

The Commercial Record

RHODE ISLAND REAL ESTATE RECORDS

TOWN & CITY INDEX

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

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

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TO OUR CUSTOMERS

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

Cassidy Norton
Association Publisher
The Warren Group

TOWNS MISSING DUE TO COLLECTION ISSUES

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

NO MISSING TOWNS

PUBLISHED WEEKLY BY



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HOW TO READ THE REAL ESTATE RECORDS

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

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

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

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

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

MARKET STATISTICS THROUGH APRIL

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

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

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

▶ REAL ESTATE SALES

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

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

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

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

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

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

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

▶ REAL ESTATE SALES

32 ELM ST\$175,000

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

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

▶ FORECLOSURE DEEDS

43 MAIN ST\$142,200

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

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

▶ MORTGAGES

102 MAIN ST\$132,000

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

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

VILLAGE/TOWN GUIDE

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

BRISTOL COUNTY

BARRINGTON

TOWN CLERK: MEREDITH J. DESISTO

283 County Rd, Fl 1, Barrington, RI, 02806

Phone: 401-247-1900

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

8 LAUREL LN \$755,000

B: Mia Kaufman & Beaux Haley

S: Kristen L Abatecola

Vol/Page: 1856/17, Date: 05/01/24

Mtg: Monson Svgs Bk \$588,000

Type: Adj

Use: 4 Bdrm Colonial, Lot: 14140sf

Prior Sale: \$342,000 (10/10)

24 PINE AVE \$528,250

B: Paul C Hessler & Cynthia A Hessler

S: Lynda F Bettencourt

Vol/Page: 1856/52, Date: 05/01/24

Mtg: LendSure Mtg \$343,362

Use: 2 Bdrm Ranch, Lot: 10184sf

61 PRIMROSE HILL RD \$750,000

B: Paul Forsyth & Leighann Forsyth

S: Gina C Helm & Benjamin J Andreozzi

Vol/Page: 1856/87, Date: 05/06/24

Mtg: Centerville Bank \$562,500

Use: 3 Bdrm Ranch, Lot: 12188sf

Prior Sale: \$429,000 (08/18)

► MORTGAGES

105 BAY SPRING AVE \$380,000

David Cook from Citizens Bank

34 HANSON RD \$250,000

Beth B Davis from Coastal One CU

8 HENRY DR \$28,000

Susan A Deriso+ from RI Credit Union

45 MASON RD \$600,000

Gil Daponte Jr+ from CMG Mortgage Inc

27 PLEASANT ST \$595,000

Robert B Faibrother+ from Citizens Bank

108 WHIPPLE AVE \$150,000

Michael E Salzillo+ from Citizens Bank

BRISTOL

TOWN CLERK: MELISSA CORDEIRO

10 Court St, Bristol, RI, 02809

Phone: 401-253-7000

MARKET STATISTICS THROUGH MARCH

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

► MORTGAGES

10 BIRCHWOOD DR \$100,000

Kyle L Hicks+ from Peoples Credit Union

4 JEL WAY \$60,000

Robert B Denson+ from Peoples Credit Union

WARREN

TOWN CLERK: SANDREA SPERONI

514 Main St, Fl 1, Warren, RI, 02885

Phone: 401-245-7340

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

5 FRANCES ST \$325,000

B: Jeffery P Zielke

S: Steven Pattie & Dee A Pattie

Vol/Page: 1122/254, Date: 05/02/24

Mtg: RI Hsg & Mtg Fin Corp \$251,960

Use: 3 Bdrm Ranch, Lot: 8250sf

3 NOBERT ST U:3 \$595,000

B: Kristen A Renn & Melissa Mcdaniela

S: Resi LLC

Vol/Page: 1122/275, Date: 05/03/24

Mtg: NFM Lending \$446,250

Use: Possible New Construction

5 OVERHILL RD \$381,000

B: John Oliveira & Caroline D Oliveira

S: Anthony T Daponte

Vol/Page: 1122/213, Date: 04/30/24

Use: 3 Bdrm Cape Cod, Lot: 10106sf

► MORTGAGES

57 ASYLUM RD \$400,000

Gabriel Francis+ from Baycoast Mortgage Co

18 CAMPBELL ST \$100,000

Patrice A Mettauer from Coastal One CU

9 MEADOW ST \$2,500,000

Ri Property Wire LLC from Mechanics Cp Bk

124 TOUISSET RD \$75,000

Jeremy D Sousa from Coastal One CU

113 WATER ST \$300,000

119 Water Hldg LLC from BankNewport

125 WATER ST \$300,000

125 Water Hldg LLC from BankNewport

KENT COUNTY

COVENTRY

TOWN CLERK: JOANNE AMITRANO

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

20 BLACK WALNUT DR..... \$385,000

B: Marybeth Ferretti
S: Martha A Paruta
Vol/Page: 2299/168, Date: 05/01/24
Mtg: Centreville Bank \$308,000
Use: 3 Bdrm Ranch, Lot: 10019sf

3 CANYON DR..... \$460,000

B: James E Collins Jr & Ashley E Johnson
S: Garrett T Speck & Kacey M Houghton
Vol/Page: 2299/48, Date: 04/30/24
Mtg: Movement Mtg LLC \$414,000
Use: 3 Bdrm Raised Ranch, Lot: 15682sf
Prior Sale: \$315,000 (09/20)

1007 FISH HILL RD..... \$445,000

B: Emmanuel R Otanez
S: Robert I Pacheco & Irvania K Arita
Vol/Page: 2299/117, Date: 04/30/24
Mtg: Navigant Credit Union \$390,000
Use: 3 Bdrm Raised Ranch, Lot: 43560sf
Prior Sale: \$375,000 (07/22)

HILL ST..... \$125,000

B: Jy LLC
S: Andrew J Catanzaro
Vol/Page: 2299/317, Date: 05/03/24

945 KNOTTY OAK RD..... \$605,000

B: Cynthia J Bapties & George M Beshere
S: Matthew G Robinson
Vol/Page: 2299/99, Date: 04/30/24
Mtg: Washington Tr Co \$400,000
Use: 3 Bdrm Cape Cod, Lot: 95832sf

2 LANE 3..... \$110,000

B: Toni Forgue
S: Regina Krasauskiene
Vol/Page: 2299/76, Date: 04/30/24
Use: Mobile Home
Prior Sale: \$17,500 (10/14)

