICE ST** ..... \$150,000  
 Sarah A Kempton+ from Sikorsky Financial Credit Un

**4 BIRD LN** ..... \$50,000  
 Suzanne Vitaletti+ from Sikorsky Financial Credit

**110 CARMEN RD** ..... \$273,000  
 Phil Pretto+ from Milford Bank

**24 ELGID DR** ..... \$35,000  
 Mathew C Reith+ from Sikorsky Financial Credit Uni

**79 GREEN MEADOW RD** ..... \$243,000  
 Scott E Conner+ from Newrez LLC

**67 HIGH ST** ..... \$150,000  
 Scott N Koschwitz+ from Milford Bank

**133 JOYCE CT** ..... \$315,000  
 Danielle Capalbo+ from Total Mortgage Services

**525 MILFORD POINT RD** ..... \$20,000  
 Suzanne M Whittaker+ from M&T Bank NA

**1090 NAUGATUCK AVE** ..... \$75,000  
 Sofia Tzinis+ from Sikorsky Financial Credit Union

**35 PEAK AVE** ..... \$259,350  
 Scott M Mitchell+ from Arc Home LLC

**36 WARFIELD ST** ..... \$328,143  
 Jenny S Santiago+ from Newrez LLC

**1008 WHEELERS FARMS RD** ..... \$349,000  
 Timothy D Astriab+ from Farm Credit East ACA

**NAUGATUCK**

**TOWN CLERK:MICHELLE DOWLING**  
 229 Church St, Naugatuck, CT, 06770  
 Phone:203-720-7055

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	79
Median Price	\$285,000	\$308,000

**► REAL ESTATE SALES**

**75 NANCY LN** ..... \$84,500  
 B: Barry C Shufelt  
 S: Dave Savage  
 Vol/Page: 1140/608, Date: 06/13/24, Conveyance  
 Use: Mobile Home  
 Prior Sale: \$30,000 (10/12)

**30 PATRICIA LN** ..... \$120,000  
 B: Kyle S Bork & Michelle Donovan  
 S: Fairways & Greens LLC  
 Vol/Page: 1140/554, Date: 06/12/24, Conveyance  
 Use: Mobile Home

**79 RIDGE RD U:5** ..... \$152,000  
 B: Alexis Tucker  
 S: Hopeton Guthrie  
 Vol/Page: 1140/609, Date: 06/14/24, Warranty  
 Mtg: United Wholesale Mtg \$144,400  
 Use: 2 Bdrm Condo  
 Prior Sale: \$32,554 (09/15)

**883 RUBBER AVE U:19** ..... \$129,900  
 B: Lainier LLC  
 S: 624 Ridge Rd LLC  
 Vol/Page: 1140/561, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$105,000 (04/23)

**► MORTGAGES**

**104 BOWMAN DR** ..... \$342,000  
 David Baxter+ from Carrington Mortgage Services LL

**89 CELENTANO DR** ..... \$60,000  
 Daniel A Schenck+ from Ion Bank

**50 COACH CIR U:1** ..... \$75,000  
 Jasmine Smith+ from Finex CU

**16 FAIRVIEW AVE** ..... \$8,820  
 Gloribeth Perez+ from USA Housing and Urban Develo

**54 FAIRVIEW AVE** ..... \$14,484  
 Christopher S Andrade+ from USA Housing and Urban

**67 GROVE ST** ..... \$460,000  
 Aff Investments LLC+ from Ion Bank

**73 GROVE ST** ..... \$460,000  
 Aff Investments LLC+ from Ion Bank

**155 HIGH RIDGE RD** ..... \$23,294  
 Anthony Looby+ from Figure Lending LCC

**134 HILLTOP RD** ..... \$200,000  
 Susan B Woodfield+ from Liberty Bank

**22 KENT ST** ..... \$116,200  
 Danny D Marquis Jr+ from Ion Bank

**81 PONDVIEW DR** ..... \$10,358  
 Erin M Morrow+ from USA Housing and Urban Developm

**148 WALNUT ST** ..... \$460,000  
 Aff Investments LLC+ from Ion Bank

**154 WALNUT ST** ..... \$460,000  
 Aff Investments LLC+ from Ion Bank

**151 WISTERIA DR** ..... \$10,991  
 Christopher J Rowe Jr+ from USA Housing and Urban

**NEW HAVEN**

**TOWN CLERK:MICHAEL B. SMART**  
 200 Orange St, RM 202, New Haven, CT, 06511  
 Phone:203-946-8339

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	109
Median Price	\$273,000	\$299,000

**► REAL ESTATE SALES**

**133 BUTLER ST** ..... \$190,000  
 B: Selina Khatun & Md B Hossain  
 S: Ocean 60 LLC  
 Vol/Page: 10694/306, Date: 06/12/24, Warranty  
 Mtg: Union Savings Bank \$177,750  
 Use: 3 Bdrm Colonial, Lot: 6098sf  
 Prior Sale: \$36,060 (10/09)

**114 CART RD** ..... \$359,900  
 B: Sheena J Carpenter  
 S: Charlotte A Ehrler  
 Vol/Page: 10695/174, Date: 06/13/24, Warranty  
 Mtg: New American Funding \$353,380  
 Use: 4 Bdrm Cape Cod, Lot: 9042sf  
 Prior Sale: \$90,000 (04/99)

**126 CEDAR HILL AVE** ..... \$360,000  
 B: Aleksey Kolyushin  
 S: Ocean 60 LLC  
 Vol/Page: 10694/273, Date: 06/12/24, Warranty  
 Mtg: Plaza Home Mtg \$342,000  
 Use: 3-Family Family Flat, Lot: 4356sf  
 Prior Sale: \$70,350 (03/09)

<b>26 CLARK ST</b> ..... <b>\$560,000</b> B: Zachary A Yochum & Basant M Badr S: William F Flynn & Carrie A Flynn Vol/Page: 10694/177, Date: 06/11/24, Warranty Mtg: Liberty Bk \$448,000 Use: 3 Bdrm Colonial, Lot: 3920sf Prior Sale: \$320,000 (07/18)	<b>139 LAWRENCE ST</b> ..... <b>\$550,000</b> B: Wendell Harp S: Elizabeth N Lowery, Tr for William Edward Cobbett RE Vol/Page: 10695/171, Date: 06/13/24, Trustee Use: 3 Bdrm Colonial, Lot: 725sf Prior Sale: \$372,500 (05/09)	<b>675 TOWNSEND AVE U:157</b> ..... <b>\$350,000</b> B: John E Vidal Sr S: Carol A Falco & Sandra J Somma Vol/Page: 10693/110, Date: 06/10/24, Warranty Mtg: Premia Mortgage LLC \$175,000 Use: 2 Bdrm Condo Prior Sale: \$43,500 (03/97)
<b>531 EDGEWOOD AVE</b> ..... <b>\$490,000</b> B: Vanessa Mckenzie S: Dimitri Gutas & Joanna Gutas Vol/Page: 10693/149, Date: 06/10/24, Warranty Mtg: Navy FCU \$425,000 Use: 2 Bdrm Colonial, Lot: 7405sf Prior Sale: \$292,000 (09/89)	<b>130 MITCHELL DR</b> ..... <b>\$415,000</b> B: Amanda Levi S: Stefan Seittler Vol/Page: 10694/202, Date: 06/11/24, Warranty Mtg: Cross Country Mtg Inc \$373,500 Use: 3 Bdrm Cape Cod, Lot: 7841sf Prior Sale: \$296,000 (01/21)	<b>492 WHITNEY AVE U:3A</b> ..... <b>\$275,000</b> B: Eivis Qenani & Oltion Qenani S: Frances Z Calafiore Vol/Page: 10693/49, Date: 06/10/24, Warranty Mtg: OCMB Inc \$189,000 Use: 1 Bdrm Condo Prior Sale: \$180,000 (12/11)
<b>234 FILLMORE ST</b> ..... <b>\$383,000</b> B: Julio C Suarez S: Panorama Del LLC Vol/Page: 10694/246, Date: 06/12/24, Warranty Mtg: Cross Country Mtg Inc \$287,250 Use: 3-Family Family Flat, Lot: 4356sf Prior Sale: \$93,000 (12/13)	<b>141 NEWHALL ST</b> ..... <b>\$378,000</b> B: Anthony Geritano Jr S: Ernestine Richard Vol/Page: 10693/189, Date: 06/10/24, Warranty Mtg: Norcom Mortgage \$357,000 Use: 2-Family Two Family, Lot: 3700sf Prior Sale: \$175,000 (03/16)	<b>► MORTGAGES</b>
<b>135 FOUNTAIN ST U:B4</b> ..... <b>\$190,000</b> B: Rachel Furey S: Andriy Grynyk Vol/Page: 10695/226, Date: 06/13/24, Warranty Mtg: Mtg Markets CUSO LLC \$60,000 Use: 1 Bdrm Condo Prior Sale: \$100,000 (07/20)	<b>104 NICOLL ST</b> ..... <b>\$565,000</b> B: Gavin Arnold & Caroline Grubbs S: Ann Tramontana Vol/Page: 10694/153, Date: 06/11/24, Warranty Mtg: Liberty Bk \$425,000 Use: 2-Family Two Family, Lot: 6970sf Prior Sale: \$155,000 (09/89)	<b>67 ATWATER ST</b> ..... <b>\$101,500</b> Nigel Lowndes+ from Citizens Bank
<b>42 FRONT ST U:42</b> ..... <b>\$410,000</b> B: Maria J Vega S: Gail B Torresquintero & Martin Torresquintero Vol/Page: 10695/163, Date: 06/13/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$80,000 (03/00)	<b>16 ORCHARD AVE</b> ..... <b>\$355,000</b> B: Joan Maldonado S: Scott M Kapshandy & Evangeline V Kapshandy Vol/Page: 10694/334, Date: 06/12/24, Warranty Mtg: Mortgage Research Ctr \$319,500 Use: 3 Bdrm Cape Cod, Lot: 4792sf Prior Sale: \$238,000 (07/20)	<b>96 BARCLAY ST</b> ..... <b>\$100,000</b> 96 Barclay LLC+ from Worldwide Classic Car
<b>52 FRONT ST U:52</b> ..... <b>\$171,000</b> B: Connor Dunn & Patricia Dunn S: Linda M Vannoni Vol/Page: 10693/73, Date: 06/10/24, Warranty Mtg: Rocket Mortgage LLC \$157,700 Use: 2 Bdrm Condo Prior Sale: \$114,000 (10/03)	<b>289 QUINNIPIAC AVE</b> ..... <b>\$400,000</b> B: Journey House LLC S: 12 Forest Hills LLC Vol/Page: 10695/271, Date: 06/14/24, Warranty Mtg: Liberty Bk \$300,000 Use: Commercial Building, Lot: 6524sf Prior Sale: \$150,000 (03/15)	<b>100 BARCLAY ST</b> ..... <b>\$100,000</b> 96 Barclay LLC+ from Worldwide Classic Car
<b>258 GRAND AVE</b> ..... <b>\$550,000</b> B: Zs Property LLC S: New Grand LLC Vol/Page: 10694/53, Date: 06/11/24, Warranty Mtg: Wells Fargo Bank \$500,000 Use: Commercial Building, Lot: 5776sf Prior Sale: \$25,000 (02/08)	<b>750 QUINNIPIAC AVE U:3</b> ..... <b>\$310,000</b> B: Paul Dauriac & Wittipa Dauriac S: Haleh Shafaie Vol/Page: 10694/298, Date: 06/12/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$339,000 (08/06)	<b>186 BEACON AVE</b> ..... <b>\$6,438,000</b> Bentzy Iv De LLC+ from Encore SFR Finance LLC
<b>1 HUGHES PL U:3</b> ..... <b>\$332,500</b> B: Kevin Song & Amy Cheung S: Sean Gerrity Vol/Page: 10694/29, Date: 06/11/24, Warranty Mtg: Total Mtg Svcs \$243,750 Use: 1 Bdrm Condo Prior Sale: \$321,000 (06/22)	<b>26 RUBY ST</b> ..... <b>\$430,000</b> B: Naraya Price S: Douglas A Knapp Vol/Page: 10693/319, Date: 06/11/24, Warranty Mtg: US Bank NA \$344,000 Use: 3 Bdrm Colonial, Lot: 6098sf Prior Sale: \$280,000 (07/06)	<b>183 BORRMANN RD</b> ..... <b>\$3,263,000</b> Mt New Haven X De LLC+ from Encore SFR Finance LLC
<b>44 HURLBURT ST</b> ..... <b>\$380,000</b> B: Felicity Rentals LLC S: Linato Delaware LLC Vol/Page: 10695/143, Date: 06/13/24, Warranty Mtg: Lima One Capital LLC \$304,000 Use: 3-Family Family Flat, Lot: 3485sf Prior Sale: \$100,000 (12/13)	<b>50 SHERLAND AVE</b> ..... <b>\$300,000</b> B: Jordan Levin & Kathryn Cupo S: Mary A Davis Vol/Page: 10693/173, Date: 06/10/24, Warranty Mtg: Cross Country Mtg Inc \$285,000 Use: 3 Bdrm Colonial, Lot: 8712sf Prior Sale: \$108,299 (07/02)	<b>61 BREWSTER ST</b> ..... <b>\$6,438,000</b> Bentzy Iv De LLC+ from Encore SFR Finance LLC
<b>114 LAMBERTON ST</b> ..... <b>\$215,000</b> B: Franklin Carabajo & Lourdes Carabajo S: Ilyssa Delgado Vol/Page: 10693/139, Date: 06/10/24, Warranty Use: 3 Bdrm Colonial, Lot: 2178sf Prior Sale: \$68,900 (11/87)	<b>155 TOWNSEND AVE</b> ..... <b>\$330,000</b> B: Klugkatz LLC S: Michael E Perry Vol/Page: 10695/268, Date: 06/14/24, Warranty Use: 4 Bdrm Colonial, Lot: 13504sf Prior Sale: \$235,000 (10/03)	<b>141 BUTLER ST</b> ..... <b>\$5,500,000</b> Happy Days Hldg LLC+ from Patriot Holdings LLC

<b>43 DICKERMAN ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>370 DIXWELL AVE.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>457 EDGEWOOD AVE.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>351 ELLSWORTH AVE.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>351 ELLSWORTH AVE.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>351 ELLSWORTH AVE.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>134 FAIRMONT AVE.....</b>	<b>\$171,000</b>
Virgilio Guerrero+ from Sikorsky Financial Credit	
<b>23 FARRAN AVE U:4.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>217 FARRAN AVE.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>367 FERRY ST.....</b>	<b>\$1,245,000</b>
Fair Hill Ventures LLC+ from 360 Federal Credit Un	
<b>125 FILLMORE ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>26 FOX ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>471 FOXON BLVD.....</b>	<b>\$1,150,000</b>
Blendeh P Collins-Smith+ from Digital Federal Cred	
<b>192 GANDO DR.....</b>	<b>\$13,058</b>
Lameik Seldon-Black+ from USA Housing and Urban De	
<b>152 GREENWOOD ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>278 HALLOCK AVE.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>102 HAVEN ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>129 HAVEN ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>68 HAZEL ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>69 HENRY ST.....</b>	<b>\$1,000,000</b>
Capital Hldg Nh LLC+ from BVT Iska LLC	
<b>43 HOUSTON ST.....</b>	<b>\$1,245,000</b>
Fair Hill Ventures LLC+ from 360 Federal Credit Un	
<b>81 HOUSTON ST.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>443 HOWARD AVE.....</b>	<b>\$1,245,000</b>
Fair Hill Ventures LLC+ from 360 Federal Credit Un	
<b>630 HOWARD AVE.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>44 HURLBURT ST.....</b>	<b>\$304,000</b>
Felicity Rentals LLC+ from Lima One Capital LLC	
<b>126 HYDE ST.....</b>	<b>\$100,000</b>
Gary J Limitone+ from M&T Bank NA	
<b>28 JUDITH TER.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>93 LILAC ST.....</b>	<b>\$40,000</b>
Dawn Taylor-Groom+ from M&T Bank NA	
<b>94 LILAC ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>224 LLOYD ST.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>257 LOMBARD ST.....</b>	<b>\$279,500</b>
81 Housing LLC+ from RCN Capital LLC	
<b>259 LOMBARD ST.....</b>	<b>\$279,500</b>
81 Housing LLC+ from RCN Capital LLC	
<b>44 LONG HILL TER.....</b>	<b>\$20,726</b>
Theresa Morant+ from USA Housing and Urban Develop	
<b>212 MAIN ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>49 MALTBY ST.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>16 MARKET ST.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	

<b>8 N BANK ST.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>119 NEWHALL ST.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>141 NEWHALL ST.....</b>	<b>\$15,000</b>
Anthony Geritano Jr+ from Connecticut Housing Fina	
<b>121 ORCHARD ST.....</b>	<b>\$1,000,000</b>
Capital Hldg Nh LLC+ from BVT Iska LLC	
<b>662 ORCHARD ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>11 PAGE ST.....</b>	<b>\$5,708</b>
Felix Hernandez+ from USA Housing and Urban Develo	
<b>104 POPLAR ST.....</b>	<b>\$5,516</b>
Jayuan L Carter+ from USA Housing and Urban Develo	
<b>539 QUINNIPIAC AVE.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>161 ROSETTE ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>215 ROSETTE ST.....</b>	<b>\$72,000</b>
215 Rosette LLC+ from Cliffco Inc	
<b>252 SHEFFIELD AVE.....</b>	<b>\$1,000,000</b>
Capital Hldg Nh LLC+ from BVT Iska LLC	
<b>170 SHORT BEACH RD.....</b>	<b>\$1,245,000</b>
Fair Hill Ventures LLC+ from 360 Federal Credit Un	
<b>68 SPRING ST.....</b>	<b>\$2,177,000</b>
Bentzy V De LLC+ from Encore SFR Finance LLC	
<b>135 SPRING ST.....</b>	<b>\$1,245,000</b>
Fair Hill Ventures LLC+ from 360 Federal Credit Un	
<b>1376 STATE ST.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>60 TERRACE ST.....</b>	<b>\$100,000</b>
ADV Properties LLC+ from Tony Kepano	
<b>188 THOMPSON ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>19 TRUMAN ST.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>19 TRUMAN ST.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>19 TRUMAN ST.....</b>	<b>\$3,500,000</b>
19 Truman Hldg LLC+ from Encore SFR Finance LLC	
<b>267 W HAZEL ST.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>653 WASHINGTON AVE.....</b>	<b>\$210,000</b>
Leon C Smith+ from Deephaven Mtg Lic	
<b>787 WHITNEY AVE.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>11 WILLIS ST.....</b>	<b>\$3,263,000</b>
Mt New Haven X De LLC+ from Encore SFR Finance LLC	
<b>45 WILLIS ST.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>657 WINCHESTER AVE.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>722 WINCHESTER AVE.....</b>	<b>\$6,438,000</b>
Bentzy Iv De LLC+ from Encore SFR Finance LLC	
<b>51 WINTHROP AVE.....</b>	<b>\$5,500,000</b>
Happy Days Hldg LLC+ from Patriot Holdings LLC	
<b>24 WOODWARD AVE U:1.....</b>	<b>\$120,000</b>
Laima Reiss+ from United Wholesale Mortgage	
<b>53 WOOLSEY ST.....</b>	<b>\$202,500</b>
Blendeh P Collins-Smith+ from Deephaven Mtg Lic	

## NORTH BRANFORD

**TOWN CLERK:LISA A. VALENTI**  
909 Foxon Rd, North Branford, CT, 06472  
Phone:203-484-6015

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	49
Median Price	\$325,000	\$420,000

## ► REAL ESTATE SALES

**1571 MIDDLETOWN AVE.....** **\$540,000**  
B: Carol Sadlowski & Stanley Sadlowski  
S: Cynthia Randolph  
Vol/Page: 549/575, Date: 06/11/24, Warranty  
Mtg: Paramount Res Mtg Gp \$375,000  
Use: 3 Bdrm Cape Cod, Lot: 54886sf  
Prior Sale: \$300,000 (05/13)

## ► MORTGAGES

<b>9 CIRCLE DR.....</b>	<b>\$255,000</b>
Donald Aguzzi Jr+ from Rocket Mortgage	
<b>E MAIN ST.....</b>	<b>\$288,073</b>
William C Vanwilgen+ from Farm Credit East ACA	
<b>15 FOX HILL DR.....</b>	<b>\$100,000</b>
Salvatore Rizzo Jr+ from Citizens Bank	
<b>3 FOXON RD.....</b>	<b>\$1,500,000</b>
Ds Re Holdings LLC+ from Liberty Bank	
<b>3 FOXON RD.....</b>	<b>\$750,000</b>
Ds Re Holdings LLC+ from Liberty Bank	
<b>1789 FOXON RD U:2B.....</b>	<b>\$125,000</b>
Richard Valentino+ from Hometown Equity Mtg	
<b>3 LONGO RD.....</b>	<b>\$58,000</b>
Elisabetta T Stowe+ from Connex Credit Union	
<b>3 LONGO RD.....</b>	<b>\$100,000</b>
Elisabetta T Stowe+ from Connex Credit Union	
<b>2081 MIDDLETOWN AVE.....</b>	<b>\$212,000</b>
Kamekona LLC+ from Global Funding Group	
<b>100 SHAW RD.....</b>	<b>\$1,500,000</b>
Ds Re Holdings LLC+ from Liberty Bank	
<b>100 SHAW RD.....</b>	<b>\$750,000</b>
Ds Re Holdings LLC+ from Liberty Bank	
<b>51 VALLEY RD.....</b>	<b>\$288,073</b>
William C Vanwilgen+ from Farm Credit East ACA	
<b>19 VENTA DR.....</b>	<b>\$25,000</b>
Bernadette Libero+ from Paul L Maresca	

## NORTH HAVEN

**TOWN CLERK:J. STACEY YARBROUGH**  
18 Church Street, North Haven, CT, 06473  
Phone:203-239-5321

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	75
Median Price	\$381,500	\$425,000

## ► REAL ESTATE SALES

<b>110 BLAKESLEE AVE.....</b>	<b>\$415,000</b>
B: Veronica M Pereira	
S: Harry S Burke	
Vol/Page: 1083/149, Date: 06/13/24, Warranty	
Mtg: Huntington Natl Bank \$365,000	
Use: 3 Bdrm Split Level, Lot: 20038sf	
Prior Sale: \$315,000 (05/06)	
<b>145 KINGS HWY.....</b>	<b>\$750,000</b>
B: Brian Gallini & Elizabeth E Gallini	
S: Krista Polinsky	
Vol/Page: 1083/177, Date: 06/14/24, Warranty	
Mtg: Primelending \$350,000	
Use: 4 Bdrm Ranch, Lot: 50094sf	
Prior Sale: \$469,000 (09/07)	
<b>45 POND HILL RD U:2.....</b>	<b>\$375,000</b>
B: Lcm Properties LLC	
S: Matthew Prete & Elizabeth Prete	
Vol/Page: 1083/201, Date: 06/14/24, Warranty	
Mtg: Sik Capital Lic \$283,250	
Use: Condo	



- 45 POND HILL RD U:3** ..... **\$375,000**  
 B: Lcm Properties LLC  
 S: Matthew Prete & Elizabeth Prete  
 Vol/Page: 1083/201, Date: 06/14/24, Warranty  
 Mtg: Silk Capital Llc \$283,250  
 Use: Condo
- 45 POND HILL RD U:4** ..... **\$375,000**  
 B: Lcm Properties LLC  
 S: Matthew Prete & Elizabeth Prete  
 Vol/Page: 1083/201, Date: 06/14/24, Warranty  
 Mtg: Silk Capital Llc \$283,250  
 Use: Condo
- 115 STANDISH AVE**..... **\$360,000**  
 B: James Longo  
 S: Nancy A Manns  
 Vol/Page: 1083/42, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 6534sf  
 Prior Sale: \$167,000 (07/04)
- 116 WAYLAND ST** ..... **\$362,500**  
 B: Stephen M Garrett & Rebecca J Garrett  
 S: Frank A Colangelo & Patricia F Colangelo  
 Vol/Page: 1083/67, Date: 06/11/24, Warranty  
 Mtg: Fairway Ind Mtg \$374,462  
 Use: 3 Bdrm Colonial, Lot: 6534sf

► **MORTGAGES**

- 4 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 5 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 8 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 9 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 12 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 13 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 16 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 17 JUNE DR** ..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 18 LAWNCREST DR**..... **\$100,000**  
 Erik Lee+ from Bank of America NA
- 763 MIDDLETOWN AVE** ..... **\$89,600**  
 Christine B Bottone+ from TD Bank NA
- 26 NETTLETON AVE** ..... **\$55,000**  
 Aris Mier Jr+ from Nutmeg State Financial Credit U
- 439 POOL RD**..... **\$7,878**  
 Scott Osborne+ from USA Housing and Urban Developm
- 67 RIMMON RD** ..... **\$110,000**  
 Michael Bartunek+ from Bank of America NA
- 23 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 27 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 28 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 31 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 32 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 35 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 36 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 40 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC
- 44 TIMOTHY DR**..... **\$7,400,000**  
 94 Warner Assoc LLC+ from SHC Lending LLC

**ORANGE**

**TOWN CLERK:MARY SHAW**

617 Orange Center Rd, Orange, CT, 06477  
 Phone:203-891-4730

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	30
Median Price	\$524,000	\$557,000

► **REAL ESTATE SALES**

- 637 AVON DR** ..... **\$318,301**  
 B: Avantika H Patel & Hiteshkumar H Patel  
 S: Daxa Patel  
 Vol/Page: 730/976, Date: 06/14/24, Warranty  
 Mtg: Citadel Servicing \$237,200  
 Use: 2 Bdrm Ranch, Lot: 31799sf  
 Prior Sale: \$290,000 (12/03)
- 271 CURRIER DR**..... **\$689,000**  
 B: Kevin Burton & Maria Burton  
 S: Sharon R Gaynor  
 Vol/Page: 730/955, Date: 06/13/24, Warranty  
 Mtg: Pentagon FCU \$630,000  
 Use: 4 Bdrm Colonial, Lot: 40511sf  
 Prior Sale: \$237,000 (08/93)
- 324 DOGBURN LN** ..... **\$465,000**  
 B: Andrea Dealmedia & Stephen Ostafin  
 S: Xin Zhang  
 Vol/Page: 730/919, Date: 06/13/24, Warranty  
 Mtg: Primelending \$420,488  
 Use: 2 Bdrm Cape Cod, Lot: 30056sf  
 Prior Sale: \$375,000 (07/23)
- 366 HILLTOP RD**..... **\$652,000**  
 B: Douglas R Bortzfield & Amy E Bortzfield  
 S: Martin W Meyer & Down M Meyer  
 Vol/Page: 730/891, Date: 06/11/24, Warranty  
 Mtg: Guaranteed Rate Affin \$182,500  
 Use: 4 Bdrm Ranch, Lot: 42253sf
- 580 STONE HILL DR**..... **\$652,500**  
 B: Patricia Butler  
 S: David K Maus & Sintia P Maus  
 Vol/Page: 730/938, Date: 06/13/24, Warranty

► **MORTGAGES**

- 637 AVON DR** ..... **\$237,200**  
 Avantika H Patel+ from Citadel Servicing
- 271 CURRIER DR**..... **\$630,000**  
 Maria Burton+ from Pentagon Federal Credit Union
- 324 DOGBURN LN** ..... **\$420,488**  
 Andrea Dealmeida+ from Primelending
- 366 HILLTOP RD**..... **\$182,500**  
 Douglas R Bortzfield+ from Guaranteed Rate Affinit
- 830 HOLLYHOCK LN**..... **\$68,000**  
 Daniel E Talaniec+ from Carrington Mortgage Servic
- 3 RED CEDAR RD U:3**..... **\$25,100**  
 Robert F Mccorkle+ from Connex Credit Union
- 695 WHEELERS FARM RD** ..... **\$848,000**  
 Brian Cleveland+ from Chelsea Groton Bank

**OXFORD**

**TOWN CLERK:MARGARET A WEST**

486 Oxford Rd, Oxford, CT, 06478  
 Phone:203-828-6602

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	28
Median Price	\$426,500	\$473,000

► **REAL ESTATE SALES**

- 297 LOUGHLIN RD**..... **\$100,000**  
 B: Pace Home Buyers LLC  
 S: Peter J Pace  
 Vol/Page: 472/1230, Date: 06/10/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 63162sf  
 Prior Sale: \$188,000 (04/01)
- 297 LOUGHLIN RD**..... **\$137,000**  
 B: Ct Assets 2 LLC  
 S: Pace Home Buyers LLC  
 Vol/Page: 472/1233, Date: 06/10/24, Warranty  
 Mtg: Signature Lending LLC \$125,000  
 Use: 4 Bdrm Colonial, Lot: 63162sf  
 Prior Sale: \$100,000 (06/24)
- 948 MACKENZIE LN U:948**..... **\$760,000**  
 B: George D Lawrence & Jane F Lawrence  
 S: Thomas Cicale & Eileen Cicale  
 Vol/Page: 472/1194, Date: 06/10/24, Warranty  
 Mtg: Guaranteed Rate Inc \$615,600  
 Use: Residential Open Land  
 Prior Sale: \$754,125 (11/23)
- 4 WYCHWOOD LN**..... **\$765,000**  
 B: Jean Vrine & Daena Delille  
 S: Amet Zulali  
 Vol/Page: 472/1140, Date: 06/10/24, Warranty  
 Mtg: Mid-Island Mortgage C \$726,750  
 Use: 3 Bdrm Colonial, Lot: 68825sf

► **MORTGAGES**

- 171 GOVERNORS HILL RD** ..... **\$40,000**  
 Alison A Piccirillo+ from Sikorsky Financial Credi
- 33 N MARK DR** ..... **\$165,000**  
 Susan Stjacques+ from Webster Bank
- 35 PUNKUP RD** ..... **\$117,300**  
 Melanie Rivera-Billie+ from M&T Bank NA

**PROSPECT**

**TOWN CLERK:MICHELLE LISOWSKI**

36 Center St, Prospect, CT, 06712  
 Phone:203-758-4461

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	30
Median Price	\$383,000	\$382,500

► **MORTGAGES**

- 4 AMBER CT** ..... **\$90,000**  
 Paul F Lukas Jr+ from Ion Bank
- 11 CAMBRIDGE DR** ..... **\$225,000**  
 Nicole Salvatore+ from Thomaston Savings Bank
- 31 COLONIAL DR**..... **\$110,000**  
 Susan M Armstrong+ from Connex Credit Union
- 190 COOK RD**..... **\$92,000**  
 Darlene Passapera+ from American Eagle Financial C
- 439 MATTHEW ST** ..... **\$150,000**  
 George Constanti+ from Connex Credit Union
- 82 SALEM RD** ..... **\$70,000**  
 Harry F Coughlan+ from Discover Bank
- 6 TIMBER HILL RD** ..... **\$76,000**  
 Stephen Caruso+ from Ion Bank
- 29 WOODCREST DR** ..... **\$50,000**  
 Lynn Bertuca+ from Sikorsky Financial Credit Union

# SEYMOUR

**TOWN CLERK:LIANNA MCMURRAY**  
 1 1st St, Seymour, CT, 06483  
 Phone:203-888-0519

## MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	40
Median Price	\$343,000	\$373,500

## ► REAL ESTATE SALES

- 38 BIRCHWOOD RD..... \$75,000**  
 B: Christopher D Michaels  
 S: David Michaels  
 Vol/Page: 636/587, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 15000sf
- 17 BISSELL PL..... \$515,000**  
 B: Shafiq Ahmed  
 S: Karen Kalagian  
 Vol/Page: 636/789, Date: 06/14/24, Warranty  
 Mtg: Harinder Johar \$386,000  
 Use: 3 Bdrm Colonial, Lot: 29326sf  
 Prior Sale: \$300,000 (07/14)
- 40 BUCKINGHAM RD..... \$400,000**  
 B: Andrew J Maciejczyk & Keelyn Kekac  
 S: Kelly A Lampart & Patrick E Lampart  
 Vol/Page: 636/631, Date: 06/12/24, Warranty  
 Mtg: Total Mtg Svcs \$386,650  
 Use: 3 Bdrm Ranch, Lot: 37462sf  
 Prior Sale: \$240,000 (09/18)
- LANTERN DR ..... \$546,000**  
 B: Rebecca Zwally, Tr for Constance D Lasky T  
 S: William D Baxter & Gail H Baxter  
 Vol/Page: 636/602, Date: 06/10/24, Warranty
- 44 MAIDEN LN..... \$310,000**  
 B: Ping Chen  
 S: Tadd A Naramore  
 Vol/Page: 636/607, Date: 06/11/24, Warranty  
 Mtg: Milford Bank \$200,000  
 Use: 2 Bdrm Colonial, Lot: 156741sf  
 Prior Sale: \$115,000 (08/99)
- 19 PARAMOUNT DR..... \$550,000**  
 B: Amaey J Mundkur & Karen E Stangl  
 S: Ryan Pereiras & Isabel Degouveia  
 Vol/Page: 636/568, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$385,000  
 Use: 3 Bdrm Raised Ranch, Lot: 24970sf  
 Prior Sale: \$315,000 (03/17)
- 14 RIMMON ST..... \$160,000**  
 B: Susan Hotchkiss  
 S: Evangelical Bapt Chrch Of  
 Vol/Page: 636/550, Date: 06/10/24, Warranty  
 Mtg: Provost Capital LLC \$180,000  
 Use: 3 Bdrm Cape Cod, Lot: 10454sf
- 711 S MAIN ST ..... \$1,425,000**  
 B: Amy Moretti  
 S: Valley Lock Up LLC  
 Vol/Page: 636/670, Date: 06/12/24, Warranty
- 16 SMITH ST..... \$900,000**  
 B: Seymour Holdings LLC  
 S: Bladens Ridge LLC  
 Vol/Page: 636/749, Date: 06/13/24, Warranty  
 Use: Accessory Land Improved, Lot: 41958sf  
 Prior Sale: \$495,000 (12/20)
- 17 SMITH ST..... \$900,000**  
 B: Seymour Holdings LLC  
 S: Bladens Ridge LLC  
 Vol/Page: 636/749, Date: 06/13/24, Warranty  
 Use: Residential Open Land, Lot: 21485sf  
 Prior Sale: \$320,000 (11/14)

**20 SPRING ST..... \$900,000**  
 B: Seymour Holdings LLC  
 S: Bladens Ridge LLC  
 Vol/Page: 636/749, Date: 06/13/24, Warranty  
 Use: Residential Open Land, Lot: 356461sf  
 Prior Sale: \$798,000 (12/20)

## ► MORTGAGES

- 11 MOSS AVE..... \$252,000**  
 Holly E Gaydos+ from Rocket Mortgage
- 24 ROSKO ST ..... \$108,000**  
 Samuel Paternoster+ from Healthcare Financial Fede
- 711-A S MAIN ST ..... \$1,129,182**  
 755 South Main LLC+ from Ion Bank
- 711-A S MAIN ST ..... \$429,000**  
 755 South Main LLC+ from Community Investment Corp
- 17 SHARI DR..... \$250,000**  
 John D Popik+ from Bank of America NA

# SOUTHBURY

**TOWN CLERK:ALICE MAISANO**  
 501 Main St S, Southbury, CT, 06488  
 Phone:203-262-0657

## MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	41
Median Price	\$506,250	\$585,000

## ► REAL ESTATE SALES

- 102 COOPER HILL RD ..... \$700,000**  
 B: Aaron Velez & Jenna Velez  
 S: Robert J Deridder, Tr for Robert J Deridder Lt  
 Vol/Page: 770/384, Date: 06/11/24, Trustee  
 Mtg: Prosperity Home Mtg \$500,000  
 Use: 4 Bdrm Colonial, Lot: 115870sf  
 Prior Sale: \$260,000 (11/95)
- 340 HERITAGE VLG U:B ..... \$247,000**  
 B: William P Galligan Jr & Mary J Galligan  
 S: Robert H Scarlett Jr & Sharon C Scarlett  
 Vol/Page: 770/620, Date: 06/14/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$160,000 (09/22)
- 677 HERITAGE VLG U:B ..... \$480,000**  
 B: Colleen Mcleod  
 S: Hv Properties LLC  
 Vol/Page: 770/403, Date: 06/11/24, Warranty  
 Mtg: Rocket Mortgage LLC \$155,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$310,000 (11/23)
- 999 HERITAGE VLG U:B ..... \$375,000**  
 B: William J Wright Sr & Dorothy L Wright  
 S: Roberta E Hagstrom  
 Vol/Page: 770/598, Date: 06/14/24, Warranty  
 Mtg: Prosperity Home Mtg \$240,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$199,500 (09/12)
- 60 PASCOE DR ..... \$565,000**  
 B: Andrew N Kennedy & Rebecca A Kennedy  
 S: Gregory J Boynton & Dana L Boynton  
 Vol/Page: 770/440, Date: 06/11/24, Warranty  
 Mtg: Total Mtg Svcs \$452,000  
 Use: Residential-Multiple Bldgs, Lot: 34848sf  
 Prior Sale: \$385,000 (12/18)
- 261 ROYAL COACH LN..... \$777,000**  
 B: Giovana F Ramos & Jefferson F Ramos  
 S: Lsf9 Master Part T & Us Bank TNa Tr  
 Vol/Page: 770/478, Date: 06/11/24, Warranty  
 Mtg: Fairway Ind Mtg \$699,300  
 Use: 4 Bdrm Colonial, Lot: 160301sf