45 LORRAINE AVE..... \$360,000

B: Colin Benvenuti
S: Kelly A Cossaboom
Vol/Page: 2299/80, Date: 04/30/24
Mtg: RI Hsg & Mtg Fin Corp \$353,113
Use: 2 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$225,000 (08/19)

31 MILTON LN..... \$187,500

B: Arthur Rotondo & Victoria Biagetti
S: Marilou Gouveia
Vol/Page: 2299/370, Date: 05/03/24
Use: Mobile Home
Prior Sale: \$175,000 (07/23)

27 PAIGE DR..... \$310,000

B: Rachid Adenane
S: Sherrie M Collins & David B Collins
Vol/Page: 2299/323, Date: 05/03/24
Mtg: RI Hsg & Mtg Fin Corp \$244,200
Use: 3 Bdrm Ranch, Lot: 6534sf

223 RACCOON RUN RD..... \$515,000

B: Ngoc Tran
S: Matthew J Macaskill & Olivia B Miko
Vol/Page: 2299/256, Date: 05/02/24
Mtg: Rocket Mortgage LLC \$386,250
Use: 3 Bdrm Conventional, Lot: 13242sf
Prior Sale: \$327,000 (08/16)

63 RESERVOIR RD..... \$175,000

B: Chelsea Conklin & Renee Gauvin
S: Paul Lopiccolo
Vol/Page: 2299/74, Date: 04/30/24
Use: Mobile Home

75 RESERVOIR RD..... \$567,500

B: Sara E Medeiros
S: Sherri J Poulos
Vol/Page: 2299/4, Date: 04/30/24
Mtg: LoanDepot.Com \$300,000
Use: 3 Bdrm Raised Ranch, Lot: 29185sf

RICE CITY RD..... \$64,400

B: Jeffrey D Lake & Suzanne Bruzzi
S: William V Gallery Jr RET & William V Gallery Jr Tr
Vol/Page: 2299/162, Date: 05/01/24

3 RIDGEWOOD TRL..... \$523,000

B: Michael J Proulx & Sheena M Proulx
S: Erika L Castergini & Alexander J Castergini Jr
Vol/Page: 2299/350, Date: 05/03/24
Mtg: Rocket Mortgage LLC \$513,527
Use: 3 Bdrm Cape Cod, Lot: 222592sf
Prior Sale: \$485,900 (09/21)

23 TRAFFORD PARK DR..... \$420,000

B: Andrew R Monteleone & Brianna N Glenn
S: Scott C Oatley
Vol/Page: 2299/31, Date: 04/30/24
Mtg: Washington Tr Co \$394,250
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$275,000 (02/24)

13 WESCOTT WAY U:13..... \$740,210

B: Robert M Lallo & Stacey Kaplan
S: Apponaug Properties Inc
Vol/Page: 2298/970, Date: 04/30/24
Use: Possible New Construction

► MORTGAGES

20 ALEXANDRE RD..... \$40,000

Brigit T Giusti from Navigant Credit Union

21 AUDUBON LN..... \$200,000

Matthew P Vorro+ from Citizens Bank

20 BLACK WALNUT DR..... \$7,500

Marybeth Ferretti from Centreville Bank

8 HILLCREST DR..... \$300,000

Elias Ft+ from Coastal One CU

41 HORNBEAM RD..... \$100,000

David C Jubinville+ from Ocean State CU

27 INDIAN TRL..... \$157,000

Nathan J Meyer from Citizens Bank

4 IVY DR..... \$100,000

Jayme M Bishop+ from Wave Federal CU

27 PAIGE DR..... \$25,000

Rachid Adenane from RI Hsg & Mtg Fin Corp

90 RAILROAD ST..... \$60,000

Judith Divers from Ocean State CU

223 SHADY VALLEY RD..... \$70,050

Eric D Tift from Rocket Mortgage LLC

13 WESTCOTT WAY U:46..... \$592,168

Robert M Lallo+ from BankNewport

EAST GREENWICH

TOWN CLERK: LEIGH A. CARNEY

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

94 DIVISION ST..... \$1,110,000
 B: Michael Tudino
 S: Deborah Hearne & George M Hearne 4th
 Vol/Page: 1668/156, Date: 05/01/24
 Mtg: Rocket Mortgage LLC \$832,500
 Use: 3 Bdrm Conventional, Lot: 9235sf
 Prior Sale: \$375,000 (07/12)

115 PHEASANT DR..... \$220,000
 B: Rebecca Susi & Michael Susi
 S: Peter L Wexler Tr, Tr for Peter L Wexler T
 Vol/Page: 1668/193, Date: 05/01/24
 Mtg: Fairway Ind Mtg \$1,245,000
 Use: 4 Bdrm Contemporary, Lot: 168142sf
 Prior Sale: \$815,000 (05/18)

552 SHIPPEETOWN RD \$539,000
 B: Megan R Russell
 S: Razi Hasan & Sadaf Shirazi
 Vol/Page: 1668/257, Date: 05/03/24
 Mtg: RI Hsg & Mtg Fin Corp \$528,881
 Use: 4 Bdrm Conventional, Lot: 183823sf

13 WESTCOTT WAY U:46..... \$740,210
 B: Robert M Lallo & Stacey Kaplan
 S: Apponaug Prop Inc
 Vol/Page: 1668/115, Date: 04/30/24
 Mtg: BankNewport \$592,168
 Type: Adj
 Use: Condo

► MORTGAGES

40 BAILEY BLVD..... \$295,000
 Jahan Durrani from Toyota Fincl Sb

23 BAYBERRY LN..... \$282,865
 Danielle D Winter from Mutual Of Omaha Mtg

1985 DIVISION RD..... \$155,500
 Mark C & Deborah A Bowden+ from Rocket Mortgage LL

28 GREAT RD..... \$153,000
 Sharon A Siedliski+ from Peoples Credit Union

WARWICK

TOWN CLERK:LYNN D'ABROSCA

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

ARNOLDS NECK DR L:186..... \$535,000
 B: Brian Mcgovern
 S: Nicholas E Reid
 Vol/Page: 10485/283, Date: 05/01/24

113 ARNOLDS NECK DR..... \$535,000
 B: Brian Mcgovern
 S: Nicholas E Reid
 Vol/Page: 10485/283, Date: 05/01/24
 Use: 3 Bdrm Conventional, Lot: 4792sf
 Prior Sale: \$370,000 (07/21)

65 BAKER ST \$152,000
 B: Peter Izzi
 S: Dicarlo Michael P Est & Nicole M Alexander
 Vol/Page: 10485/231, Date: 05/01/24
 Use: 3 Bdrm Conventional, Lot: 10019sf