**143 WESTENHOOK TER ..... \$852,655**  
 B: Mark Brundage & Natalie Starling  
 S: Reto K Meier & Helga C Lavan  
 Vol/Page: 770/542, Date: 06/13/24, Warranty  
 Mtg: JPMorgan Chase Bank \$511,593  
 Use: 3 Bdrm Cape Cod, Lot: 196020sf  
 Prior Sale: \$715,900 (10/21)

## ► MORTGAGES

- 350 BERKSHIRE RD ..... \$30,000**  
 C L Fawcett-Moronta+ from FD Community Federal Cre
- 16 COUGHLIN DR..... \$21,205**  
 Brian Burke+ from Figure Lending LCC
- 37 COUNTRY WOODS LN..... \$544,000**  
 Kristin L Okesson+ from Guaranteed Rate Affinity L
- 118 HERITAGE VLG U:A ..... \$226,421**  
 Pamela Amodeo+ from Teresa Franckhauser T
- 152 HERITAGE VLG U:A ..... \$16,000**  
 Christine Divenere+ from First Bristol FCU
- 234 HERITAGE VLG U:D ..... \$50,000**  
 Debbra Minasi+ from Webster Bank
- 698 KETTLETOWN RD ..... \$125,000**  
 Joseph R Coates+ from Manufacturers and Traders Tr
- 1550 KETTLETOWN RD ..... \$280,000**  
 Alma Najte+ from Thomaston Savings Bank
- 54 LAKEMERE DR ..... \$37,700**  
 Suzanne Woods+ from Equity Resources Ohio
- 27 LANTERN PARK LN N ..... \$100,000**  
 Bounthiene Simone+ from Union Savings Bank
- 214 LUM LOT RD..... \$214,000**  
 Joshua T Stevens+ from Savings Bank of Danbury
- 44 SLEEPY HOLLOW RD ..... \$170,000**  
 Alpha Services LLC+ from Igor Yusupov

# WALLINGFORD

**TOWN CLERK:KRISTEN PANZO**  
 45 South St, Wallingford, CT, 06492  
 Phone:203-294-2145

## MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	85
Median Price	\$326,000	\$370,000

## ► REAL ESTATE SALES

- 47 COOPER AVE ..... \$335,000**  
 B: Donna Joyce  
 S: Francesco Capasso  
 Vol/Page: 1724/120, Date: 06/11/24, Warranty  
 Mtg: Cornerstone Bank \$235,000  
 Use: 3 Bdrm Ranch, Lot: 10501sf  
 Prior Sale: \$250,000 (02/24)
- 324 IVY ST ..... \$355,000**  
 B: Kaylee Ciolino & Michael Solano  
 S: Leanna Vargas  
 Vol/Page: 1724/92, Date: 06/10/24, Warranty  
 Mtg: Fairway Ind Mtg \$319,500  
 Use: 2 Bdrm Conventional, Lot: 7950sf  
 Prior Sale: \$295,000 (08/22)
- 27 MULLIGAN DR U:27 ..... \$635,000**  
 B: Paul A Monaco & Rosalie Monaco  
 S: Mary C Schnabel  
 Vol/Page: 1724/276, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Condo  
 Prior Sale: \$560,000 (08/14)
- 3 PAULINE CT ..... \$700,000**  
 B: Hector A Lucero Lucero & Angelina G Salas  
 S: Robert E Bienstock & Eder O Errechin  
 Vol/Page: 1724/239, Date: 06/14/24, Warranty  
 Mtg: First Natl Bk \$560,000  
 Use: 3 Bdrm Colonial, Lot: 54886sf  
 Prior Sale: \$542,000 (08/19)

**48 PUTTER DR U:48** ..... **\$178,000**  
 B: Raymond M Bibisi & Raneer Bibisi  
 S: Charles Spinaci  
 Vol/Page: 1724/188, Date: 06/13/24, Warranty  
 Mtg: United Wholesale Mtg \$142,400  
 Use: 2 Bdrm Condo  
 Prior Sale: \$161,500 (08/09)

**119 STAFFORDSHIRE COMMONS DR U:119** ..... **\$238,000**  
 B: Dian J Jiang & Zhen Y Lai  
 S: Paul Cohen  
 Vol/Page: 1724/141, Date: 06/11/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$178,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$115,000 (11/01)

► **FORECLOSURE DEEDS**

**261 S CHERRY ST** ..... **\$325,000**  
 B: Michael Justo & Jenna Tasse  
 S: Nationstar Mortgage & Maria Ramirez  
 Vol/Page: 1722/521, Date: 05/03/24, Committee  
 Use: 2-Family Family Flat, Lot: 6200sf  
 Prior Sale: \$290,000 (10/05)

► **MORTGAGES**

**27 APPLE TREE LN**..... **\$83,153**  
 Salvatore Lupo+ from Amerisave Mortgage Corporatio

**21 AUDETTE DR**..... **\$62,000**  
 Margaret A Knight+ from Cornerstone Community Fede

**5 BARTHLOMEW LN**..... **\$125,000**  
 Dustin R Markar+ from Webster Bank

**32 COLONIAL LN** ..... **\$58,000**  
 Nicholas T Romano+ from Carrington Mortgage Servic

**867 DURHAM RD**..... **\$52,000**  
 Michael Walton+ from Seasons Federal Credit Union

**72 GROVE ST**..... **\$30,000**  
 Lucy Simmons+ from M&T Bank NA

**31 JAMESTOWN CIR**..... **\$60,000**  
 Robert Oneill+ from Connex Credit Union

**17 SUNNY ACRES**..... **\$60,000**  
 Pamela Longo+ from Michael L Looney

**38 TANKWOOD RD**..... **\$50,000**  
 Walter E Salazar+ from Liberty Bank

**WATERBURY**

**TOWN CLERK:ANTOINETTE SPINELLI**

235 Grand St, FL 1, Waterbury, CT, 06705  
 Phone:203-574-6809

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	305	225
Median Price	\$229,000	\$250,000

► **REAL ESTATE SALES**

**209 ACADEMY AVE**..... **\$225,000**  
 B: Robert Montini  
 S: 209 Act LLC  
 Vol/Page: 8889/276, Date: 06/13/24, Warranty  
 Mtg: Wells Fargo Bank \$180,000  
 Use: 4 Bdrm Cape Cod, Lot: 4792sf  
 Prior Sale: \$38,400 (05/12)

**97 ALBERTA ST**..... **\$320,000**  
 B: Cerita Wright  
 S: Everstar LLC  
 Vol/Page: 8890/150, Date: 06/14/24, Warranty  
 Mtg: Windsor Federal Bank \$304,000  
 Use: 3 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$158,100 (05/23)

**57 ALDER ST** ..... **\$128,000**  
 B: Next Generation Contracto  
 S: Plaza Home Mortgage Inc  
 Vol/Page: 8889/173, Date: 06/12/24, Warranty  
 Mtg: Global Funding Grp \$215,000  
 Use: 2 Bdrm Cape Cod, Lot: 5663sf  
 Prior Sale: \$131,401 (08/22)

**135 BUCKS HILL RD U:12** ..... **\$194,000**  
 B: Thomas J Lovell 2nd  
 S: Patrick Mcclellan  
 Vol/Page: 8887/278, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$177,025  
 Use: 2 Bdrm Condo  
 Prior Sale: \$134,900 (12/07)

**70 CHRISTIAN HILL RD** ..... **\$210,000**  
 B: M&a Re Holdings LLC  
 S: Paul Atala  
 Vol/Page: 8888/87, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 7841sf  
 Prior Sale: \$95,000 (03/08)

**108 CRESTWOOD AVE** ..... **\$315,000**  
 B: 108 Crestwood LLC  
 S: Rosa M Baldino  
 Vol/Page: 8890/291, Date: 06/14/24, Warranty  
 Mtg: Citibank Na \$220,500  
 Use: 3 Bdrm Cape Cod, Lot: 7841sf  
 Prior Sale: \$139,900 (08/14)

**99 DEERFIELD AVE** ..... **\$290,000**  
 B: Vincent Calandra  
 S: Invest Realty LLC  
 Vol/Page: 8891/7, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 9583sf  
 Prior Sale: \$180,000 (03/24)

**71 HILLSIDE AVE** ..... **\$290,000**  
 B: Margarita Liriano  
 S: Wtby 5 Development LLC  
 Vol/Page: 8888/174, Date: 06/11/24, Warranty  
 Use: 2-Family Two Family, Lot: 2614sf  
 Prior Sale: \$18,000 (03/10)

**380 HITCHCOCK RD U:25**..... **\$260,000**  
 B: Dale Sommers  
 S: Timothy Bollard & Darcy Bollard  
 Vol/Page: 8890/51, Date: 06/13/24, Warranty  
 Mtg: United Wholesale Mtg \$172,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$124,900 (06/89)

**380 HITCHCOCK RD U:42**..... **\$230,000**  
 B: Adam Guetersloh  
 S: Jaimie C Hinton  
 Vol/Page: 8889/116, Date: 06/12/24, Warranty  
 Mtg: Cross Country Mtg Inc \$223,100  
 Use: 2 Bdrm Condo  
 Prior Sale: \$91,000 (02/18)

**66 HOLMES AVE**..... **\$800,000**  
 B: Libti Sldmb LLC  
 S: Holmes Avenue LLC  
 Vol/Page: 8890/22, Date: 06/13/24, Warranty  
 Mtg: Holmes Avenue Llc \$550,000  
 Use: Rooming/Boarding House, Lot: 6534sf  
 Prior Sale: \$190,000 (11/98)

**74 HOLMES AVE**..... **\$800,000**  
 B: Libti Sldmb LLC  
 S: Holmes Avenue LLC  
 Vol/Page: 8890/22, Date: 06/13/24, Warranty  
 Mtg: Holmes Avenue Llc \$550,000  
 Use: Apartment Building, Lot: 7841sf

**12 IRION ST** ..... **\$350,000**  
 B: Mario Morocho & Milton Sibri  
 S: Anllely Mejia  
 Vol/Page: 8890/105, Date: 06/14/24, Warranty  
 Mtg: United Wholesale Mtg \$304,000  
 Use: 2-Family Two Family, Lot: 4792sf  
 Prior Sale: \$35,000 (08/17)

**20 IRION ST** ..... **\$370,000**  
 B: Manuel Q Chima & Maria P Zhinin  
 S: 20 Irion LLC  
 Vol/Page: 8890/265, Date: 06/14/24, Warranty  
 Mtg: LoanDepot.Com \$277,500  
 Use: 3-Family Mlti-Unt Blg, Lot: 4356sf  
 Prior Sale: \$187,500 (06/21)

**23 IVES ST** ..... **\$155,000**  
 B: Tirrell Williams  
 S: 154 Hill St LLC  
 Vol/Page: 8889/191, Date: 06/12/24, Warranty  
 Mtg: Total Mtg Svcs \$152,192  
 Use: 2 Bdrm Townhouse, Lot: 1307sf  
 Prior Sale: \$43,000 (06/23)

**635 LAKESIDE BLVD W** ..... **\$350,000**  
 B: Heriberto Guzman & Juana D Guzman  
 S: John M Dawson & Farrah D Dawson  
 Vol/Page: 8888/19, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$350,000  
 Use: 3 Bdrm Raised Ranch, Lot: 12632sf  
 Prior Sale: \$199,000 (06/09)

**111 LONG HILL RD** ..... **\$215,000**  
 B: Alejandro S Rodas  
 S: Adrian Sowdager  
 Vol/Page: 8889/214, Date: 06/13/24, Warranty  
 Mtg: Bank of America NA \$204,250  
 Use: 2-Family Two Family, Lot: 9148sf  
 Prior Sale: \$63,000 (11/14)

**100 MARK LN U:G1** ..... **\$120,000**  
 B: Mark Lane Apartments LLC  
 S: John Malick  
 Vol/Page: 8889/168, Date: 06/12/24, Warranty  
 Use: 2 Bdrm Condo

**255 OAK ST** ..... **\$180,000**  
 B: Gabriela Gonzalez & Hugo Cabrera  
 S: Karina Ramos  
 Vol/Page: 8890/319, Date: 06/14/24, Warranty  
 Mtg: Karina Ramos-bautista \$80,000  
 Use: 3 Bdrm Cape Cod, Lot: 7405sf  
 Prior Sale: \$35,800 (11/13)

**186 PARKLAWN DR** ..... **\$300,000**  
 B: Niurka A Cepeda & Jesus A Duran  
 S: Juan C Calderon  
 Vol/Page: 8888/64, Date: 06/10/24, Warranty  
 Mtg: First World Mortgage \$285,000  
 Use: 2 Bdrm Ranch, Lot: 10890sf  
 Prior Sale: \$220,000 (08/22)

**25 PARKWOOD AVE**..... **\$315,000**  
 B: Joann Vibbert  
 S: Richard E Voghel & Patricia M Voghel  
 Vol/Page: 8889/212, Date: 06/12/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 11326sf

**42 PEACH ST** ..... **\$330,000**  
 B: Nicoya Sparks  
 S: Lavern L Hamans  
 Vol/Page: 8887/254, Date: 06/10/24, Warranty  
 Mtg: Rocket Mortgage LLC \$264,000  
 Use: 3 Bdrm Raised Ranch, Lot: 6970sf  
 Prior Sale: \$259,900 (10/23)



**73 REVERE ST** ..... **\$270,000**  
 B: Maria E Quinto & Manuel A Guerrero  
 S: Clarice Daniels & Donald R Daniels Jr  
 Vol/Page: 8889/64, Date: 06/12/24, Warranty  
 Mtg: Pryisma Lending Group \$202,500  
 Use: 4 Bdrm Colonial, Lot: 7405sf  
 Prior Sale: \$129,000 (11/19)

**38 RIDGEFIELD AVE** ..... **\$238,000**  
 B: Frank Billie & Tanya Felton  
 S: Marie Sanderson  
 Vol/Page: 8887/304, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$233,689  
 Use: 3 Bdrm Colonial, Lot: 5663sf  
 Prior Sale: \$105,911 (08/07)

**31 ROCKLEDGE DR** ..... **\$355,000**  
 B: Sonnia D Dealvarez & Isaias J Lacruz  
 S: Pamela T Huggins & Mark T Huggins  
 Vol/Page: 8889/42, Date: 06/12/24, Warranty  
 Mtg: Prime Lending Inc \$337,250  
 Use: 4 Bdrm Cape Cod, Lot: 10890sf  
 Prior Sale: \$170,000 (07/16)

**20 ROSENGARTEN DR** ..... **\$215,000**  
 B: Rochelle Gaddy & Timothy Gaddy Jr  
 S: Tortorici Mary N Est & Eugene M Tortorici  
 Vol/Page: 8889/91, Date: 06/12/24, Executor  
 Mtg: Liberty Bk \$161,250  
 Use: 2 Bdrm Ranch, Lot: 11326sf

**285 SHEFFIELD ST** ..... **\$72,000**  
 B: Wtby 5 Development LLC  
 S: Jennifer L Hychko  
 Vol/Page: 8888/246, Date: 06/11/24, Warranty  
 Mtg: Pinnacle Fncl Svc LLC \$151,000  
 Use: 1-Family Ranch, Lot: 7405sf  
 Prior Sale: \$78,500 (06/95)

**37 SILVER ST** ..... **\$295,000**  
 B: 37 Silver Holdings LLC  
 S: Ct Rentals Holdings LLC  
 Vol/Page: 8889/156, Date: 06/12/24, Warranty  
 Use: 3-Family Mlti-Unt Blg, Lot: 3485sf  
 Prior Sale: \$145,000 (06/19)

**39 SILVER ST** ..... **\$295,000**  
 B: 37 Silver Holdings LLC  
 S: Ct Rentals Holdings LLC  
 Vol/Page: 8889/156, Date: 06/12/24, Warranty  
 Use: 2-Family Two Family, Lot: 2614sf  
 Prior Sale: \$35,000 (11/17)

**269 STILLSON RD** ..... **\$350,000**  
 B: Amanat2024 LLC  
 S: Wg Real Estate LLC  
 Vol/Page: 8887/330, Date: 06/10/24, Warranty  
 Mtg: Wg Real Estate Llc \$150,000  
 Use: 3 Bdrm Colonial, Lot: 14375sf

**SUFFOLK ST** ..... **\$150,000**  
 B: Sebastian Vasquez  
 S: Roberto Torres  
 Vol/Page: 8888/58, Date: 06/10/24, Warranty

**461 WATERTOWN AVE** ..... **\$475,000**  
 B: 461 Watertown Avenue LLC  
 S: Tabacco Realty LLC  
 Vol/Page: 8888/241, Date: 06/11/24, Warranty  
 Use: Mixed Use-Prim Comm & Other, Lot: 28314sf  
 Prior Sale: \$400,000 (09/14)

**25 WESTWOOD AVE** ..... **\$24,900**  
 B: Juniors Properties LLC  
 S: Applewood Homes LLC  
 Vol/Page: 8890/47, Date: 06/13/24, Warranty  
 Use: Residential Developable Land, Lot: 13504sf

**31 WINCHESTER ST** ..... **\$200,000**  
 B: Anthony Torres  
 S: Garage Door Express LLC  
 Vol/Page: 8890/167, Date: 06/14/24, Warranty  
 Mtg: First World Mortgage \$191,000  
 Use: 3 Bdrm Colonial, Lot: 4792sf  
 Prior Sale: \$64,000 (01/22)

**13 WOLCOTT ST** ..... **\$950,000**  
 B: Waterbury City Of  
 S: All Saints Parish Corp  
 Vol/Page: 8890/88, Date: 06/13/24, Warranty  
 Use: Religious Property, Lot: 108900sf