955 BRIGHTON WAY U:955 \$319,900
 B: Robert J Nagel & Diane E Nagel
 S: Shea Nancy M Est & Daniel F Shea
 Vol/Page: 10485/148, Date: 05/01/24
 Use: 2 Bdrm Condo

CAPRON FARM DR L:64 \$20,000
 B: Vel-Tree Prop LLC
 S: Ri Bldg Corp
 Vol/Page: 10484/164, Date: 04/29/24

CAPRON FARM DR L:66 \$20,000
 B: Vel-Tree Prop LLC
 S: Ri Bldg Corp
 Vol/Page: 10484/164, Date: 04/29/24

122 CAROLYN ST \$160,000
 B: Rpa Svcs LLC
 S: Francis L Hand Jr & Margaret M Hand Ex
 Vol/Page: 10484/280, Date: 04/30/24
 Use: 3 Bdrm Colonial, Lot: 27007sf

263 COUNTRY CLUB DR \$330,000
 B: Lgc Hm Improve & Masonry
 S: Healy Patrick A Est & Edward J Whalen Jr
 Vol/Page: 10483/290, Date: 04/29/24
 Use: 3 Bdrm Cape Cod, Lot: 7405sf

12 COVEL CIR \$353,500
 B: Michael P Murphy & Ashley V Bemmelen
 S: Domenic F Bruzzi & Tara E Lusignan
 Vol/Page: 10483/293, Date: 04/29/24
 Mtg: Northpointe Bank \$347,096
 Use: 2 Bdrm Ranch, Lot: 6534sf
 Prior Sale: \$135,000 (05/18)

5 EAGLE RUN U:A..... \$382,000
 B: John Crudele & Mary Crudele
 S: James M Crowley
 Vol/Page: 10485/199, Date: 05/01/24
 Use: 2 Bdrm Condo
 Prior Sale: \$269,000 (09/21)

17 GRANGER CT \$209,000
 B: William Snead & Anita Smith
 S: Ruth E Boyes & Mark Boyes Ex
 Vol/Page: 10485/227, Date: 05/01/24
 Use: 2 Bdrm Cape Cod, Lot: 5227sf
 Prior Sale: \$2,473 (06/19)

441 GREENBUSH RD..... \$525,000
 B: Hla M Kyue
 S: Loc Const LLC
 Vol/Page: 10484/305, Date: 04/30/24
 Mtg: CMG Home Loans \$420,000
 Use: 4 Bdrm Ranch, Lot: 60984sf
 Prior Sale: \$35,000 (08/23)

126 HARRIS AVE \$400,000
 B: Carrie R Sisto
 S: Natalie Ameral
 Vol/Page: 10487/62, Date: 05/03/24

INTERSTATE ROUTE 95..... \$300,000
 B: Mutual Prop 275 Toll Gate
 S: State Of Ri
 Vol/Page: 10484/269, Date: 04/30/24

400 KNIGHT ST U:400 \$10,850,000
 B: Supreme Bright Warwick I
 S: O-B Nylo Warwick Operator
 Vol/Page: 10486/327, Date: 05/03/24
 Mtg: Newcrestimage Cap Vii \$10,130,000
 Use: Industrial Condominum
 Prior Sale: \$21,127,250 (09/23)

132 MORSE AVE..... \$400,000
 B: Lillian Paniccia & Andre Flor
 S: Cheryl A Snyder
 Vol/Page: 10487/66, Date: 05/03/24
 Mtg: Movement Mtg LLC \$392,755
 Use: 2 Bdrm Colonial, Lot: 4792sf

495 NARRAGANSETT RD..... \$2,000,000
 B: Michael V Longo
 S: Michael C Winegar
 Vol/Page: 10487/206, Date: 05/03/24

169 PALMER AVE U:421 \$355,000
 B: Amy Macintosh
 S: Dennis P Shea & Shelly M Shea
 Vol/Page: 10484/46, Date: 04/29/24
 Mtg: NFM Lending \$346,535
 Use: Condo

169 PALMER AVE U:422 \$355,000
 B: Amy Macintosh
 S: Dennis P Shea & Shelly M Shea
 Vol/Page: 10484/46, Date: 04/29/24
 Mtg: NFM Lending \$346,535
 Use: Condo

200 POST RD U:217 \$250,000
 B: Shon Campbell & Pauline Pinto
 S: Jill Caruso
 Vol/Page: 10486/218, Date: 05/02/24
 Mtg: Centreville Bank \$200,000
 Type: Adj
 Use: 2 Bdrm Condo

4389 POST RD..... \$1,320,000
 B: Lowinn N Kibbey & Mindy M Kibbey
 S: Edward Szado & Noel Szado
 Vol/Page: 10485/234, Date: 05/01/24
 Mtg: NFM Lending \$766,550
 Use: 4 Bdrm Conventional, Lot: 105415sf
 Prior Sale: \$555,500 (07/14)