**222 WOOD ST** ..... **\$60,500**  
 B: Andres Vargas  
 S: Dianne M Delage  
 Vol/Page: 8888/62, Date: 06/10/24, Warranty  
 Use: 3 Bdrm Townhouse, Lot: 1307sf

**30 WYMAN ST** ..... **\$285,000**  
 B: 30 Wyman LLC  
 S: Our Home Investments LLC  
 Vol/Page: 8889/166, Date: 06/12/24, Warranty  
 Use: 3-Family Mlti-Unt Blg, Lot: 8712sf  
 Prior Sale: \$125,000 (05/19)

► **MORTGAGES**

**25 ACADEMY AVE** ..... **\$8,541**  
 Jean M Rodriguez+ from USA Housing and Urban Devel

**66 ARDEN RD** ..... **\$250,000**  
 Dolores A Synnott+ from TD Bank NA

**66 ARDEN RD** ..... **\$250,000**  
 Dolores A Synnott+ from TD Bank NA

**72 BENNETT AVE** ..... **\$115,000**  
 Rikianne Mastroianni+ from Manufacturers and Trade

**153 BISHOP ST** ..... **\$25,000**  
 Nelcie M Little+ from Sikorsky Financial Credit Un

**22 BLAKE ST** ..... **\$48,000**  
 Godwin Lowe+ from Muniapi Credit Union

**50 CEDAR AVE** ..... **\$7,779**  
 Eric A Cozier+ from USA Housing and Urban Developm

**230 CITIZENS AVE** ..... **\$219,780**  
 Gloria Nosa+ from Top Flite Financial Inc

**131 CLOUGH RD** ..... **\$222,754**  
 Raymond S Walsh+ from Freedom Mortgage Corp

**40 COE ST** ..... **\$240,500**  
 Rk Property Solutions LLC+ from Contour Mortgage C

**103 CONCORD ST** ..... **\$11,739**  
 Cheninta N Barrett+ from USA Housing and Urban Dev

**88 CRONIN DR** ..... **\$25,428**  
 Vickie Bonds+ from USA Housing and Urban Developme

**63 CUSHMAN ST** ..... **\$10,682**  
 Benjamin F Goodwin+ from USA Housing and Urban Dev

**432 E MOUNTAIN RD** ..... **\$221,000**  
 Philip Longley+ from Rocket Mortgage

**7 EVANS ST** ..... **\$85,000**  
 Ivonne Rodriguez+ from Muniapi Credit Union

**49 FAIRVIEW ST** ..... **\$535,000**  
 Fairview Group LLC+ from Logan Fin Corporation

**81 GLENSTONE RD** ..... **\$292,500**  
 Pace Home Buyers LLC+ from Kiavi Funding Incorpora

**902 HIGHLAND AVE** ..... **\$3,048**  
 Donald Rampersaud+ from USA Housing and Urban Deve

**23 IVES ST** ..... **\$11,500**  
 Tirrell Williams+ from Connecticut Housing Finance

**41 KENNETH CIR** ..... **\$244,000**  
 Patricia A Wright+ from Guaranteed Rate Inc

**85 LEXINGTON AVE** ..... **\$16,053**  
 Tatyanna Pierre+ from USA Housing and Urban Develo

**79 LINDEN ST** ..... **\$874,000**  
 Linden Grove LLC+ from Connecticut State Of

**80 LINDEN ST** ..... **\$874,000**  
 Linden Grove LLC+ from Connecticut State Of

**463 OAKVILLE AVE** ..... **\$5,817**  
 Kelecia M Cain-Green+ from USA Housing and Urban D

**PARKLAWN DR** ..... **\$12,000**  
 Jesus A Duran+ from Connecticut Housing Finance Au

**134 PEARL ST** ..... **\$213,000**  
 Dominga Colon+ from Carrington Mortgage Services L

**RIDGEFIELD AVE** ..... **\$9,520**  
 Tanya Felton+ from Connecticut Housing Finance Aut

**225 ROBBINS ST** ..... **\$119,400**  
 Yanik Mcfarlane+ from TD Bank NA

**472 S MAIN ST** ..... **\$2,698,500**  
 Mazel Wingdale LLC+ from RFLF 4 LLC

**478 S MAIN ST** ..... **\$2,698,500**  
 Mazel Wingdale LLC+ from RFLF 4 LLC

**50 SPRING BROOK RD** ..... **\$1,260,000**  
 Meera Prop 50-58 Sb LLC+ from Savings Bank of Danb

**58 SPRING BROOK RD** ..... **\$1,260,000**  
 Meera Prop 50-58 Sb LLC+ from Savings Bank of Danb

**41 VINE ST** ..... **\$292,500**  
 Solomon Green+ from Norwich Commercial Group

**30 WILLOW ST** ..... **\$2,698,500**  
 Mazel Wingdale LLC+ from RFLF 4 LLC

**365 WILLOW ST** ..... **\$1,161,000**  
 365 Willow St LLC+ from Broadview Capital LLC

**31 WINCHESTER ST** ..... **\$16,000**  
 Anthony Torres+ from Connecticut Housing Finance A

**NO STREET GIVEN** ..... **\$16,000**  
 Thomas J Lovell 2nd+ from Connecticut Housing Fina

**WEST HAVEN**

**TOWN CLERK: JOHN W. LEWIS**  
 355 Main St, West Haven, CT, 06516  
 Phone: 203-937-3535

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	145	120
Median Price	\$280,500	\$320,000

► **REAL ESTATE SALES**

**406 2ND AVE** ..... **\$200,000**  
 B: Harold Rhoades & Kay Rhoades  
 S: 1st Evangel Lutheran Ch O  
 Vol/Page: 1992/200, Date: 06/12/24, Warranty  
 Use: Religious Property, Lot: 5628sf

**587 3RD AVE** ..... **\$240,000**  
 B: Ricardo L Aguilera & Rafael L Medina  
 S: Shiela G Festa & Catherine A Mancini  
 Vol/Page: 1992/31, Date: 06/10/24, Warranty  
 Use: 4 Bdrm Conventional, Lot: 6370sf

**215 BEACH ST U:3C** ..... **\$275,000**  
 B: Susan S Rodriguez  
 S: Ava Narcisco  
 Vol/Page: 1992/299, Date: 06/14/24, Warranty  
 Mtg: Ava Narcisco \$178,750  
 Use: 1 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$199,500 (12/23)

**107 BULL HILL LN** ..... **\$325,000**  
 B: Amani LLC  
 S: Samuel Velez & Jennifer Velez  
 Vol/Page: 1992/336, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 27000sf  
 Prior Sale: \$295,000 (06/23)

**6 COLD SPRING RD** ..... **\$375,000**  
 B: Bianca Studdard & Kylee Yu  
 S: Richard Demaio  
 Vol/Page: 1992/338, Date: 06/14/24, Warranty  
 Mtg: First County Bank \$352,500  
 Use: 3 Bdrm Raised Ranch, Lot: 12175sf

**111 EAST AVE** ..... **\$396,001**  
 B: Tiebing Guan  
 S: Marshall Davis-Henaine  
 Vol/Page: 1990/636, Date: 05/21/24, Warranty  
 Use: 2-Family Duplex, Lot: 6420sf  
 Prior Sale: \$106,000 (05/99)

**82 LEE ST** ..... **\$265,000**  
 B: Yishaq Group LLC  
 S: Mark S Marini Sr & Mark S Marini Jr  
 Vol/Page: 1992/355, Date: 06/14/24, Warranty  
 Use: 2-Family Family Flat, Lot: 4480sf  
 Prior Sale: \$134,500 (06/14)

**18 ORCHARD ST** ..... **\$140,000**  
 B: Meghan E Marchitto & Edward Marchitto Jr  
 S: Red Oak Developers LLC  
 Vol/Page: 1992/188, Date: 06/12/24, Warranty  
 Use: 2 Bdrm Bngl/Cottage, Lot: 6120sf  
 Prior Sale: \$80,000 (05/24)

**33 PARK ST** ..... **\$396,001**  
 B: Tiebing Guan  
 S: Marshall Davis-Henaine  
 Vol/Page: 1990/636, Date: 05/21/24, Warranty  
 Use: Residential Open Land, Lot: 1270sf  
 Prior Sale: \$2,500 (10/95)

**50 THOMPSON ST** ..... **\$280,000**  
 B: Weitong Dong & Ina Dong  
 S: Vaughn Gail K Est & Richard L Vaughn  
 Vol/Page: 1989/270, Date: 05/01/24,  
 Use: 3 Bdrm Conventional, Lot: 4725sf

**375 W SPRING ST** ..... **\$360,000**  
 B: Angela M Alicea Ramos & Juan G Vallejo  
 S: Camilo Castellano & Erika Castellano  
 Vol/Page: 1991/336, Date: 05/28/24, Warranty  
 Mtg: Newrez LLC \$353,479  
 Use: 3 Bdrm Split Level, Lot: 9600sf  
 Prior Sale: \$187,000 (06/17)

**75 W WALK U:75** ..... **\$310,000**  
 B: Luise E Wicks & Diane L Bustamante  
 S: Arthur J Davies Sr  
 Vol/Page: 1992/243, Date: 06/13/24, Warranty  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$123,000 (05/02)

**209 WILLIAM ST** ..... **\$370,000**  
 B: Marleny E De Rodriguez & Reimy E Cruz  
 S: Michael Sirochman 3rd  
 Vol/Page: 1992/5, Date: 06/10/24, Warranty  
 Mtg: United Wholesale Mtg \$347,800  
 Use: 3 Bdrm Conventional, Lot: 6433sf  
 Prior Sale: \$135,000 (02/24)

**► FORECLOSURE DEEDS**

**42 MEADOWBROOK RD** ..... **\$268,000**  
 B: Michael Beebe  
 S: Rocket Mortgage LLC & Cuccaro Luke A Est  
 Vol/Page: 1992/52, Date: 06/10/24, Committee  
 Use: 2-Family Raised Ranch, Lot: 15000sf

**124 W WALK U:124** ..... **\$276,000**  
 B: Joseph Falquecee  
 S: Longbridge Fncl LLC & Catherine Farrell  
 Vol/Page: 1989/456, Date: 05/03/24, Committee  
 Use: 2 Bdrm Condo, Lot: 1sf  
 Prior Sale: \$120,000 (06/90)

**► MORTGAGES**

**26 BARBARA ST** ..... **\$225,000**  
 Krogen Carreno-Armas+ from United Wholesale Mortga

**27 BAYVIEW PL U:2** ..... **\$40,000**  
 Lillian A Odongo+ from American Heritage

**92 BELLEVUE AVE** ..... **\$13,912**  
 Tiara Evans+ from USA Housing and Urban Developmen

**610 CAMPBELL AVE** ..... **\$249,000**  
 Safari African Hair Braid+ from Webster Bank

**236 FAIRFAX ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**36 FOREST RD** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**242 FRONT AVE** ..... **\$392,500**  
 242 Front Ave LLC+ from Velocity Commercial Capita

**246 FRONT AVE** ..... **\$392,500**  
 242 Front Ave LLC+ from Velocity Commercial Capita

**107 HICKORY ST** ..... **\$67,000**  
 Jessica M Hattani+ from Sikorsky Financial Credit

**97 HONOR RD** ..... **\$97,400**  
 Matthew R Cusmano+ from M&T Bank NA

**406 JONES HILL RD** ..... **\$30,000**  
 Aamir Khan+ from Gerald Paprocki

**12 LETTNEY PL** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**212 MAIN ST** ..... **\$2,177,000**  
 Bentzy V De LLC+ from Encore SFR Finance LLC

**239 MALCOLM RD** ..... **\$74,000**  
 Nicole B Rogers+ from LoanDepot.Com LLC

**12 N UNION AVE** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**199 NORFOLK ST** ..... **\$60,000**  
 Rolando A Soto+ from Sikorsky Financial Credit Uni

**18 PINE ST** ..... **\$70,000**  
 Juan C Ayala+ from Kind Lending

**71 TETLOW ST** ..... **\$217,000**  
 Dora L Barnes+ from LoanDepot.Com LLC

**375 W SPRING ST** ..... **\$353,479**  
 Angela M Ramos+ from Newrez LLC

**840 WASHINGTON AVE** ..... **\$2,177,000**  
 Bentzy V De LLC+ from Encore SFR Finance LLC

**93 WHARTON ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**2 WILLIAM ST** ..... **\$3,263,000**  
 Mt New Haven X De LLC+ from Encore SFR Finance LLC

**89 WILSON AVE** ..... **\$73,000**  
 Gina Croteau+ from Sikorsky Financial Credit Union

**WOLCOTT**

**TOWN CLERK:KAREN MOWAD**

10 Kenea Ave, Wolcott, CT, 06716  
 Phone:203-879-8100

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	44
Median Price	\$300,000	\$363,500

**► REAL ESTATE SALES**

**65 ANDREWS RD** ..... **\$312,000**  
 B: Jordan Tabolt & Corinne Tabolt  
 S: Michael A Carpiantieri & Nancy C Bushka  
 Vol/Page: 564/206, Date: 06/11/24, Warranty  
 Mtg: Guild Mortgage Co \$287,800  
 Use: 2 Bdrm Ranch, Lot: 27007sf  
 Prior Sale: \$170,000 (09/04)

**BEACH RD** ..... **\$70,000**  
 B: Vernon Austin Jr  
 S: Our Path LLC  
 Vol/Page: 564/290, Date: 06/14/24, Warranty

**61 HARRISON DR** ..... **\$400,000**  
 B: Ct Developers LLC  
 S: Bosco Jean H S Est & Theresa B Dinapoli  
 Vol/Page: 564/238, Date: 06/12/24, Executor  
 Mtg: Pinnacle Fncl Svc LLC \$449,000  
 Use: 3 Bdrm Cape Cod, Lot: 83200sf  
 Prior Sale: \$290,000 (11/00)

**► MORTGAGES**

**ANDREWS RD** ..... **\$36,750**  
 Corinne Tabolt+ from Connecticut Housing Finance A

**15 BLANSFIELD LN** ..... **\$30,000**  
 Michael H Kennedy+ from FD Community Federal Credi

**115 DEER RUN DR** ..... **\$64,300**  
 Gregg A Frenis+ from Thomaston Savings Bank

**4 OVERVALE RD** ..... **\$60,000**  
 Roger Tame+ from First Bristol FCU

**WOODBIDGE**

**TOWN CLERK:STEPHANIE CIARLEGGIO**

11 Meetinghouse Ln, Woodbridge, CT, 06525  
 Phone:203-389-3422

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	30
Median Price	\$627,500	\$606,500

**► REAL ESTATE SALES**

**18 CHESTNUT LN** ..... **\$775,000**  
 B: Anup R Sharma & Shradha Sharma  
 S: Clifford Shin  
 Vol/Page: 924/21, Date: 06/11/24, Warranty  
 Mtg: Mutual Of Omaha Mtg \$697,500  
 Use: 4 Bdrm Ranch, Lot: 68389sf  
 Prior Sale: \$466,000 (06/18)

**20 HILLCREST DR U:20** ..... **\$590,995**  
 B: Sylvie Farrell & Robert Farrell  
 S: Toll Northeast V Corp  
 Vol/Page: 924/78, Date: 06/13/24, Warranty  
 Use: Residential Developable Land

**8 LAND MARK TER** ..... **\$1,250,000**  
 B: Liangbing Hu & Amy Gong  
 S: Alla Bernshteyn & Yakov Lantsman  
 Vol/Page: 923/299, Date: 06/10/24, Warranty  
 Mtg: M&T Bank NA \$200,000  
 Use: 4 Bdrm Contemporary, Lot: 98010sf  
 Prior Sale: \$602,000 (01/89)

**25 ORCHARD RD** ..... **\$525,000**  
 B: Dan Taji  
 S: Paul R Amato & Katherine M Amato  
 Vol/Page: 924/90, Date: 06/14/24, Warranty  
 Mtg: Ark-La-Tex Fin Svcs \$472,500  
 Use: 4 Bdrm Cape Cod, Lot: 96703sf  
 Prior Sale: \$360,000 (03/18)

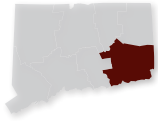
**55 WEPAWAUG RD** ..... **\$785,000**  
 B: Michael C Dressman & Shera B Dressman  
 S: Robert F Farrell & Sylvie Farrell  
 Vol/Page: 924/58, Date: 06/12/24, Warranty  
 Mtg: First United B&T \$471,000  
 Use: 5 Bdrm Colonial, Lot: 80150sf  
 Prior Sale: \$450,000 (08/01)

**8 ZAK HILL DR** ..... **\$375,000**  
 B: Marcela Osello & David Comerford  
 S: Igor Zakoworotny  
 Vol/Page: 924/76, Date: 06/13/24, Warranty

**► MORTGAGES**

**1057 RACEBROOK RD** ..... **\$375,000**  
 Wilmer Vicuna+ from TD Bank NA

**195 RIMMON RD** ..... **\$15,421**  
 Kenneth J Artemchuk Jr+ from USA Housing and Urban



# NEW LONDON COUNTY

## BOZRAH

### TOWN CLERK:LYNNE A SKINNER

1 River Rd, Bozrah, CT, 06334  
Phone:860-889-2689

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$290,000	\$313,450

### ► MORTGAGES

**223 BASHON HILL RD..... \$320,000**

Joseph J Cirrito 4th+ from Dime Bank

**6 SCHWARTZ RD..... \$70,000**

John Arcarese+ from Liberty Bank

## COLCHESTER

### TOWN CLERK:GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415  
Phone:860-537-7215

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	50
Median Price	\$342,000	\$399,500

### ► REAL ESTATE SALES

**32 ELM ST ..... \$299,000**

B: Gregory S Glod & Mary F Glod

S: June Whitfield & Stephen Ferony

Vol/Page: 1554/162, Date: 06/13/24, Warranty

Use: 3 Bdrm Old Style, Lot: 29621sf

Prior Sale: \$50,000 (10/20)

### ► MORTGAGES

**11 DEER RUN DR..... \$300,000**

Klimasewiski RET+ from Manufacturers and Traders T

**23 HAYWARD AVE ..... \$27,500**

Dennis Mcculley+ from Rich R LLC

**53 KRAMER RD ..... \$45,000**

Michael R Spaulding+ from American Eagle Financial

**444 LEBANON AVE..... \$35,000**

Nathaniel K Simmons+ from Discover Bank

## EAST LYME

### TOWN CLERK:KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06333  
Phone:860-739-6931

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	50
Median Price	\$420,000	\$425,000