18 PRINCE ST \$453,000	474 W SHORE RD \$390,000	63 YATES AVE U:217 \$385,000
B: Janibell Martinez & Luis M Ramos S: Lisnel Arias Vol/Page: 10487/255, Date: 05/03/24 Mtg: Homespire Mortgage \$453,000 Use: 2-Family Two Family, Lot: 4792sf Prior Sale: \$210,000 (12/20)	B: Aaron A Bonin Jr & Emily S Martin S: Evens F Delva Vol/Page: 10487/114, Date: 05/03/24 Mtg: Northpoint Mortgage \$370,500 Use: 3 Bdrm Ranch, Lot: 7405sf Prior Sale: \$345,000 (01/22)	B: Allison C Barrett S: Tatiana C Dosreis & Hugo T Sousa Vol/Page: 10484/348, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$285,000 Use: Condo
133 SAGE DR \$460,000	522 W SHORE RD \$365,000	► FORECLOSURE DEEDS
B: Drew D Hutchinson & Kimberly M Hutchinson S: Deborah Paiva Vol/Page: 10485/174, Date: 05/01/24 Mtg: Rocket Mortgage LLC \$368,000 Use: 3 Bdrm Raised Ranch, Lot: 10019sf	B: Meagan E Dougan S: Ronald Semple & Carol Grover-Semple Vol/Page: 10484/124, Date: 04/29/24 Mtg: Centreville Bank \$365,000 Use: 3 Bdrm Ranch, Lot: 10019sf Prior Sale: \$87,100 (04/17)	165 WEEDEN DR \$355,000
68 SPRING GROVE AVE \$420,000	12 WADE ST \$341,500	B: Verrecchia Const Mgmt LLC S: Mortgage Assets Mgmt LLC Vol/Page: 10485/83, Date: 05/01/24 Mtg: William J Canning LLC \$351,000 Use: 3 Bdrm Ranch, Lot: 7405sf
B: Angela Lavoie & Jason Sargent S: William J Nouyi Yang & Pajfoua Nouyi Yang Vol/Page: 10486/23, Date: 05/02/24 Mtg: Cross Country Mtg Inc \$412,392 Use: 4 Bdrm Ranch, Lot: 14375sf	B: Zachary L Hannon S: Ne Home Buyer LLC Vol/Page: 10487/131, Date: 05/03/24 Mtg: Nations Direct Mtg \$335,314 Use: 2 Bdrm Conventional, Lot: 34855f Prior Sale: \$177,000 (07/23)	► MORTGAGES
915 STRATFORD LN U:915 \$339,000	51 WESTFIELD RD \$425,000	161 ARMSTRONG AVE \$15,000
B: Manuela G Vicente S: Richard W Hague Vol/Page: 10484/83, Date: 04/29/24 Use: 2 Bdrm Condo	B: L&r Prop LLC S: Mohamed F A & Susan A Fad & Citizens Bank Vol/Page: 10487/153, Date: 05/03/24 Mtg: Jan Co Inc \$382,500 Use: 3 Bdrm Colonial, Lot: 12197sf Prior Sale: \$14,106 (06/22)	Sule Popoola from RI Hsg & Mtg Fin Corp
190 VISCOUNT RD U:256 \$415,000	812 WILLIAMSBURG CIR U:812 \$345,000	120 BALSAM ST \$44,400
B: Patrick J Mcateer & Danielle Mcateer S: Joseph R Leal Vol/Page: 10485/55, Date: 04/30/24 Mtg: Embrace Home Loans \$394,250 Use: Condo	B: Daniel V Ballirano S: Kelsey L Finegan Vol/Page: 10485/109, Date: 05/01/24 Use: 2 Bdrm Condo Prior Sale: \$210,000 (05/20)	Dawn D Mcnamara from US Small Business
190 VISCOUNT RD U:257 \$415,000	1012 WILLIAMSBURG CIR U:1012 \$342,500	115 BARSTOW RD \$250,000
B: Patrick J Mcateer & Danielle Mcateer S: Joseph R Leal Vol/Page: 10485/55, Date: 04/30/24 Mtg: Embrace Home Loans \$394,250 Use: Condo	B: Colleen H Elmer S: Joyce P Martin Vol/Page: 10486/175, Date: 05/02/24 Mtg: Eastern Bank \$132,500 Type: Adj Use: 2 Bdrm Condo Prior Sale: \$152,000 (01/14)	Eileen A Lawler from Citizens Bank
190 VISCOUNT RD U:258 \$415,000	63 YATES AVE U:215 \$385,000	201 BELLMAN AVE \$80,000
B: Patrick J Mcateer & Danielle Mcateer S: Joseph R Leal Vol/Page: 10485/55, Date: 04/30/24 Mtg: Embrace Home Loans \$394,250 Use: Condo	B: Allison C Barrett S: Tatiana C Dosreis & Hugo T Sousa Vol/Page: 10484/348, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$285,000 Use: Condo	Alexander Gutierrez from Thomas W Dejordy
190 VISCOUNT RD U:259 \$415,000	63 YATES AVE U:216 \$385,000	100-R BELLOWS ST \$500,000
B: Patrick J Mcateer & Danielle Mcateer S: Joseph R Leal Vol/Page: 10485/55, Date: 04/30/24 Mtg: Embrace Home Loans \$394,250 Use: Condo	B: Allison C Barrett S: Tatiana C Dosreis & Hugo T Sousa Vol/Page: 10484/348, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$285,000 Use: Condo	Bellows Invest LLC from Michael Caito
161 W SHORE RD U:B23 \$260,000		74 BIRCH ST \$15,796
B: Gregory V Palazzo & Jennifer A Devine Palazzo S: Alice T Esancy & Lloyd W Esancy Vol/Page: 10487/111, Date: 05/03/24 Use: Condo		Shaun Barske+ from USA HUD

222 LONGMEADOW AVE.....	\$15,927
Katie J Pietrantonio from USA HUD	
222 MAIN AVE.....	\$40,000
Haydi Franco from Navigant Credit Union	
150 MAJOR POTTER RD.....	\$100,000
Scott B Clark+ from Coastal One CU	
37 MARBLEHEAD ST.....	\$60,000
Brittany A Mancini+ from Ocean State CU	
36 MARINE AVE.....	\$25,000
Pamela A Silva from Wave Federal CU	
96 MOCCASIN DR.....	\$190,000
John J Dangelo 3rd from Rocket Mortgage LLC	
132 MORSE AVE.....	\$15,000
Lillian Paniccia+ from RI Hsg & Mtg Fin Corp	
33 MYRNA RD.....	\$100,000
Laurie Lazarides+ from American Airlines FCU	
228 N COUNTRY CLUB DR U:228.....	\$270,000
Virginia Mcgovern from Kenneth Jones	
228 N COUNTRY CLUB DR U:350.....	\$270,000
Virginia Mcgovern from Kenneth Jones	
228 N COUNTRY CLUB DR U:410.....	\$270,000
Virginia Mcgovern from Kenneth Jones	
294 NAMQUID DR.....	\$187,500
Barbara J Fagundes from Province Mtg Assoc	
216 NAUSAUKET RD.....	\$60,000
Brian W Anderson+ from Shoreham Bank	
495 NAUSAUKET RD.....	\$1,600,000
Michael V Longo from Semper Home Loans	
314 NORWOOD AVE.....	\$100,000
Donna M Conway from Bank of Rhode Island	
684 ORLEANS CT U:684.....	\$45,000
Albert Foster+ from Peoples Credit Union	
41 OVERTON ST U:473.....	\$140,000
Kevin H Campbell+ from TD Bank NA	
41 OVERTON ST U:485.....	\$140,000
Kevin H Campbell+ from TD Bank NA	
169 PALMER AVE U:421.....	\$15,000
Amy Macintosh from RI Hsg & Mtg Fin Corp	
169 PALMER AVE U:422.....	\$15,000
Amy Macintosh from RI Hsg & Mtg Fin Corp	
173 PARK AVE.....	\$532,000
Michael Rhilinger+ from Guild Mortgage Co	
262 PEQUOT AVE.....	\$401,129
Anthony Vaitkunas+ from Shoreham Bank	
250 S COBBLE HILL RD.....	\$100,000
Alyssa L Watson+ from Wave Federal CU	
70 SCRANTON AVE.....	\$6,255
Anne M Larocco from USA HUD	
6 SENECA ST.....	\$204,600
15 Riverdale Ave LLC from Lima One Capital LLC	
110 SHENANDOAH RD.....	\$50,000
Christina E Miller from Centreville Bank	
68 SPRING GROVE AVE.....	\$14,700
Angela Lavoie+ from RI Hsg & Mtg Fin Corp	
301 SQUANTUM DR.....	\$203,000
Jane E Soprano from Citizens Bank	
188 SUMNER AVE.....	\$300,000
Alicia R Rainey+ from Centreville Bank	

33 VANDERBILT RD.....	\$185,250
15 Riverdale Ave LLC from Lima One Capital LLC	
176 VERNON ST.....	\$422,500
Eric Perry from New American Funding	
522 W SHORE RD.....	\$2,430
Meagan E Dougan from Centreville Bank	
478 WARWICK AVE.....	\$118,000
Adriane N Gardner from Mr Cooper	
71 WILSON AVE.....	\$483,750
Nancy V Hundley from Mutual Of Omaha Mtg	
71 WILSON AVE.....	\$483,750
Nancy V Hundley from USA HUD	

WEST GREENWICH

TOWN CLERK:KELLY LAIHO

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

382 MISHNOCK RD.....	\$380,000
B: Sandra Chousse	
S: Schumann Rea LLC	
Vol/Page: 648/278, Date: 04/29/24	
Mtg: Waterstone Mortgage \$368,600	
Use: 3 Bdrm Ranch, Lot: 13068sf	
Prior Sale: \$235,000 (12/23)	
139 VICTORY HWY.....	\$392,500
B: Josh Sherman & Hanna Sherman	
S: Mark A Cary	
Vol/Page: 648/296, Date: 04/30/24	
Mtg: CMG Home Loans \$385,390	
Use: 4 Bdrm Cape Cod, Lot: 82764sf	
Prior Sale: \$285,000 (07/19)	

WEST WARWICK

TOWN CLERK:SARAH RAPOSE

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

39 FAIRVIEW AVE.....	\$475,000
B: Frank Ventura & Maty Ventura	
S: Greatview Properties LLC	
Doc#: 0000002489-1451, Date: 05/06/24	
Use: 3-Family Colonial, Lot: 13900sf	

32 IVY ST.....	\$415,000
B: Cristian Garcia	
S: Alberto M Camacho	
Doc#: 0000002489-1456, Date: 05/06/24	
Mtg: Mortgage Research Ctr \$423,922	
Use: 2 Bdrm Ranch, Lot: 9095sf	
661 PROVIDENCE ST.....	\$600,000
B: Laura M Faria & Ruben Faria	
S: Luciano C Ayuso	
Doc#: 0000002489-1424, Date: 05/02/24	
Mtg: Province Mtg Assoc \$450,000	
Use: Apartment Bldg - 4-8 Units, Lot: 9919sf	
Prior Sale: \$432,000 (07/22)	
66 SCENIC DR U:66.....	\$325,000
B: Adam A Proulx	
S: Todd J Flynn Tr, Tr for Donna & Joseph Burns Irt	
Doc#: 0000002489-1395, Date: 05/01/24	
Mtg: Prosperity Home Mtg \$282,750	
Use: 2 Bdrm Condo	
22 SHELDON ST.....	\$360,000
B: Liam Strain	
S: Tmc Keywest LLC	
Doc#: 0000002489-1428, Date: 05/03/24	
Mtg: Bayshore Mtg Funding \$353,479	
Use: 2-Family Two Family, Lot: 31960sf	
► MORTGAGES	
17 BLEACH AVE.....	\$435,000
Peter Turner from Bank of Rhode Island	
44 COUNTRY DR.....	\$79,410
Steven Courtemanche 2nd+ from BankNewport	
55 CROMPTON AVE.....	\$23,568
Kevin M Rennick Jr from USA HUD	
49 GOUGH AVE.....	\$7,919
Gilberto Andres from USA HUD	
93 GOUGH AVE.....	\$272,000
Ronald E Derby Jr from Carrington Mtg Svcs	
11 LAVOIE CT.....	\$270,000
Shaydonna Walker from Arc Home LLC	
1243 MAIN ST.....	\$125,000
Michael Cirillo from Amanda Cirillo	
23 MEDIEVAL WAY.....	\$33,800
Joseph Colanduono+ from Washington Tr Co	
86 PEPIN ST.....	\$45,000
Kevin R Wise from Rocket Mortgage LLC	
32 PROVIDENCE ST.....	\$125,000
Young S Park+ from Bluedog Capital Partn	
15 RICHARD ST.....	\$284,200
Robert S Zolnierz+ from Rocket Mortgage LLC	
58 RIVER ST U:45.....	\$20,000
Terrence A Maxwell from Coastal One CU	
22 SHELDON ST.....	\$353,479
Liam Strain from Bayshore Mtg Funding	