### ► REAL ESTATE SALES

**BOSTON POST RD..... \$15,000**

B: Post Road Properties LLC

S: Steven J Carpenteri

Vol/Page: 1111/65, Date: 06/13/24, Warranty

**23 IRVINGDELL PL ..... \$350,000**

B: Ryan P Coleman

S: David S Coleman

Vol/Page: 1111/23, Date: 06/12/24, Warranty

Mtg: Mortgage Research Ctr \$280,000

Use: 3 Bdrm Colonial, Lot: 20473sf

Prior Sale: \$195,000 (01/93)

**OAK HILL DR..... \$530,000**

B: Souzan El & Safwat El

S: Sinagra Rose M Est & Steven R Sinagra

Vol/Page: 1110/785, Date: 06/10/24, Executor

**20 PUMPKIN GRV ..... \$898,667**

B: Dale W Neely & Donna S Neely

S: Orchards Of East Lyme Dev

Vol/Page: 1111/10, Date: 06/11/24, Warranty

Use: Residential Developable Land, Lot: 35719sf

**4 UPPER KENSINGTON DR ..... \$889,000**

B: Kristen R Weiss & Jeremy A Weiss

S: Adam I Zaker & Jaclyn M Zaker

Vol/Page: 1111/127, Date: 06/14/24, Warranty

Mtg: Presidential Bank FSB \$783,675

Use: 4 Bdrm Colonial, Lot: 84942sf

Prior Sale: \$692,000 (12/20)

**52 WALNUT HILL RD..... \$418,000**

B: Katelyn E Doherty

S: D6 Realty LLC

Vol/Page: 1111/109, Date: 06/14/24, Warranty

Mtg: Primary Residentl Mtg \$410,428

Use: 1 Bdrm Cape Cod, Lot: 40075sf

Prior Sale: \$128,000 (10/22)

### ► MORTGAGES

**42 COREY LN ..... \$200,000**

Paul L Scheyder+ from Citizens Bank

**15 E PATTAGANSETT RD..... \$51,588**

James Caffary+ from Charter Oak Federal Credit Uni

**13 INDIANOLA RD ..... \$370,500**

Mary Mcmahon+ from Movement Mortgage LLC

**27 WOODLAND RD ..... \$67,000**

Kylo Massey+ from Rocket Mortgage

## GRISWOLD

### TOWN CLERK:VALERIE PUDVAH

28 Main St, Griswold, CT, 06351  
Phone:860-376-7060

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	\$262,800	\$314,900

### ► REAL ESTATE SALES

**63 STONE HILL RD ..... \$155,555**

B: Ct Assets 2 LLC

S: Donna C Tatro

Vol/Page: 428/504, Date: 06/13/24, Warranty

Mtg: Signature Lending LLC \$195,000

Use: 2 Bdrm Bngl/Cottage, Lot: 33541sf

### ► MORTGAGES

**21 BONNIE ST..... \$15,000**

Robert R Dillon+ from Scient Federal Credit Union

**27 CARELY AVE..... \$284,747**

Megan Douchette+ from Guaranteed Rate Inc

**145 KENWOOD ..... \$30,000**

Brian K Longley+ from Jewett City Savings Bank

**58 MAIN ST ..... \$192,702**

Team Bassett LLC+ from Mary C Russell

**25 MATHEWSON ST ..... \$192,702**

Team Bassett LLC+ from Mary C Russell

**4 SUNSET VW ..... \$170,000**

Gary A Brostek+ from Nationstar Mortgage

**36 TOTEM LN..... \$150,000**

Michelle Smith+ from US Bank NA

## GROTON

### TOWN CLERK:BETSY MOUKAWSHER

45 Fort Hill Rd, Groton, CT, 06340  
Phone:860-441-6640

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	75
Median Price	\$341,500	\$345,000

### ► REAL ESTATE SALES

**95 BRANDEGEE AVE ..... \$415,000**

B: Yeissonn E Villamar & Lorraine K Galvis

S: Watrous Properties LLC

Vol/Page: 1306/1108, Date: 06/11/24, Warranty

Mtg: NBKC Bank \$423,922

Use: 2-Family Two Family, Lot: 8059sf



**FLANDERS RD** ..... **\$35,000**  
 B: Flanders Rd LLC  
 S: Sharon H Tomkin  
 Vol/Page: 1306/1155, Date: 06/13/24, Warranty  
**1465 NORTH RD** ..... **\$220,000**  
 B: Guaranteed To Close LLC  
 S: Larry Kuhse 2nd  
 Vol/Page: 1307/102, Date: 06/14/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 20473sf  
 Prior Sale: \$160,000 (10/08)

► **MORTGAGES**

**18 CLIPPER CT** ..... **\$300,000**  
 Sue A Clark+ from Scient Federal Credit Union  
**15 CROWN KNOLL CT U:38**..... **\$113,500**  
 Michael W Beebe+ from JP Morgan Chase Bank  
**119 DIVISION ST** ..... **\$66,000**  
 Tyler W White+ from Scient Federal Credit Union  
**490 GROTON LONG POINT RD**..... **\$100,000**  
 Philip Krick Jr+ from Citizens Bank  
**262 INDIGO ST**..... **\$41,380**  
 Katherine L Lafreniere+ from Charter Oak Federal C  
**9 LEEWARD LN**..... **\$150,000**  
 William E Horgan+ from Discover Bank  
**993 PLEASANT VALLEY RD N**..... **\$370,000**  
 Scott Crump Jr+ from United Wholesale Mortgage  
**371 RIDGEWOOD DR**..... **\$351,000**  
 Lauren A Greenan+ from United Wholesale Mortgage  
**81 RONALD RD**..... **\$220,000**  
 Donna Wynne+ from Citizens Bank  
**122 SENECA DR** ..... **\$80,000**  
 Moira J Herbert+ from Third Federal Saving & Loan  
**97 WINDWOOD WAY** ..... **\$535,000**  
 Jason Cerniglia+ from Citizens Bank

**LEBANON**

**TOWN CLERK:MARY ELLEN WIECZOREK**  
 579 Exeter Rd, Lebanon, CT, 06249  
 Phone:860-642-7319

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	28
Median Price	\$340,000	\$282,650

► **REAL ESTATE SALES**

**89 MADLEY RD**..... **\$295,000**  
 B: Daniel K Nunes  
 S: Pennymac Loan Svcs LLC  
 Vol/Page: 339/380, Date: 06/14/24, Warranty  
 Mtg: William Raveis Mtg Co \$286,150  
 Use: 3 Bdrm Contemporary, Lot: 90169sf  
 Prior Sale: \$204,250 (04/14)  
**WATERMAN RD**..... **\$65,000**  
 B: Krispin Dipiazza & Ryan Dean  
 S: Karen Larssen & Margot Larssen  
 Vol/Page: 339/342, Date: 06/11/24, Warranty

► **MORTGAGES**

**6 CLUBHOUSE RD**..... **\$167,194**  
 Joseph A Brockett+ from Amerisave Mortgage Corpora  
**89 MADLEY RD**..... **\$11,800**  
 Daniel K Nunes+ from Connecticut Housing Finance A  
**124 TOBACCO ST** ..... **\$45,000**  
 Ronald F Williams+ from American Eagle Financial C

**LEDYARD**

**TOWN CLERK:PATRICIA A. RILEY**  
 741 Colonel Ledyard Hwy, Ledyard, CT, 06339  
 Phone:860-464-3229

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	64
Median Price	\$331,000	\$375,000

► **REAL ESTATE SALES**

**57 HOMESTEAD RD**..... **\$319,000**  
 B: Jakub Andros & Shannon Andros  
 S: John C Helming  
 Vol/Page: 644/452, Date: 06/10/24, Warranty  
 Use: 2-Family Ranch, Lot: 24394sf  
**6 LAKESIDE DR U:R**..... **\$135,000**  
 B: Sakher M Hanania  
 S: Joseph L Salvador Jr  
 Vol/Page: 644/549, Date: 06/10/24, Warranty  
 Mtg: Revolution Mortgage \$128,250  
 Use: 2 Bdrm Condo  
 Prior Sale: \$125,000 (11/09)  
**16 LINCOLN DR** ..... **\$374,000**  
 B: Greg Stevens  
 S: Angel L Afamson  
 Vol/Page: 644/467, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$177,000  
 Use: 3 Bdrm Cape Cod, Lot: 29185sf  
 Prior Sale: \$230,400 (10/16)  
**19 MILITARY HWY** ..... **\$150,000**  
 B: Cr Klewin LLC  
 S: Frederic B Allyn Jr  
 Vol/Page: 644/513, Date: 06/10/24, Warranty  
 Mtg: Frederic B Allyn Jr \$474,758  
 Use: Commercial Building, Lot: 24394sf  
 Prior Sale: \$53,000 (06/16)  
**29 MILITARY HWY** ..... **\$700,000**  
 B: Cr Klewin LLC  
 S: Sweet Hill Farm LLC  
 Vol/Page: 644/531, Date: 06/10/24, Warranty  
 Mtg: Sweet Hill Farms Llc \$474,758  
 Use: Commercial Devlpble Land, Lot: 37026sf  
 Prior Sale: \$450,000 (04/18)  
**39 MILITARY HWY** ..... **\$700,000**  
 B: Cr Klewin LLC  
 S: Sweet Hill Farm LLC  
 Vol/Page: 644/531, Date: 06/10/24, Warranty  
 Mtg: Sweet Hill Farms Llc \$474,758  
 Use: Mixed Use-Prim Comm & Agri, Lot: 779724sf

**15 VILLAGE DR**..... **\$300,000**  
 B: Stephen A Crane 2nd  
 S: Kenneth D Foye  
 Vol/Page: 644/489, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$290,496  
 Use: 3 Bdrm Ranch, Lot: 13504sf

**24 VILLAGE DR**..... **\$292,000**  
 B: Kyle Matirko & Louis Matirko  
 S: Mitchell C Sturm  
 Vol/Page: 644/571, Date: 06/11/24, Warranty  
 Mtg: Dept Of The Interior \$217,000  
 Use: 3 Bdrm Ranch, Lot: 15246sf  
 Prior Sale: \$218,000 (05/21)

**NO STREET GIVEN**..... **\$225,000**  
 B: Automated Technologies  
 S: Ladia Marcelo T Sr Est & Marcus Ladia  
 Vol/Page: 644/336, Date: 05/30/24,

► **FORECLOSURE DEEDS**

**7 OLD FORT LN**..... **\$222,929**  
 B: Rcaf Acquisition T & Us Bank  
 S: Rcaf Acquisition T & Us Bank  
 Vol/Page: 644/638, Date: 06/11/24, Committee  
 Use: 3 Bdrm Raised Ranch, Lot: 16988sf

► **MORTGAGES**

**4 HILLTOP DR**..... **\$415,300**  
 Joseph A Kokotiuk+ from LoanDepot.Com LLC  
**77 HOMESTEAD RD**..... **\$41,000**  
 Robert J Stoodley Jr+ from Navy Federal Credit Uni  
**25 MEADOW DR**..... **\$115,000**  
 Laura J Reynolds+ from Matthew A Reynolds  
**25 MEADOW DR**..... **\$115,000**  
 Laura J Reynolds+ from Matthew A Reynolds  
**19 OAKWOOD DR** ..... **\$65,000**  
 Michelle A Shaw+ from US Bank NA  
**1553 ROUTE 12** ..... **\$238,125**  
 Eastern Cmnty Dev Corp+ from Webster Bank  
**32 SABLE DR**..... **\$400,000**  
 John Hakkinen+ from Scient Federal Credit Union  
**15 VILLAGE DR**..... **\$25,000**  
 Stephen A Craine 2nd+ from Connecticut Housing Fin

**LISBON**

**TOWN CLERK:MICHELLE GRANT**  
 1 Newent Rd RFD 2, Lisbon, CT, 06351  
 Phone:860-376-2708

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$253,500	\$320,000

► **REAL ESTATE SALES**

**210 BUNDY HILL RD L:12**..... **\$95,000**  
 B: Geoffrey Greeno & George T Greeno  
 S: Doris Raymond  
 Vol/Page: 190/794, Date: 06/10/24, Conveyance  
 Use: Mobile Home  
 Prior Sale: \$69,900 (03/08)

► **MORTGAGES**

**101 PHILLIPS RD..... \$70,000**  
David P Viera+ from Citizens Bank

**MONTVILLE**

**TOWN CLERK:KATIE HARING**

310 Norwich New London Tpk, Montville, CT, 06370  
Phone:860-848-6784

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	41
Median Price	\$280,000	\$315,000

► **REAL ESTATE SALES**

**257 CHESTERFIELD RD..... \$10,000**  
B: Michael Desautels  
S: Zachary F Cash  
Vol/Page: 703/881, Date: 06/10/24, Warranty  
Use: Residential Developable Land, Lot: 2611858sf

**19 GEORGIA RD U:8 ..... \$75,000**  
B: Heidi Avila  
S: Arthur M Marush  
Vol/Page: 703/1031, Date: 06/13/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$177,000 (09/88)

**334 MAPLE AVE ..... \$400,000**  
B: Erica J Palmer & Cynthia J Frye  
S: Colin Bird  
Vol/Page: 703/947, Date: 06/11/24, Warranty  
Mtg: Prosperity Home Mtg \$225,000  
Use: 3 Bdrm Ranch, Lot: 42253sf  
Prior Sale: \$335,000 (06/21)

**219 OXOBEXO CROSS RD ..... \$355,000**  
B: Tyler Stephany & Jessica Stephany  
S: Susan Voelker  
Vol/Page: 703/964, Date: 06/11/24, Warranty  
Mtg: Mortgage Research Ctr \$366,715  
Use: 3 Bdrm Ranch, Lot: 58806sf

► **MORTGAGES**

**15 DOCK RD..... \$75,000**  
Nikolas O Carreras+ from Charter Oak Federal Credi

**56 FOWLER DR..... \$100,000**  
Marilyn J Stronski+ from Liberty Bank

**410-412 MAPLE AVE U:410-3..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-1..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-10..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-5..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-6..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-7..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-8..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**410-412 MAPLE AVE U:412-9..... \$3,900,000**  
All Purpose Storage Uncas+ from Bank of New Hampsh

**2436 ROUTE 32 ..... \$75,000**  
Jinchun Pan+ from Colchester Pizza Inc

**18 SACHEM LN..... \$53,000**  
Jeffrey A Mattison+ from Spring EQ LLC

**71 VELGOUSE RD ..... \$100,000**  
Denine M Duchemin+ from Citizens Bank

**NEW LONDON**

**TOWN CLERK:JONATHAN AYALA**

181 State St, New London, CT, 06320  
Phone:860-447-5205

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	39
Median Price	\$230,000	\$280,000

► **REAL ESTATE SALES**

**119 COVE VIEW RD ..... \$510,000**  
B: Jhadyne D Felipe  
S: Stephanie Green & R B Hostetler  
Vol/Page: 2577/126, Date: 06/10/24, Warranty  
Mtg: Navy FCU \$470,000  
Use: 3 Bdrm Contemporary, Lot: 17955sf  
Prior Sale: \$445,000 (04/04)

**62 FULLER ST..... \$335,000**  
B: Alicia Mejia & Greyami Reyes  
S: Jackie M Varley  
Vol/Page: 2578/25, Date: 06/14/24, Warranty  
Mtg: CalCon Mutual Mtg LLC \$323,819  
Use: 3 Bdrm Raised Ranch, Lot: 7898sf  
Prior Sale: \$179,000 (04/04)

**GEORGETOWN VLG L:63..... \$155,000**  
B: Hilda Hernandez  
S: Cesar Guzman  
Vol/Page: 2577/123, Date: 06/10/24, Warranty

**10 HISLOP ST ..... \$304,000**  
B: Frank E Condon 4th  
S: Ellen J Murray & James P Murray  
Vol/Page: 2577/280, Date: 06/12/24, Warranty  
Mtg: Homestead Fund Corp \$294,880  
Use: 2 Bdrm Ranch, Lot: 8600sf  
Prior Sale: \$118,000 (08/99)

**1174 OCEAN AVE ..... \$480,000**  
B: Ronald Randolph, Tr for Randolph Ft  
S: Tyropolis Despensa Est & Pamela Beausoleil  
Vol/Page: 2578/78, Date: 06/14/24, Warranty  
Use: 3 Bdrm Colonial, Lot: 3960sf

**184 PEQUOT AVE U:403..... \$149,700**  
B: Matthew Keating  
S: David A Spinelli & Leslie M Spinelli  
Vol/Page: 2577/231, Date: 06/11/24, Warranty  
Mtg: Mortgage Research Ctr \$152,918  
Use: 1 Bdrm Condo  
Prior Sale: \$155,000 (03/06)

**37 SPRING ST..... \$150,000**  
B: Patricio O Delgado  
S: Lasky Joseph E Est & Thomas J Londregan  
Vol/Page: 2578/47, Date: 06/14/24, Conservator  
Use: 3-Family Family Flat, Lot: 5282sf

► **MORTGAGES**

**486 BAYONET ST ..... \$45,000**  
Griselda Rodriguez+ from Charter Oak Federal Credi

**62 FULLER ST..... \$323,819**  
Alicia Mejia+ from CalCon Mutual Mortgage LLC

**10 HISLOP ST ..... \$18,750**  
Frank E Condon 4th+ from Connecticut Housing Finan

**710 MONTAUK AVE..... \$78,313**  
Janelle Colon+ from USA Housing and Urban Developm

**828 MONTAUK AVE..... \$20,000**  
Thomas Passero+ from Charter Oak Federal Credit Un

**37 SPRING ST..... \$112,500**  
Patricia O Delgado+ from Prysma Lending Group LLC

**13 THOMPSON CT ..... \$175,000**  
13 Thompson LLC+ from Broadview Capital LLC

**NORTH STONINGTON**

**TOWN CLERK:ANTOINETTE PANCARO**

40 Main St, North Stonington, CT, 06359  
Phone:860-535-2877

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	18
Median Price	\$417,500	\$363,500