NEWPORT COUNTY

MIDDLETOWN

TOWN CLERK: WENDY J. W. MARSHALL

350 East Main Rd, Middletown, RI, 02842

Phone: 401-849-5540

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

84 AILSTON AVE..... \$970,000

B: Cathryn A Gibbs

S: Kathleen A Ryan

Vol/Page: 1828/139, Date: 05/02/24

20 BUCK RD..... \$251,646

B: Mary A Willburn

S: Jacquelyn F Toner & Daniel A Toner

Vol/Page: 1828/158, Date: 05/03/24

Mtg: Navy FCU \$250,000

Use: 2 Bdrm Raised Ranch, Lot: 20038sf

361 FREEDOM TRAIL DR U-6-19..... \$803,993

B: Ratana Hoan & Tithdaranet Lim

S: Island View Partners LLC

Vol/Page: 1828/24, Date: 05/01/24

Mtg: BankNewport \$607,200

Use: Condo

26 POCAHONTAS DR..... \$580,000

B: Brian Bugman

S: Maryann N Mcquade Tr, Tr for Shea Ft

Vol/Page: 1827/288, Date: 05/01/24

Mtg: US Bank NA \$464,000

Use: 3 Bdrm Ranch, Lot: 12197sf

265 PROSPECT AVE..... \$906,000

B: Patrick A Goodman & Kiersten J Korczynski

S: Karmik LLC

Vol/Page: 1828/272, Date: 05/07/24

Mtg: Shoreham Bank \$766,550

Use: Mixed Use-prim Res & Comm, Lot: 146362sf

STIMPSON ST..... \$600,000

B: Beach Bound LLC

S: Thomas L Cook & Janet M Cook

Vol/Page: 1828/45, Date: 05/01/24

Mtg: BankNewport \$390,000

8 STIMPSON ST..... \$800,000

B: Matthew Hadfield

S: Thomas L Cook & Janet M Cook

Vol/Page: 1828/69, Date: 05/01/24

Mtg: BankNewport \$640,000

Type: Adj

Use: 3 Bdrm Ranch, Lot: 6534sf

1516 WAPPING RD..... \$452,500

B: Molly Andrade

S: Patricia J Andrade Tr, Tr for Andrade Ft

Vol/Page: 1828/113, Date: 05/01/24

Mtg: Guaranteed Rate Inc \$362,000

Use: 4 Bdrm Ranch, Lot: 12197sf

► MORTGAGES

205 COREY LN U:205..... \$15,000

Nancy M Beaulieu from Central One FCU

285 MITCHELLS LN..... \$100,001

James H George+ from Newrez LLC

124 OAK FOREST DR..... \$180,000

Tracy Bolano from Bank of Rhode Island

80 PECKHAM LN..... \$175,000

Alberto J Bucci from Coastal One CU

1 REARDON DR..... \$100,000

Joseph E Fitzpatrick RET+ from BankNewport

15 ROSEDALE CT..... \$100,000

Timothy J Dyl+ from Wave Federal CU

43 WARD ST..... \$75,000

Kathleen A Moore+ from BankNewport

8 WEDGEWOOD DR..... \$100,000

Keith Kelley+ from Navy FCU

NEWPORT

TOWN CLERK: LAURA C. SWISTAK

43 Broadway, Newport, RI, 02840

Phone: 401-845-5334

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

22 ARNOLD AVE..... \$325,000

B: Vincent Martinelli Jr

S: Olson Stanley J Est & Kristina Kilburn Ex

Vol/Page: 3194/99, Date: 05/02/24

Use: Apartment Bldg - 4-8 Units, Lot: 14458sf

14 BARNEY ST..... \$1,206,000

B: Elizabeth Davenport

S: Jake T Bentz

Vol/Page: 3193/97, Date: 04/29/24

Use: 3 Bdrm, Lot: 2230sf

Prior Sale: \$810,500 (06/22)

38 BELLEVUE AVE U:J..... \$225,000

B: Kathlyn Heckart

S: R & R Prop LLC

Vol/Page: 3193/261, Date: 04/30/24

Use: Office Condo Unit

17 HALL AVE..... \$625,000

B: Philip H Stockton & Julia S Gall

S: Allison Barrett & Evan Drabik

Vol/Page: 3193/124, Date: 04/29/24

Mtg: Baycoast Mortgage Co \$500,000

Type: Adj

Use: 2 Bdrm Conventional, Lot: 1442sf

12 MOUNT VERNON ST U:1..... \$526,000

B: Zoe K Clougher

S: Harold J Cook Tr, Tr for Harold And Faye Cook Lt

Vol/Page: 3193/231, Date: 04/30/24

Mtg: CMG Home Loans \$420,800

Use: 1 Bdrm Condo

Prior Sale: \$345,000 (07/20)

1 OAKWOOD TER U:1..... \$525,000

B: Lori Sullivan & Wayne Thornton

S: Diane M Houston

Vol/Page: 3194/7, Date: 05/01/24

Mtg: Federal Savings Bank \$472,500

Use: 1 Bdrm Condo

34 POPLAR ST..... \$500,000

B: 34 Poplar Np LLC & Gentile Prop LLC

S: Kathleen Mosher

Vol/Page: 3193/267, Date: 05/01/24

Mtg: RFLF 7 LLC \$810,000

Use: 2-Family Two Family, Lot: 2531sf

7 THURSTON AVE..... \$750,000

B: Spencer C Mccombe

S: Christian Mayo Tr, Tr for Marilyn A Mayo lrt

Vol/Page: 3193/112, Date: 04/29/24

Use: 6 Bdrm Conventional, Lot: 5001sf

Prior Sale: \$390,000 (02/12)

► MORTGAGES

15 CHANNING ST..... \$100,000

Joseph V Gatta+ from BankNewport

112 CONNECTION ST..... \$78,000

Valerie Tomaso+ from BankNewport

111 HARRISON AVE U:2..... **\$1,050,000**
 Deborah L Cloaninger T+ from Key Bank NA

111 HARRISON AVE U:G1 **\$1,050,000**
 Deborah L Cloaninger T+ from Key Bank NA

126 RHODE ISLAND AVE **\$400,000**
 Diana Douglas from Washington Tr Co

PORTSMOUTH

TOWN CLERK:JENNIFER M WEST

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	41
Median Price	\$553,500	\$610,000

► REAL ESTATE SALES

BAY VIEW AVE..... **\$46,500**
 B: Michael D Mailloux
 S: Thiago Alves
 Vol/Page: 2211/40, Date: 04/26/24

23 BIRCH ST..... **\$550,000**
 B: Gregory J Delade & Shauna A Delade
 S: Chad Kritzas & Diane Dailey
 Vol/Page: 2209/335, Date: 04/16/24
 Mtg: Mtg Equity Partners \$522,500
 Use: 3 Bdrm Ranch, Lot: 7385sf
 Prior Sale: \$406,500 (12/23)

469 BRISTOL FERRY RD..... **\$380,000**
 B: 469 Bristol Ferry Road LL
 S: Soares Lorraine L Est & Pauline Axile
 Vol/Page: 2209/282, Date: 04/15/24
 Use: 3 Bdrm Conventional, Lot: 7200sf

103 CANTON AVE..... **\$580,000**
 B: Katherine E Brown
 S: James Piner & Katie Piner
 Vol/Page: 2211/104, Date: 04/30/24
 Mtg: Mtg Equity Partners \$464,000
 Use: 2 Bdrm Colonial, Lot: 3600sf
 Prior Sale: \$374,500 (10/19)

12 CORYS CT..... **\$765,000**
 B: Malachy J Soller & Alison L Soller
 S: Robert Gibson & Veronika Gibson
 Vol/Page: 2209/244, Date: 04/12/24
 Mtg: Baycoast Mortgage Co \$790,245
 Use: 4 Bdrm Colonial, Lot: 17770sf

196 CROMWELL DR..... **\$1,585,000**
 B: Christopher H Sharman & Georgia U Sharman
 S: George C Tager LT & Sherri A Tager LT
 Vol/Page: 2210/286, Date: 04/25/24
 Mtg: Navy FCU \$1,085,000
 Use: 4 Bdrm Colonial, Lot: 40909sf

E MAIN RD..... **\$40,000**
 B: 2560 East Main Road LLC
 S: Emanuel Pita & Elizabeth Pita
 Vol/Page: 2210/188, Date: 04/22/24

161 FERRY LANDING CIR U:161..... **\$720,000**
 B: Michael G Macrides
 S: Steven Short LT & Nicholas J Monsma RET
 Vol/Page: 2211/20, Date: 04/26/24
 Mtg: BankNewport \$300,000
 Use: 2 Bdrm Condo
 Prior Sale: \$756,000 (04/22)

357 FREEDOM TRAIL DR U:357..... **\$679,000**
 B: Karen L Vandermyde & Shelley J Amaral
 S: Island View Partners LLC
 Vol/Page: 2210/10, Date: 04/17/24
 Mtg: BankESB \$430,000
 Use: Possible New Construction

3 PALMER ST..... **\$630,000**
 B: Richard J&C L Cotta IRT & Richard J Cotta
 S: Cotta Fam Inc IRT & Susan Cotta
 Vol/Page: 2210/158, Date: 04/22/24
 Use: 3 Bdrm Ranch, Lot: 22178sf

30 STONY BROOK LN U:30..... **\$815,000**
 B: Nicholas R&M A Gentile RE & Nicholase R Gentile
 S: Kristy J Garside
 Vol/Page: 2211/50, Date: 04/26/24
 Use: 2 Bdrm Condo
 Prior Sale: \$408,000 (05/16)

2355 W MAIN RD..... **\$410,000**
 B: Travis C Montique & Jennifer S Jackson
 S: Valley Matilda H Est & Cort B Chappell
 Vol/Page: 2210/316, Date: 04/25/24
 Mtg: Total Mtg Svcs \$402,573
 Use: 3 Bdrm Raised Ranch, Lot: 13170sf

► MORTGAGES

2503-2505 E MAIN RD..... **\$400,000**
 Pierce Anthony Farm LLC from HarborOne Bank

28 EDDA AVE..... **\$315,000**
 Kenneth Mongeon from Millestone Mtg Solutio

28 FIELDSTONE DR..... **\$125,000**
 Beth A Welborn from Discover Bank

82 GLEN RD..... **\$490,000**
 Daniel Abedon+ from Citizens Bank

124 HILLTOP DR..... **\$604,000**
 Wagner Irt 6 26 2014+ from BankNewport

154 JEPSON LN..... **\$100,000**
 Christopher L Toro from BankNewport

105 MADISON WAY..... **\$100,000**
 Kevin M Deluca RET+ from TD Bank NA

498 PARK AVE..... **\$77,000**
 Nathan W Costa from Washington Tr Co

596 PARK AVE..... **\$209,600**
 Stephanie Dumont+ from Homebridge Financial

84 POWER ST..... **\$152,800**
 Michael H Lalli+ from Citizens Bank

86-88 PRESIDENT AVE..... **\$200,000**
 Tracie L Arel+ from BankNewport

19 PROSPECT HILL LN..... **\$150,000**
 David Sanders+ from BankNewport

167 SHERWOOD TER..... **\$78,200**
 Christopher K Cooney+ from Navy FCU

432 WATER ST..... **\$280,000**
 Benjamin H Ott from Westerly Community CU

NO STREET GIVEN..... **\$75,000**
 Peckahm Bros Co Inc from Daniel J Rubiano Cpa

TIVERTON

TOWN CLERK:JOAN CHABOT

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

54 EMMA JAMES WAY..... **\$778,750**
 B: Sebastian J Moura
 S: Jean R Galipeau Tr, Tr for Jean R Galipeau Lt
 Vol/Page: 1987/242, Date: 05/06/24

FARNWORTH AVE..... **\$230,000**
 B: Code Plus Living LLC
 S: Matthew H Roy
 Vol/Page: 1987/153, Date: 05/01/24

123 BEARDSWORTH RD..... **\$435,000**
 B: Joanne Geruso & Tara E Temkin
 S: Steven J Rapoza & Deborah J Rapoza
 Vol/Page: 1987/262, Date: 05/07/24
 Mtg: Movement Mtg LLC \$391,500
 Use: 2 Bdrm Ranch, Lot: 9453sf
 Prior Sale: \$220,000 (11/16)

► MORTGAGES

45 ADIARD AVE..... **\$25,000**
 Brian Foss+ from RI Credit Union

480 CRANDALL RD..... **\$50,000**
 Allen D Waite from St Anne's Credit Unio

24 DURFEE RD..... **\$86,000**
 Cheryl A Raposo from Navy FCU

53 EMMA JAMES WAY..... **\$654,500**
 Sebastiao J Vilaca-Moura from First Natl Bk

55 FORD FARM RD..... **\$200,000**
 Kimberly A Tavares+ from Citizens Bank

17 HARRIS DR..... **\$50,000**
 Erica Farias+ from BayCoast Bank

42 LAWTON AVE..... **\$100,000**
 Robert Hartnett from Peoples Credit Union

68 SOUTH AVE..... **\$171,000**
 Lauren S Francis+ from Coastal One CU

PROVIDENCE COUNTY

BURRILLVILLE

TOWN CLERK:VICKI MARTIN

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

13 GRANITEVILLE RD U:13..... \$199,000

B: Abdiel Mendez & Liliana Garcia
S: D Armstrong Realty Inc
Vol/Page: 1328/311, Date: 05/02/24
Mtg: NFM Inc \$169,150
Use: Non-residential Condo

162 S SHORE RD \$1,162,500

B: Paul A Brule & Gail Brule
S: Mark E Dore & Joan A Dore
Vol/Page: 1328/236, Date: 05/01/24
Mtg: Ryanna LLC \$350,000
Use: 2 Bdrm Cape Cod, Lot: 32452sf

992 VICTORY HWY \$270,000

B: Bernache Invest LLC
S: Big O Investments LLC
Vol/Page: 1329/55, Date: 05/06/24
Mtg: Steven A Ross \$331,000
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: \$232,000 (05/24)