► **MORTGAGES**

**14 FOWLER RD ..... \$60,000**  
Steven R Lamarre+ from Scient Federal Credit Union

**411-A NORWICH WESTERLY RD U:15 ..... \$7,473,915**  
Raspberry Junction Hldg L+ from Patrick Levantino

**411-B NORWICH WESTERLY RD U:16 ..... \$7,473,915**  
Raspberry Junction Hldg L+ from Patrick Levantino

**NORWICH**

**TOWN CLERK:ROSEANNE MUSCARELLA**

100 Broadway, RM 215, Norwich, CT, 06360  
Phone:860-823-3732

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	106
Median Price	\$223,500	\$257,000

► **REAL ESTATE SALES**

**17 ANNADELL RD..... \$250,000**  
B: Cory R Cassidy & Pennylee Cassidy

S: Holly M Renstrom & Marc Renstrom  
Vol/Page: 3508/62, Date: 06/13/24,  
Mtg: Baycoast Mortgage Co \$225,000  
Use: 2 Bdrm Ranch, Lot: 17860sf  
Prior Sale: \$127,000 (08/18)

**243 BROAD ST** ..... **\$100,000**  
 B: Vernon Capital LLC  
 S: Dependable Inv LLC  
 Vol/Page: 3508/59, Date: 06/13/24, Warranty  
 Use: 3-Family Family Flat, Lot: 8276sf

**393 CANTERBURY TPKE**..... **\$230,000**  
 B: Green Bud LLC  
 S: Zaks Joanne M Est & Jeffrey Zaks  
 Vol/Page: 3507/117, Date: 06/10/24, Executor  
 Mtg: Rehab Financial Grp \$308,750  
 Use: 4 Bdrm Colonial, Lot: 84942sf  
 Prior Sale: \$299,000 (12/05)

**241 HARLAND RD** ..... **\$464,000**  
 B: Talia Eaves  
 S: Cleveland Solomon  
 Vol/Page: 3507/233, Date: 06/12/24, Warranty  
 Mtg: CMG Mortgage Inc \$464,000  
 Use: 4 Bdrm Colonial, Lot: 22216sf  
 Prior Sale: \$190,000 (11/00)

**10 LAMBERT DR** ..... **\$295,000**  
 B: Allison J Landstedt & Thomas G Landstedt  
 S: Eliza Desantis  
 Vol/Page: 3507/150, Date: 06/11/24, Warranty  
 Mtg: United Wholesale Mtg \$296,235  
 Use: 3 Bdrm Cape Cod, Lot: 11326sf  
 Prior Sale: \$125,000 (09/19)

**167 MAPLE ST**..... **\$242,000**  
 B: Hannah Webster  
 S: Scott M Herrick  
 Vol/Page: 3507/95, Date: 06/10/24, Warranty  
 Mtg: Centreville Bank \$220,000  
 Use: 2 Bdrm Ranch, Lot: 34848sf  
 Prior Sale: \$118,000 (11/18)

**80 OLD DIVISION ST** ..... **\$310,000**  
 B: Savvy Roi LLC  
 S: Home Max LLC  
 Vol/Page: 3508/1, Date: 06/13/24, Warranty  
 Use: Apartment Bldg - 4-8 Units, Lot: 8276sf  
 Prior Sale: \$11,399 (06/14)

**71 PLAIN HILL RD** ..... **\$31,000**  
 B: Diolinda I Canuto  
 S: One B LLC  
 Vol/Page: 3508/54, Date: 06/13/24, Warranty  
 Use: Residential Open Land, Lot: 90605sf  
 Prior Sale: \$37,500 (04/22)

**35 ROGERS AVE** ..... **\$75,000**  
 B: Southeastern Ct Prop Llp  
 S: Elizabeth S Alina, Tr for Clipper Rt  
 Vol/Page: 3507/174, Date: 06/11/24, Trustee  
 Mtg: Commercial Lender LLC \$162,000  
 Use: 2-Family Two Family, Lot: 5227sf  
 Prior Sale: \$82,500 (11/07)

**25 SABRINAS CT**..... **\$18,500**  
 B: Brayon Gonzalez  
 S: Conn-Cal Associates LLC  
 Vol/Page: 3507/260, Date: 06/12/24, Warranty  
 Use: Residential Open Land, Lot: 90605sf

► **MORTGAGES**

**17 ANNADELL RD**..... **\$25,000**  
 Pennylee Cassidy+ from Baycoast Mortgage Company

**56 BRIAR HILL RD**..... **\$562,985**  
 Adrae Williams+ from Cross Country Mortgage Inc

**31 CANTERBURY TPKE**..... **\$12,000**  
 Martin D Troge+ from Norwich, City of

**470 CANTERBURY TPKE**..... **\$40,000**  
 Robert Bernier+ from Citizens Bank

**16 CEDAR LN**..... **\$250,000**  
 K P & Julia M Beyer Irt+ from Charter Oak Federal

**50 FANNING AVE**..... **\$60,000**  
 Geraldine Peabody+ from Citizens Bank

**210 MCKINLEY AVE EXT**..... **\$269,676**  
 Mirelis Miranda-Lopez+ from Rocket Mortgage

**364 MOHEGAN PARK RD**..... **\$325,000**  
 Brian C Gebo+ from CalCon Mutual Mortgage LLC

**17 PAGE ST**..... **\$340,000**  
 Lucas Park LLC+ from Charter Oak Federal Credit Un

**151 POND RD** ..... **\$340,000**  
 Lucas Park LLC+ from Charter Oak Federal Credit Un

**68 PROVIDENCE ST**..... **\$123,700**  
 Jaahkye Calceno+ from Liberty Bank

**68 PROVIDENCE ST**..... **\$25,000**  
 Jaahkye Calceno+ from Liberty Bank

**99 SACHEM ST** ..... **\$120,000**  
 Raymond C Heyse Jr+ from Charter Oak Federal Credi

**166 SUMMIT ST U:166**..... **\$127,000**  
 Stephanie A Burlingame+ from Rocket Mortgage

**24-26 TETREAUULT AVE**..... **\$311,258**  
 Nicholas Derby+ from Paramount Residential Mortgag

**150 YANTIC ST U:118** ..... **\$25,000**  
 Jacob T Roch+ from Planet Home Lending LLC

**OLD LYME**

**TOWN CLERK:VICKI URBOWICZ**  
 52 Lyme St, Old Lyme, CT, 06371  
 Phone:860-434-1605

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	26
Median Price	\$551,500	\$545,000

► **REAL ESTATE SALES**

**34 BROWNS LN**..... **\$520,000**  
 B: Patrick S Fernald  
 S: Jerry F Kovel & Theresa A Kovel  
 Vol/Page: 461/634, Date: 06/14/24, Warranty  
 Mtg: Guaranteed Rate Inc \$468,000  
 Use: 3 Bdrm Cape Cod, Lot: 81382sf  
 Prior Sale: \$248,000 (01/88)

**7 EDGE LEA RD** ..... **\$85,000**  
 B: Lawrence Neureither & Mary Randall  
 S: Anthony H Valentine  
 Vol/Page: 461/603, Date: 06/10/24, Warranty  
 Use: Residential Open Land, Lot: 63124sf

**3 KNUTSON RD**..... **\$315,000**  
 B: Ellis C Welsh  
 S: Jordan A Welles & John A Welles  
 Vol/Page: 461/576, Date: 06/10/24, Warranty  
 Mtg: Northpoint Mortgage \$318,181  
 Use: 2 Bdrm Ranch, Lot: 6534sf  
 Prior Sale: \$230,000 (08/08)

► **MORTGAGES**

**23 NOTTINGHAM DR**..... **\$374,000**  
 Anne Marie Finneran Lt+ from Citizens Bank

**49 SILL LN** ..... **\$190,000**  
 Kevin C Conley+ from Citizens Bank

**PRESTON**

**TOWN CLERK:JILL KEITH**  
 389 Route 2, Preston, CT, 06365  
 Phone:860-887-5581

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	\$310,000	\$273,000

► **MORTGAGES**

**9 HOLDSWORTH RD**..... **\$268,620**  
 Lisa F Watson+ from United Trust Bank

**5 WATSON RD**..... **\$8,632,196**  
 Julia Tate Hldg LLC+ from Patrick Levantino

**SALEM**

**TOWN CLERK:JULIE STOKEN**  
 270 Hartford Rd, Salem, CT, 06420  
 Phone:860-859-3873

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	11
Median Price	\$430,000	\$378,000

► **REAL ESTATE SALES**

**10 HARRIS RD**..... **\$320,000**  
 B: William Piper  
 S: John R Atkinson  
 Vol/Page: 277/129, Date: 06/13/24, Warranty  
 Mtg: Guaranteed Rate Inc \$304,000  
 Use: 2 Bdrm Ranch, Lot: 115434sf

**93 MILL LANE RD**..... **\$490,000**  
 B: Nikhil Chopra & Audra Swider  
 S: Marc D Roy  
 Vol/Page: 277/39, Date: 06/11/24, Warranty  
 Use: 4 Bdrm Cape Cod, Lot: 121968sf  
 Prior Sale: \$490,000 (12/22)

**WEST RD**..... **\$250,000**  
 B: Robert Jaworski  
 S: Richard P Boeker  
 Vol/Page: 277/154, Date: 06/13/24, Warranty  
 Mtg: John Kuzemczak \$240,000



► **MORTGAGES**

- 113 HORSE POND RD U:G..... \$850,000**  
113g Horse Pond Rd LLC+ from Meridian Bank
- 26 NEW LONDON RD..... \$850,000**  
Ege Prop LLC+ from Meridian Bank
- 279 OLD NEW LONDON RD..... \$50,000**  
Robert L Maynard Jr+ from Liberty Bank

**SPRAGUE**

**TOWN CLERK:JENNIFER M. SYNNETT**  
1 Main St, Sprague, CT, 06330  
Phone:860-822-3000

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	6
Median Price	\$257,000	\$237,500

► **REAL ESTATE SALES**

- 82 HANOVER VERSAILLES RD ..... \$500,000**  
B: Jesse M Riley & Mary E Riley  
S: Butrymowicz Edward Est & Anna Zubkova  
Vol/Page: 112/1102, Date: 06/10/24, Conservator  
Use: Mixed Use-Prim Res & Forest, Lot: 4613004sf
- 2 SALT ROCK RD..... \$525,000**  
B: Andrea M Maunz & Alfred J Maunz 3rd  
S: Ryan Quarry & Jody Quarry  
Vol/Page: 112/1126, Date: 06/11/24, Warranty  
Mtg: Rocket Mortgage LLC \$325,000  
Use: 3 Bdrm Ranch, Lot: 80586sf  
Prior Sale: \$360,000 (10/05)

► **MORTGAGES**

- 82 HANOVER VERSAILLES RD ..... \$250,000**  
Jesse M Riley+ from CalCon Mutual Mortgage LLC

**STONINGTON**

**TOWN CLERK:SALLY DUPLICE**  
152 Elm St, Stonington, CT, 06379  
Phone:860-535-5060

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$427,500	\$440,000

► **REAL ESTATE SALES**

- 32 BURDICK LN ..... \$40,000**  
B: Timothy Brown & Rosemary Buonocore  
S: Johnson St Prop Mgmt LLC  
Vol/Page: 857/882, Date: 05/16/24, Warranty  
Use: Residential Open Land, Lot: 19602sf
- 51 E SHORE RD U:51..... \$1,100,000**  
B: Jeffrey M Daly, Tr for John D Daly T  
S: Paul A Simeone  
Vol/Page: 858/53, Date: 05/28/24, Warranty  
Use: 2 Bdrm Condo, Lot: 7841sf  
Prior Sale: \$225,000 (09/00)

- 24 HARBOR VIEW TER..... \$700,000**  
B: Richard J Lebel & Nicole R Lebel  
S: Tina M Huard  
Vol/Page: 858/414, Date: 06/14/24, Warranty  
Mtg: FBC Mtg LLC \$525,000  
Use: 1 Bdrm Contemporary, Lot: 3920sf  
Prior Sale: \$330,000 (01/21)

- MECHANIC ST..... \$200,000**  
B: Nwm Property Group LLC  
S: TI Hld LLC  
Vol/Page: 857/491, Date: 05/07/24, Warranty  
Use: Commercial Use, Lot: 7841sf

- 197 MECHANIC ST ..... \$800,000**  
B: Nwm Property Group LLC  
S: TI Hld LLC  
Vol/Page: 857/486, Date: 05/07/24, Warranty  
Use: Commercial Building, Lot: 52272sf  
Prior Sale: \$1,070,370 (12/16)

- NEW LONDON TPKE..... \$175,000**  
B: Renee E Grace  
S: Hgm LLC  
Vol/Page: 857/864, Date: 05/16/24, Warranty  
Mtg: Chelsea Groton Bank \$140,000  
Use: Condo, Lot: 109336sf

- POGGY BAY LN..... \$5,950**  
B: Joann V Nasin  
S: The Masons Island Co  
Vol/Page: 858/436, Date: 06/14/24, Warranty

- ROSSI AVE ..... \$330,000**  
B: Kevin Roberts & Taylor Couture  
S: Deciantis Mary M Est & Thomas Curioso Sr  
Vol/Page: 858/334, Date: 06/10/24, Executor

- 33 SCHOOL ST (MYSTIC)..... \$600,000**  
B: Alot2sea LLC  
S: Judith A Kunkel  
Vol/Page: 858/376, Date: 06/11/24, Warranty  
Use: 2-Family Two Family, Lot: 11761sf

► **MORTGAGES**

- 6 COBURN AVE..... \$40,000**  
Erika R Koslov-Davino+ from Scient Federal Credit
- 19 DEER RIDGE RD ..... \$35,000**  
Kelly A Smith+ from Scient Federal Credit Union
- 183 GREENHAVEN RD..... \$165,000**  
Paul R Schwager+ from Charter Oak Federal Credit U
- 7 SCHOONER DR ..... \$50,000**  
Ward M Smith+ from Liberty Bank
- 25 W ENTERPRISE AVE ..... \$125,000**  
John E Phelps+ from Charter Oak Federal Credit Uni

**WATERFORD**

**TOWN CLERK:DAVID L. CAMPO**  
15 Rope Ferry Rd, Waterford, CT, 06375  
Phone:860-444-5831

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	58
Median Price	\$307,500	\$375,000

► **REAL ESTATE SALES**

- 256 BLOOMINGDALE RD ..... \$516,000**  
B: Kevin C Bombero & Amanda S Bombero  
S: Joseph M Bergin Jr & Marissa Bergin  
Vol/Page: 1861/287, Date: 06/14/24, Warranty  
Mtg: Guaranteed Rate Affin \$412,800  
Use: 4 Bdrm Colonial, Lot: 86684sf  
Prior Sale: \$269,000 (06/16)

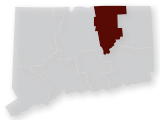
- 2 CROSS DR..... \$465,000**  
B: James Heuser & Laura Heuser  
S: Charles Dempsey & Nicole Q Dempsey  
Vol/Page: 1861/255, Date: 06/14/24, Warranty  
Mtg: Tomo Mortgage Llc \$364,500  
Use: 3 Bdrm Colonial, Lot: 16117sf  
Prior Sale: \$295,000 (04/20)

- RIDGEWOOD AVE ..... \$615,000**  
B: Donna M Guillot, Tr for W J & Donna M Guillot T  
S: Warren B Rogers Jr & Lori E Rogers  
Vol/Page: 1861/53, Date: 06/11/24, Warranty

- 17 ROCK RIDGE RD ..... \$362,000**  
B: Katherine M Kwong  
S: Stephen Colkos & Kara L Colkos  
Vol/Page: 1861/108, Date: 06/11/24, Warranty  
Mtg: Homestead Fund Corp \$289,600  
Use: 3 Bdrm Ranch, Lot: 15682sf  
Prior Sale: \$219,000 (11/16)

► **MORTGAGES**

- 109-R CLARK LN ..... \$2,828,084**  
Homes On Clark LLC+ from Dime Bank
- 109-R CLARK LN ..... \$3,032,000**  
Homes On Clark LLC+ from Dime Bank
- 131 CLARK LN..... \$3,032,000**  
Homes On Clark LLC+ from Dime Bank
- 131 CLARK LN..... \$2,828,084**  
Homes On Clark LLC+ from Dime Bank
- 67 DANIELS AVE ..... \$100,000**  
William Liski Jr+ from Liberty Bank
- 101 DAYTON RD..... \$180,000**  
Mary J Kanabis+ from Citizens Bank
- 6 DONNA ST ..... \$544,465**  
Shana T Ahmad+ from Lakeview Community Capital LLC
- 35 HUNTS BROOK RD ..... \$175,000**  
Adam J Karasevicz+ from Discover Bank
- 16 LAUREL ST ..... \$369,000**  
William J Guillot RET+ from Jewett City Savings Ba
- 25 LINCOLN RD ..... \$266,250**  
Kathy A Sheehan+ from Kind Lending
- 34 SANDY HOLLOW DR ..... \$40,000**  
Salvatore J Pezzolesi+ from Charter Oak Federal Cr



# TOLLAND COUNTY

## BOLTON

**TOWN CLERK: ELIZABETH C. WATERS**

222 Bolton Center Rd, Bolton, CT, 06043  
Phone: 860-649-8066

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	13
Median Price	\$364,950	\$350,000

### ► REAL ESTATE SALES

**28 KEENEY DR..... \$320,000**

B: Kimberly J Silverman  
S: Thomas P Lentocha & Carolyn G Lentocha  
Vol/Page: 194/772, Date: 06/10/24, Warranty  
Mtg: Guaranteed Rate Inc \$240,000  
Use: 2 Bdrm Ranch, Lot: 12632sf  
Prior Sale: \$195,000 (06/06)

### ► MORTGAGES

**83-85 BROOKFIELD RD..... \$250,000**

James P Loersch+ from Webster Bank

**52 COUNTRY CLUB RD ..... \$960,000**

Francesco Pagano+ from Webster Bank

**32 NOTCH RD ..... \$100,000**

Frank Fazzina+ from M&T Bank NA

**28 WATROUS RD..... \$204,750**

Ct Victory Hm Solutions+ from Kiavi Funding Incorp

## COLUMBIA

**TOWN CLERK: ROBIN N KENEFICK**

323 Rte 87, Columbia, CT, 06237  
Phone: 860-228-3284

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	17
Median Price	\$328,600	\$370,000

### ► REAL ESTATE SALES

**69 JOHNSON RD..... \$230,000**

B: William E Stadtlander  
S: Melanie S Dazy  
Vol/Page: 250/338, Date: 06/11/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 22651sf

### ► MORTGAGES

**6 OAKWOOD LN..... \$100,000**

Richard E Clough+ from Citizens Bank

**326 ROUTE 87 ..... \$280,000**

Savvy Roi LLC+ from Columbia Landmark

**568 ROUTE 87 ..... \$50,000**

Peter H Baughman+ from Liberty Bank

## COVENTRY

**TOWN CLERK: LORI TOLLMAN**

1712 Main St, Coventry, CT, 06238  
Phone: 860-742-7966

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	35
Median Price	\$290,000	\$299,900

### ► REAL ESTATE SALES

**2275 BOSTON TPKE..... \$445,000**

B: Deborah Trumble  
S: Martin A Briggs  
Vol/Page: 1301/198, Date: 06/10/24, Warranty  
Mtg: HomeXpress Mtg \$356,000  
Use: 3 Bdrm Antique, Lot: 59242sf  
Prior Sale: \$280,000 (04/15)

**680 DUNN RD ..... \$235,600**

B: Chantal D Larose  
S: Daniel Larose  
Vol/Page: 1301/266, Date: 06/11/24, Quit Claim  
Use: 3 Bdrm Colonial, Lot: 44431sf

**GABLE RD L:34..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty

**GABLE RD L:35..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty

**4 GABLE RD U:3 ..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty  
Use: Condo

**4 GABLE RD U:4 ..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty  
Use: Condo

**4 GABLE RD U:5 ..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty  
Use: Condo

**GRANT HL ESTS L:33..... \$720,000**

B: Mannarino Bldrs Inc  
S: Imperial Dev LLC  
Vol/Page: 1301/447, Date: 06/14/24, Warranty  
Mtg: Ion Bank \$1,000,000

**GRANT HL ESTS L:35..... \$720,000**

B: Mannarino Bldrs Inc  
S: Imperial Dev LLC  
Vol/Page: 1301/447, Date: 06/14/24, Warranty  
Mtg: Ion Bank \$1,000,000

**GRANT HL ESTS L:41..... \$720,000**

B: Mannarino Bldrs Inc  
S: Imperial Dev LLC  
Vol/Page: 1301/447, Date: 06/14/24, Warranty  
Mtg: Ion Bank \$1,000,000

**GRANT HL ESTS L:43..... \$720,000**

B: Mannarino Bldrs Inc  
S: Imperial Dev LLC  
Vol/Page: 1301/447, Date: 06/14/24, Warranty  
Mtg: Ion Bank \$1,000,000

**GRANT HL ESTS L:53..... \$720,000**

B: Mannarino Bldrs Inc  
S: Imperial Dev LLC  
Vol/Page: 1301/447, Date: 06/14/24, Warranty  
Mtg: Ion Bank \$1,000,000

**220 SCHOOL ST ..... \$250,000**

B: Thomas B Callahan & William F Kalish  
S: Jonathan D Landry  
Vol/Page: 1301/273, Date: 06/11/24, Warranty  
Mtg: Contour Mtg Corp \$200,000  
Use: 4 Bdrm Cape Cod, Lot: 20038sf  
Prior Sale: \$193,500 (06/05)

**SOUTH ST L:32 ..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty

**SOUTH ST L:33 ..... \$373,500**

B: Adem Petkas  
S: H&r Design Rlty Corp  
Vol/Page: 1301/171, Date: 06/07/24, Warranty

► **MORTGAGES**

- 34 FARMSTEAD LN..... \$101,500**  
Jodi E Magoon+ from Finex CU
- 858 FLANDERS RD..... \$211,500**  
Terrence M Hickey+ from Americas First Network Cre
- GRANT HL ESTS L:54..... \$1,000,000**  
Mannarino Bldrs Inc+ from Ion Bank
- 33 LAKEVIEW DR U:15..... \$209,000**  
Megan Calderado+ from Province Mortgage Associates
- 33 LAKEVIEW DR U:15..... \$50,000**  
Megan Calderado+ from Connecticut Housing Finance
- 33 LAKEVIEW DR U:18..... \$50,000**  
Megan Calderado+ from Connecticut Housing Finance
- 33 LAKEVIEW DR U:18..... \$209,000**  
Megan Calderado+ from Province Mortgage Associates
- 61 WOLF HILL RD U:35..... \$260,000**  
Robert Mannarino+ from Imperial Devt Llc
- 71 WOLF HILL RD U:33..... \$260,000**  
Robert Mannarino+ from Imperial Devt Llc
- 11 WOODMERE DR..... \$547,583**  
Christian W Robinson+ from Newrez LLC
- 289 WRIGHTS MILL RD..... \$68,988**  
Amanda L Pleasent+ from Discover Bank

**ELLINGTON**

**TOWN CLERK:DONNA HOSEY**

55 Main St, Ellington, CT, 06029  
Phone:860-870-3105

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	43
Median Price	\$350,000	\$351,000

► **REAL ESTATE SALES**

- 42 RIDGEVIEW WAY..... \$965,000**  
B: Elaine Berube & Clayton Berube  
S: Eric P Palmer & Jennifer L Palmer  
Vol/Page: 549/801, Date: 06/11/24, Warranty  
Mtg: Movement Mtg LLC \$165,000  
Use: 4 Bdrm Colonial, Lot: 40511sf  
Prior Sale: \$700,000 (06/07)
- 8 STRAWBERRY RD..... \$297,000**  
B: Qi Zhang  
S: Gagne Jr Joseph A Est & Paul J Gagne  
Vol/Page: 549/831, Date: 06/11/24, Warranty  
Mtg: Metro City Bank \$148,000  
Use: 3 Bdrm Raised Ranch, Lot: 33106sf

► **MORTGAGES**

- 1 ABBOTT RD..... \$3,790**  
Stephen M Walters+ from USA Housing and Urban Deve
- 1 BRONISZ DR..... \$250,000**  
David M Harrison+ from Manufacturers and Traders T

- 14 CEDARWOOD DR..... \$100,000**  
Carol A Frank+ from Manufacturers and Traders Trus
- 13 ELIZABETH ST..... \$75,000**  
John K Virkler+ from Connecticut State Employees F
- 164 PINNEY ST..... \$17,707**  
Samuel Cunningham+ from USA Housing and Urban Deve

**HEBRON**

**TOWN CLERK:FRANCESCA VILLANI,**

**ACTING**

15 Gilead St, Hebron, CT, 06248  
Phone:860-228-5971

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	\$350,000	\$435,000

► **REAL ESTATE SALES**

- 309 JAGGER LN..... \$328,500**  
B: Christopher Biega  
S: Williams Merris E Est & Hilary Taschner  
Vol/Page: 618/294, Date: 06/10/24, Executor  
Use: 3 Bdrm Ranch, Lot: 129373sf
- 82 N POND RD..... \$379,900**  
B: Richard V Alcantar  
S: Kevin P Griffin & Elaine M Griffin  
Vol/Page: 618/363, Date: 06/13/24, Warranty  
Mtg: Navy FCU \$392,436  
Use: 3 Bdrm Ranch, Lot: 61855sf
- 266 WEST ST..... \$399,000**  
B: Briana L Petrucelli & Anthony J Hale  
S: Phyllis M Fearon  
Vol/Page: 618/270, Date: 06/10/24, Warranty  
Mtg: United Wholesale Mtg \$387,030  
Use: 4 Bdrm Colonial, Lot: 44867sf
- 76 JENNIFER DR..... \$150,000**  
Sandra L Plummer+ from Rocket Mortgage
- 50 SLOCUM RD..... \$262,500**  
Scott R Mcbride+ from LoanDepot.Com LLC
- 100 W MAIN ST..... \$97,700**  
Ryan Kochuk+ from Liberty Bank

**MANSFIELD**

**TOWN CLERK:SARA-ANN CHAINE**

4 S Eagleville Rd, Mansfield, CT, 06268  
Phone:860-429-3302

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	27
Median Price	\$303,500	\$330,000

► **REAL ESTATE SALES**

- 11 ANTON RD U:D..... \$255,000**  
B: Hui R Chen  
S: Tina Hu  
Vol/Page: 844/934, Date: 06/10/24, Warranty  
Mtg: Paramount Res Mtg Gp \$143,500  
Use: 2 Bdrm Condo  
Prior Sale: \$109,000 (03/15)

► **FORECLOSURE DEEDS**

- 55 CIRCLE DR..... \$230,000**  
B: Lakeview Ln Servicing LLC  
S: Lakeview Ln Servicing LLC & Darryl M St Onge  
Vol/Page: 845/27, Date: 06/13/24, Committee  
Use: 3 Bdrm Ranch, Lot: 8712sf  
Prior Sale: \$218,000 (10/20)

► **MORTGAGES**

- 153 HANKS HILL RD..... \$79,500**  
Vance M Stewart+ from Liberty Bank
- 27 LIBERTY DR U:27..... \$238,500**  
Louis Goffinet+ from Waterstone Mortgage
- 27 LIBERTY DR U:27..... \$25,000**  
Louis Goffinet+ from Connecticut Housing Finance A

**SOMERS**

**TOWN CLERK:DAVID MARTI**

600 Main St, Somers, CT, 06071  
Phone:860-763-8207

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	32
Median Price	\$355,000	\$405,250

► **REAL ESTATE SALES**

- 352 BILLINGS RD..... \$800,000**  
B: 9 Realty LLC  
S: Deborah A Parks  
Vol/Page: 388/104, Date: 06/11/24, Warranty  
Mtg: H1H2 LLC \$578,200  
Use: Mixed Use-Prim Comm & Resd, Lot: 100188sf
- 34 ROYAL MNR..... \$705,000**  
B: Michele Netzler & Carl Netzler  
S: Clayton J Berube & Elaine H Berube  
Vol/Page: 388/177, Date: 06/12/24, Warranty  
Mtg: Semper Home Loans \$728,265  
Use: 4 Bdrm Colonial, Lot: 101059sf  
Prior Sale: \$269,000 (10/92)



**698 STAFFORD RD..... \$275,000**  
 B: Ashley L Renaud  
 S: Bethany Menard  
 Vol/Page: 388/79, Date: 06/11/24, Warranty  
 Mtg: Baycoast Mortgage Co \$218,762  
 Use: 2 Bdrm Ranch, Lot: 14810sf  
 Prior Sale: \$180,837 (12/20)

► **MORTGAGES**

**453 4 BRIDGES RD..... \$60,000**  
 Christine Alexander+ from Bank of America NA

**7 COOKE RD..... \$60,000**  
 Kristina N Zoghbi+ from American Eagle Financial C

**6 ELEANOR RD..... \$110,000**  
 Steven S Sperling+ from Amerisave Mortgage Corpora

**8 HORSESHOE LN..... \$150,000**  
 Patricia L Slocum+ from Alliant Credit Union

**25 KIBBE GROVE RD..... \$8,355**  
 William R Mccauley+ from USA Housing and Urban Dev

**28 POND CIR..... \$250,000**  
 Nancy K Hensen+ from Manufacturers and Traders Tru

**698 STAFFORD RD..... \$25,000**  
 Ashley L Renaud+ from Baycoast Mortgage Company

**15 SUMMIT DR..... \$150,000**  
 Lynne J Swistak+ from Citizens Bank

**STAFFORD**

**TOWN CLERK:KAREN G. TROIANO**

PO Box 11, Stafford, CT, 06076

Phone:860-684-1765

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	42
Median Price	\$272,500	\$282,500

► **REAL ESTATE SALES**

**41 BOYER RD..... \$375,000**  
 B: Kelly M Learned & Ian Learned  
 S: Kathleen P Utter

Vol/Page: 731/745, Date: 06/10/24, Warranty  
 Mtg: United Wholesale Mtg \$300,000

Use: 3 Bdrm Raised Ranch, Lot: 61420sf

**92 FURNACE AVE U:83..... \$285,000**  
 B: Terence A Otoole & Diann B Blanchard  
 S: Michael Clive

Vol/Page: 731/726, Date: 06/10/24, Warranty  
 Use: 2 Bdrm Condo

Prior Sale: \$185,000 (09/09)

**107 LAKE SHORE BLVD..... \$345,000**  
 B: Alexander Suprin & Sierra Suprin  
 S: Edith R Zeldes  
 Vol/Page: 731/705, Date: 06/10/24, Warranty  
 Mtg: TD Bank NA \$310,500  
 Use: 2 Bdrm Ranch, Lot: 10019sf

**44 TOLLAND AVE U:58..... \$212,000**  
 B: Kosha C Divatia & Mohak B Desai  
 S: Paul Scheu

Vol/Page: 732/77, Date: 06/11/24, Warranty  
 Use: 2 Bdrm Condo

Prior Sale: \$116,000 (01/14)

► **MORTGAGES**

**48 COOPER LN..... \$320,000**  
 Mitchell Spurr+ from Rocket Mortgage

**MONSON RD..... \$131,250**  
 Michael S Rhodes+ from Monson Savings Bank

**183 MONSON RD..... \$160,000**  
 Burton R Davis+ from Stafford Savings Bank

**415 OLD SPRINGFIELD RD..... \$200,000**  
 Alan C Ricci+ from Stafford Savings Bank

**44 PROSPECT ST..... \$40,000**  
 Michael C Rufo+ from TD Bank NA

**TOLLAND**

**TOWN CLERK:KATHLEEN PAGAN**

21 Tolland Green, 5th Level, Tolland, CT, 06084

Phone:860-871-3630

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	47
Median Price	\$348,500	\$400,000

► **REAL ESTATE SALES**

**127 HURLBUT RD..... \$425,000**  
 B: Petra Johnson & Tyler Johnson  
 S: Barbara J Bernhart

Vol/Page: 1645/12, Date: 06/10/24, Warranty  
 Mtg: Leader Bank NA \$340,000

Use: 3 Bdrm Contemporary, Lot: 93654sf  
 Prior Sale: \$209,000 (05/94)

**288 MERROW RD..... \$351,500**  
 B: Christopher M Army  
 S: Rachael H Auclair, Tr for Rachael H Auclair T

Vol/Page: 1645/69, Date: 06/11/24, Trustee  
 Use: Commercial Building, Lot: 91912sf

**35 MOUNTAIN SPRING RD..... \$105,000**  
 B: Joshua Jenkins  
 S: Snipsic Lake Assoc LLC

Vol/Page: 1645/85, Date: 06/12/24, Warranty  
 Use: Accessory Land Improved, Lot: 134165sf

Prior Sale: \$92,000 (12/06)

**45 TORRY RD..... \$710,000**  
 B: Alyssa A Johnson & Michael D Johnson  
 S: Ryan M Field & Julie Field  
 Vol/Page: 1644/333, Date: 06/10/24, Warranty  
 Mtg: Joel M Johnson Revoca \$450,000  
 Use: 4 Bdrm Cape Cod, Lot: 784080sf  
 Prior Sale: \$426,000 (07/15)

► **MORTGAGES**

**17 9TH AVE..... \$682,135**  
 Vb-S1 Assets LLC+ from Deutsche Bank

**202 CRYSTAL LAKE RD..... \$50,000**  
 Daniel Luckingham+ from Key Bank N.A.

**6 STONEHEDGE DR..... \$250,000**  
 Brian J Mills Sr+ from Finex CU

**UNION**

**TOWN CLERK:HEIDI BRADRICK**

1043 Buckley Hwy, Union, CT, 06076

Phone:860-684-3770

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$200,000	\$450,000

► **MORTGAGES**

**WEBSTER RD..... \$50,000**  
 Barry S Kaplan+ from Stafford Savings Bank

**WILLINGTON**

**TOWN CLERK:ROBIN CAMPBELL**

40 Old Farms Rd, Willington, CT, 06279

Phone:860-487-3121

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	8
Median Price	\$290,000	\$347,500

► **MORTGAGES**

**80 BOSTON TPKE..... \$100,000**  
 Joseph Crintini+ from Community Healthcare Credit u

**18 COWLES RD..... \$100,000**  
 Jonathan K Ferris+ from Charter Oak Federal Credit

**5 LUCERNE DR..... \$13,334**  
 Danielle Shea+ from USA Housing and Urban Developm

**52 SCHOFIELD RD..... \$32,000**  
 Leah A Margelony+ from American Eagle Financial Cr



# WINDHAM COUNTY

## ASHFORD

**TOWN CLERK:SHERRI L. MUTCH**

5 Town Hall Rd, Ashford, CT, 06278  
Phone:860-487-4401

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	5
Median Price	\$289,900	\$325,000

### ► REAL ESTATE SALES

**ARMITAGE RD ..... \$70,000**

B: Dillon J Hoar  
S: Daphne M Myers & Justin T Marchand  
Vol/Page: 211/400, Date: 06/14/24, Warranty

**64 SAND HILL RD..... \$475,000**

B: Darcie H Cole & Tyler W Cole  
S: Jaime Espinoza  
Vol/Page: 211/354, Date: 06/10/24, Warranty  
Mtg: Navy FCU \$485,212  
Use: 4 Bdrm Colonial, Lot: 182081sf  
Prior Sale: \$395,000 (12/22)

### ► MORTGAGES

**ARMITAGE RD ..... \$52,500**

Dillon J Hoar+ from Jewett City Savings Bank

**167 ARMITAGE RD..... \$60,000**

Nicholas J Psaltakis+ from Corning Federal Credit

**64 SAND HILL RD..... \$485,212**

Darcie H Cole+ from Navy Federal Credit Union

**327 WATERFALL RD ..... \$248,270**

Sharon Coutant+ from United Wholesale Mortgage

## BROOKLYN

**TOWN CLERK:KATHERINE BISSON**

4 Wolf Den Rd, Brooklyn, CT, 06234  
Phone:860-779-3411

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	17
Median Price	\$312,500	\$399,900

### ► REAL ESTATE SALES

**430 ALLEN HILL RD ..... \$305,000**

B: William C Awkerman Jr  
S: Rick J Regis  
Vol/Page: 728/161, Date: 06/13/24, Warranty  
Mtg: Westerly Community CU \$215,000  
Use: Mixed Use-Prim Indust & Agri, Lot: 8407080sf

**63 GORMAN RD..... \$370,000**

B: Sandra Menders & Edward Russo Jr  
S: Tammy Rainville  
Vol/Page: 728/194, Date: 06/13/24, Warranty  
Mtg: Mtg Markets CUSO LLC \$296,000  
Use: 3 Bdrm Ranch, Lot: 52272sf  
Prior Sale: \$138,000 (06/14)

**5 RUSSELL AVE..... \$305,000**

B: Leonard V Traficante, Tr for Audra M Traficante  
S: Mildred Simone  
Vol/Page: 728/72, Date: 06/10/24, Warranty  
Mtg: Guaranteed Rate Affin \$294,820  
Use: 4 Bdrm Cape Cod, Lot: 11326sf  
Prior Sale: \$145,000 (08/12)

### ► MORTGAGES

**412 CANTERBURY RD..... \$100,000**

Linda B Lovrien+ from Ocean State Credit Union

**96 CLEAR VIEW DR ..... \$421,225**

Nathan Libby+ from Alliant Credit Union

**35 MALBONE LN ..... \$418,000**

Casey Hardell+ from Guaranteed Rate Inc

**177 PRESTON RD ..... \$7,779**

Alexander J Basto+ from USA Housing and Urban Deve

**25 PROULX ST ..... \$202,000**

Patricia A Ballard+ from Nationstar Mortgage

**333 SOUTH ST ..... \$4,329**

Shawn Thomas+ from USA Housing and Urban Developme

**372 SOUTH ST ..... \$75,000**

Paul C Colorado+ from Charter Oak Federal Credit Un

## CANTERBURY

**TOWN CLERK:NATALIE ELLSTON**

1 Municipal Dr, Canterbury, CT, 06331  
Phone:860-546-9377

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	10
Median Price	\$337,500	\$358,000

### ► REAL ESTATE SALES

**139 N SOCIETY RD..... \$280,000**

B: Beth Fontaine  
S: Federal National Mortgage  
Vol/Page: 274/464, Date: 05/23/24, Warranty  
Mtg: First Community Bank \$274,928  
Use: 2 Bdrm Ranch, Lot: 87120sf  
Prior Sale: \$172,800 (01/23)

**99 WATER ST ..... \$35,000**

B: Brendan M Marquis & Heather A Marquis  
S: Alliod Realty LLC  
Vol/Page: 274/627, Date: 06/11/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 30056sf  
Prior Sale: \$220,000 (03/06)

### ► MORTGAGES

**89 LISBON RD ..... \$325,000**

Brian C Gebo+ from OneTrust Home Loans

## CHAPLIN

**TOWN CLERK:SHARI SMITH**

495 Phoenixville Rd, Chaplin, CT, 06235  
Phone:860-455-0073

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$283,500	\$275,000

### ► MORTGAGES

**10 DAVIS RD..... \$18,830**

Tracy L Blanchette+ from USA Housing and Urban Dev

**80 LYNCH RD..... \$50,000**

Valerie L Vnobilio+ from Northeast Family Federal

## KILLINGLY

**TOWN CLERK:ELIZABETH M. WILSON**

172 Main St, Killingly, CT, 06241  
Phone:860-779-5308

### MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	50
Median Price	\$285,500	\$305,500

### ► REAL ESTATE SALES

**89 BOYS AVE..... \$237,000**

B: Epk Main St LLC  
S: Dionisio Cepeda  
Vol/Page: 1423/492, Date: 06/14/24, Warranty  
Use: 2-Family Two Family, Lot: 7841sf  
Prior Sale: \$188,500 (06/24)

**89 BOYS AVE..... \$188,500**

B: Dionisio Cepeda  
S: Lakeview Ln Servicing LLC  
Vol/Page: 1423/490, Date: 06/14/24, Warranty  
Use: 2-Family Two Family, Lot: 7841sf  
Prior Sale: \$193,000 (01/24)

► **MORTGAGES**

<b>536 HARTFORD PIKE</b> .....	<b>\$6,631,957</b>
Cpd Killingly LLC+ from Series 9 Of Paramount	
<b>542 HARTFORD PIKE</b> .....	<b>\$6,631,957</b>
Cpd Killingly LLC+ from Series 9 Of Paramount	
<b>552 HARTFORD PIKE</b> .....	<b>\$6,631,957</b>
Cpd Killingly LLC+ from Series 9 Of Paramount	
<b>18 HUNTLEY RD</b> .....	<b>\$279,739</b>
Aiysha Ings+ from OneTrust Home Loans	
<b>245 MASON HILL RD</b> .....	<b>\$24,000</b>
Scott Main+ from Citizens Bank	
<b>51 TAFT ST</b> .....	<b>\$25,000</b>
Cynthia A Browns+ from Centreville Bank	

**PLAINFIELD**

**TOWN CLERK:DIANNE TALBOT**  
 8 Community Ave, Plainfield, CT, 06374  
 Phone:860-230-3009

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	19
Median Price	\$267,000	\$290,000

► **REAL ESTATE SALES**

<b>CHAMPAGNE ST</b> .....	<b>\$270,000</b>
B: Angela Kasper	
S: Koivisto Leona L Est & Kent J Koivisto	
Vol/Page: 621/371, Date: 06/10/24,	
<b>49 PLAINFIELD PIKE</b> .....	<b>\$366,000</b>
B: Corey B Brown & Desiree R Brown	
S: Kasie E Hoyle & Jason J King	
Vol/Page: 621/388, Date: 06/11/24, Warranty	
Mtg: Baycoast Mortgage Co \$355,020	
Use: 3 Bdrm Ranch, Lot: 104544sf	
Prior Sale: \$115,000 (02/95)	
<b>155 POND HILL RD</b> .....	<b>\$229,000</b>
B: Alicia M Pecko	
S: Kenneth G Johnson & Lynn E Johnson	
Vol/Page: 621/340, Date: 06/10/24, Warranty	
Use: 1 Bdrm Camp/Cabin, Lot: 24829sf	
<b>30-32 ROY ST</b> .....	<b>\$306,000</b>
B: Jeffrey Bryson	
S: Rascoe Investments LLC	
Vol/Page: 621/409, Date: 06/11/24, Warranty	
Mtg: Semper Home Loans \$300,457	
Use: 2-Family Family Flat, Lot: 8712sf	
Prior Sale: \$70,000 (12/09)	
<b>132 S WALNUT ST</b> .....	<b>\$250,000</b>
B: Donald M Ciotola & Carol A Simeone	
S: Arthur E Chabot Jr & Doreen B Chabot	
Vol/Page: 621/332, Date: 06/10/24, Warranty	
<b>134 S WALNUT ST</b> .....	<b>\$250,000</b>
B: Donald M Ciotola & Carol A Simeone	
S: Arthur E Chabot Jr & Doreen B Chabot	
Vol/Page: 621/332, Date: 06/10/24, Warranty	

► **FORECLOSURE DEEDS**

<b>331 DOW RD</b> .....	<b>\$291,000</b>
B: Ncw Holdings LLC	
S: Carrington Mtg Svcs LLC & Samuel Blanchette	
Vol/Page: 621/357, Date: 06/10/24, Committee	
Mtg: Craig Thibeau \$110,000	
Use: 3 Bdrm Colonial, Lot: 61420sf	
Prior Sale: \$148,500 (01/97)	

► **MORTGAGES**

<b>98 CHARLOTTE DR</b> .....	<b>\$314,204</b>
Patrick E Savard+ from Northpoint Mortgage	
<b>90 DOW RD</b> .....	<b>\$132,000</b>
Judith Chapa+ from William Raveis Mortgage Co	
<b>678 SQUAW ROCK RD</b> .....	<b>\$26,000</b>
Sarah Burgess+ from Charter Oak Federal Credit Uni	

**POMFRET**

**TOWN CLERK:CHERYL A. GRIST**

5 Haven Rd, Pomfret, CT, 06259  
 Phone:860-315-5730

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	4
Median Price	\$265,000	\$449,000

► **REAL ESTATE SALES**

<b>25 BABBITT HILL RD</b> .....	<b>\$915,000</b>
B: Sarah Healey & Michael W Healey Jr	
S: Donna Lasick	
Vol/Page: 390/110, Date: 06/10/24, Warranty	
Mtg: Homestead Fund Corp \$732,000	
Use: Mixed Use-Res Dwell & OpenSp, Lot: 2548260sf	
Prior Sale: \$675,000 (11/17)	
<b>191 DROWN RD</b> .....	<b>\$349,900</b>
B: Jill M Applegate	
S: Thomas J Mcgrath	
Vol/Page: 390/132, Date: 06/11/24, Warranty	
Mtg: Guild Mortgage Co \$260,000	
Use: 2 Bdrm Raised Ranch, Lot: 43560sf	
Prior Sale: \$232,500 (02/09)	

► **MORTGAGES**

<b>191 DROWN RD</b> .....	<b>\$13,996</b>
Jill M Applegate+ from Connecticut Housing Finance	

**PUTNAM**

**TOWN CLERK:CHRISTINE BRIGHT**

200 School St, Putnam, CT, 06260  
 Phone:860-963-6800

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	29
Median Price	\$310,000	\$325,000

► **REAL ESTATE SALES**

<b>93 HERITAGE RD</b> .....	<b>\$275,000</b>
B: Bellavance & Gates LLC	
S: Douglas H Gates	
Vol/Page: 864/91, Date: 06/12/24, Warranty	
Use: 2-Family Family Flat, Lot: 296208sf	
Prior Sale: \$240,000 (01/16)	
<b>95 HERITAGE RD</b> .....	<b>\$275,000</b>
B: Bellavance & Gates LLC	
S: Douglas H Gates	
Vol/Page: 864/91, Date: 06/12/24, Warranty	
<b>345 KENNEDY DR</b> .....	<b>\$380,000</b>
B: Morgan Property Dev LLC	
S: James M Bryson	
Vol/Page: 864/54, Date: 06/11/24, Warranty	
Use: 3-Family Family Flat, Lot: 11326sf	
Prior Sale: \$201,000 (11/21)	
<b>38 PARK ST</b> .....	<b>\$401,900</b>
B: Gervonnie Page & Marisol Tilson	
S: Global Resource Findings	
Vol/Page: 864/119, Date: 06/14/24, Warranty	
Mtg: Sierra Pacific Mtg \$387,833	
Use: 3 Bdrm Raised Ranch, Lot: 8712sf	
<b>86 PERRY ST U:270</b> .....	<b>\$370,000</b>
B: Patrick B Mcclellan & Gail A Mcclellan	
S: Mary Walsh	
Vol/Page: 864/60, Date: 06/11/24, Warranty	
Mtg: United Wholesale Mtg \$126,562	
Use: 2 Bdrm Condo	
Prior Sale: \$200,000 (05/16)	
<b>38 SABIN ST</b> .....	<b>\$345,000</b>
B: Danielle Caldwell & Miranda Burmeister	
S: 215 Tollgate Realty LLC	
Vol/Page: 864/30, Date: 06/11/24, Warranty	
Mtg: United Wholesale Mtg \$327,750	
Use: 3 Bdrm Colonial, Lot: 96268sf	
Prior Sale: \$210,000 (08/23)	
<b>247 SABIN ST U:15</b> .....	<b>\$350,000</b>
B: Jaclyn Kalb	
S: Michael E Clark	
Vol/Page: 864/89, Date: 06/11/24, Warranty	
Use: Condo	
<b>► MORTGAGES</b>	
<b>14 HIGHLAND DR</b> .....	<b>\$1,700,000</b>
P&m LLC+ from Bankhometown	
<b>PARK ST</b> .....	<b>\$46,000</b>
Mary Starr+ from Putnam, Town of	
<b>38 PARK ST</b> .....	<b>\$387,833</b>
Gervonnie Page+ from Sierra Pacific Mortgage	
<b>80 PERRY ST U:213</b> .....	<b>\$35,000</b>
Brian J Ginisi+ from Discover Bank	
<b>88 RIVER JUNCTION ESTS</b> .....	<b>\$115,000</b>
Kevin J Chamberlain+ from Pentagon Federal Credit	



**S MAIN ST** ..... **\$35,613**  
 Krista K Cote+ from Putnam, Town of

**31 SUTTON AVE**..... **\$1,700,000**  
 P&m LLC+ from Bankhometown

**STERLING**

**TOWN CLERK:HEATHER R. GEORGE**  
 1183 Plainfield Pike, Sterling, CT, 06377  
 Phone:860-564-2904

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	\$260,000	\$360,000

**► REAL ESTATE SALES**

**7 JULIANS CIR**..... **\$379,900**  
 B: Andrew T Ritchotte & Elisabeth Ritchotte  
 S: Sterling Hls Dev Corp LLC  
 Vol/Page: 177/61, Date: 06/12/24, Warranty  
 Mtg: Guaranteed Rate Inc \$243,000

**583 SNAKE MEADOW HILL RD**..... **\$55,000**  
 B: Abby F Delauro & Richard J Delauro  
 S: Matthew Jaeger  
 Vol/Page: 177/45, Date: 06/11/24, Warranty  
 Mtg: Matthew Jaeger \$43,200  
 Use: Accessory Land Improved, Lot: 111514sf  
 Prior Sale: \$28,000 (09/20)

**► MORTGAGES**

**12 LOGANS WAY** ..... **\$140,000**  
 Caitlin Fratus+ from Citizens Bank

**755 MARGARET HENRY RD**..... **\$52,000**  
 Steven Cooney+ from Bank of America NA

**PLAINFIELD PIKE**..... **\$15,300**  
 Lynne E Davis+ from Town Of Starling

**THOMPSON**

**TOWN CLERK:RENEE WALDRON**  
 815 Riverside Dr, Thompson, CT, 06277  
 Phone:860-923-9900

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	29
Median Price	\$305,000	\$339,000

**► REAL ESTATE SALES**

**7 ARROWHEAD DR**..... **\$285,000**  
 B: Matt Page  
 S: Kathleen Matson, Tr for Choiniere Ft  
 Vol/Page: 1062/126, Date: 06/11/24, Warranty  
 Mtg: Navy FCU \$289,084  
 Use: 3 Bdrm Ranch, Lot: 18295sf

**INDIAN RUN DR**..... **\$285,000**  
 B: Matt Page  
 S: Kathleen Matson, Tr for Choiniere Ft  
 Vol/Page: 1062/126, Date: 06/11/24, Warranty

**959 QUADDICK TOWN FARM RD** ..... **\$782,500**  
 B: William J Nerbonne Jr  
 S: Joshua T Foster & Jennifer N Foster  
 Vol/Page: 1062/212, Date: 06/13/24, Warranty  
 Mtg: Guild Mortgage Co \$626,000  
 Use: 5 Bdrm Ranch, Lot: 246114sf

**RIVERSIDE DR** ..... **\$6,000**  
 B: Mountford Const LLC  
 S: 650 Associates LLC  
 Vol/Page: 1062/194, Date: 06/12/24, Warranty

**► MORTGAGES**

**15 DENIS DR**..... **\$54,000**  
 Robert L Kovaleski+ from Rocket Mortgage

**18 LEON ST**..... **\$29,780**  
 Rafael A Muro-Rios+ from USA Housing and Urban Dev

**WINDHAM**

**TOWN CLERK:PATRICIA P. SPRUANCE**  
 979 Main St, Windham, CT, 06280  
 Phone:860-465-3013

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$230,000	\$245,000

**► REAL ESTATE SALES**

**20 CEDAR HL**..... **\$428,900**  
 B: Shanelle Thevarajah  
 S: Custom Designed Modular H  
 Vol/Page: 1391/924, Date: 06/11/24, Warranty  
 Mtg: Rocket Mortgage LLC \$407,455  
 Use: Residential Open Land, Lot: 50530sf  
 Prior Sale: \$29,000 (04/21)

**74 CHAPMAN ST** ..... **\$5,750**  
 B: Glory Homes LLC  
 S: Michelle M Mcgillicuddy  
 Vol/Page: 1391/918, Date: 06/10/24, Warranty  
 Use: Residential Open Land, Lot: 3485sf  
 Prior Sale: \$10,000 (03/17)

**101 LAUTER AVE**..... **\$390,000**  
 B: Sean Iwan  
 S: Matiago Realty LLC  
 Vol/Page: 1391/902, Date: 06/10/24, Warranty  
 Mtg: Total Mtg Svcs \$299,730  
 Use: 3 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$87,500 (04/23)

**117 RIDGEWOOD RD**..... **\$242,300**  
 B: Jean Grossman  
 S: Hilton Jay D Est & Laura Hilton  
 Vol/Page: 1391/970, Date: 06/13/24, Executor  
 Use: 3 Bdrm Cape Cod, Lot: 9583sf  
 Prior Sale: \$75,000 (07/97)

**► MORTGAGES**

**42 OXBOW DR**..... **\$34,800**  
 Korinne A Timoteo+ from Citizens Bank

**240 SOUTHRIDGE DR**..... **\$20,777**  
 Maria Dancosse+ from Charter Oak Federal Credit Un

**WOODSTOCK**

**TOWN CLERK:JUDY WALBERG**  
 415 Route 169, Woodstock, CT, 06281  
 Phone:860-928-6595

**MARKET STATISTICS THROUGH MAY**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	34
Median Price	\$427,500	\$431,000

**► REAL ESTATE SALES**

**BRICKYARD RD** ..... **\$50,000**  
 B: Lynn Proto  
 S: Jeffrey S Williams  
 Vol/Page: 727/225, Date: 06/10/24, Warranty

**43 DEER MEADOW LN** ..... **\$544,900**  
 B: Bruce Sutter & Eve M Dipietro  
 S: Nancy F Curran & Patrick J Curran  
 Vol/Page: 727/275, Date: 06/13/24, Warranty  
 Mtg: Southbridge CU \$381,430  
 Use: 3 Bdrm Colonial, Lot: 46609sf  
 Prior Sale: \$310,000 (06/16)

**469 ROCKY HILL RD**..... **\$275,000**  
 B: Daniel Berk  
 S: Leon Abramczyk Jr & Michael Meehan  
 Vol/Page: 727/197, Date: 06/10/24, Warranty  
 Use: Mixed Use-Res Dwell & OpenSp, Lot: 1801206sf

**186 STONE BRIDGE RD**..... **\$440,000**  
 B: Christian G Nadeau  
 S: James A Duhamel  
 Vol/Page: 727/227, Date: 06/11/24, Warranty  
 Mtg: CMG Home Loans \$418,000  
 Use: 3 Bdrm Cape Cod, Lot: 67518sf  
 Prior Sale: \$300,000 (04/04)

**► MORTGAGES**

**68 BEAVER DAM RD** ..... **\$350,000**  
 David T Panteleakos+ from Centreville Bank

**145 PERRIN RD** ..... **\$120,000**  
 David H Mullen 4th+ from Centreville Bank

**4 TIMBERLAND DR** ..... **\$75,000**  
 Steven L Smock+ from Charter Oak Federal Credit Un