239 WHITE ROCK RD \$555,000

B: Isabel A Straub & Michael S Zuba
S: Edward J Zanella & Claudette C Zanella
Vol/Page: 1329/7, Date: 05/03/24
Use: Residential-other

► FORECLOSURE DEEDS

992 VICTORY HWY \$232,000

B: Big O Investments LLC
S: Richard Jalette & Us Bank TNa
Vol/Page: 1329/16, Date: 05/03/24
Use: 3 Bdrm Conventional, Lot: 9583sf
Prior Sale: \$2,430 (09/22)

► MORTGAGES

31 ALICE AVE \$100,000

Rebecca L McClean+ from Navigant Credit Union

645 BLACK HUT RD..... \$25,000

Robert D Stgermain from Navigant Credit Union

368 BUCK HILL RD \$76,700

Richard A Bedard from Rocket Mortgage LLC

710 COLWELL RD \$170,000

John P Badzmirowski+ from Citizens Bank

48-50 GRANITE ST \$110,000

Sean Willard from Jimmys Const And Fin

235 LIBERTY CIR..... \$43,000

Michael Raspolo+ from Coastal One CU

5 TANGLEWOOD TRL \$185,000

Edward J Makowski Jr+ from Citizens Bank

CENTRAL FALLS

TOWN CLERK:ALBERTO DEBURGO

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

MARKET STATISTICS THROUGH MARCH

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	\$305,000	

► REAL ESTATE SALES

16 WORTH ST \$444,400

B: Jose M Solano Marte & Ramona G Taveras Olivo De
S: Joseph R Pytka
Vol/Page: 1071/184, Date: 05/01/24
Mtg: RI Hsg & Mtg Fin Corp \$386,039
Use: 2-Family Two Family, Lot: 4901sf
Prior Sale: \$81,700 (06/13)

► MORTGAGES

656 DEXTER ST \$560,000

Calderon Brothers LLC from Navigant Credit Union

664 DEXTER ST \$560,000

Calderon Brothers LLC from Navigant Credit Union

146-148 TREMONT ST \$60,000

Enmanuel Antigua+ from Savers Coop Bank

16 WORTH ST \$15,000

Jose M Solano Marte+ from RI Hsg & Mtg Fin Corp

CRANSTON

TOWN CLERK:TRACY A. NELSON

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

152 3RD AVE \$525,000

B: Jeremy Saldana & Jasmine Hernandez
S: John Amleck-Israel & Nadege Israel
Vol/Page: 6782/103, Date: 05/01/24
Mtg: Semper Home Loans \$515,490
Use: 3-Family Family Flat, Lot: 6080sf
Prior Sale: \$125,000 (10/15)

5 ASHTON CT \$1,039,254

B: Nicholas A Ferrieri & Brittany L Ferrieri
S: Hope Rd Land Invest LLC
Vol/Page: 6781/15, Date: 04/26/24
Mtg: Cross Country Mtg Inc \$883,254
Type: Adj

243 AUSDALE RD \$380,000

B: Christopher J Fernandez
S: Blackwood Prop Solutions
Vol/Page: 6781/195, Date: 04/29/24
Mtg: Paramount Res Mtg Gp \$373,117
Use: 3 Bdrm Cape Cod, Lot: 4511sf
Prior Sale: \$58,774 (12/23)

63 CALAMAN RD \$388,000

B: Amanda K Dillane & Vanessa A Dillane
S: Mark A Petrella Tr, Tr for Petrella Ft
Vol/Page: 6783/237, Date: 05/03/24
Mtg: Movement Mtg LLC \$380,972
Use: 2 Bdrm Cape Cod, Lot: 5000sf

14 DOYLSTON DR \$475,000

B: Rhiannon Huffman
S: Jennifer P Derobbio
Vol/Page: 6783/165, Date: 05/03/24
Mtg: Robert Kurtz \$479,630
Use: 2 Bdrm Colonial, Lot: 4050sf

232 DUNEDIN ST U:232 \$262,500

B: Ryan Cutillo
S: Christopher M Martin
Vol/Page: 6781/297, Date: 04/30/24
Mtg: HarborOne Mortgage \$254,625
Use: 2 Bdrm Condo, Lot: 2641sf

10 EAST ST U:104 \$170,000

B: Paul J Rocchio
S: J&s Invest LLC
Vol/Page: 6783/170, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: \$134,000 (04/24)

10 EAST ST U:209 \$175,000

B: Jeremy Hudson & Marylou Hudson
S: Gilbane Pontiac Ave LLC
Vol/Page: 6783/176, Date: 05/03/24
Use: 1 Bdrm Condo
Prior Sale: \$1,450,000 (09/14)

21 ESTHER ST \$600,000

B: Sara Torres & Dercio D Torres
S: Alfred A Cheshier & Stacey L Cheshier
Vol/Page: 6780/139, Date: 04/24/24
Mtg: Mtg Equity Partners \$570,000
Use: 3 Bdrm Colonial, Lot: 13350sf
Prior Sale: \$430,000 (12/20)

78 FAIRFIELD RD \$450,000

B: Sandy X Yang & Debbie B Yang
S: Katherine P Brierley
Vol/Page: 6782/214, Date: 05/01/24
Mtg: CMG Home Loans \$441,849
Use: 3 Bdrm Colonial, Lot: 5923sf
Prior Sale: \$415,000 (05/22)

25 FIRETHORN LN \$782,000

B: Stephen P Etchells Jr & Ricardo A Fernandes
S: Gregory C Gossler Jr
Vol/Page: 6780/50, Date: 04/24/24
Use: 2 Bdrm Ranch, Lot: 13776sf
Prior Sale: \$330,000 (07/12)

26 FLORIDA AVE \$482,750

B: Damerlin Baez
S: Richard Troia
Vol/Page: 6780/223, Date: 04/25/24
Mtg: Primary Resident Mtg \$474,005
Use: 2-Family Two Family, Lot: 4259sf

94 GARFIELD AVE \$297,500 B: James J Bagley S: Tiffany J Aubee Vol/Page: 6781/169, Date: 04/29/24 Mtg: RI Hsg & Mtg Fin Corp \$242,165 Use: 3 Bdrm Conventional, Lot: 4000sf Prior Sale: \$175,000 (04/20)	329 NORTHUP ST \$312,000 B: Sara Gilkenson & Selene A Hodges S: Victor E Silverio Vol/Page: 6783/67, Date: 05/03/24 Mtg: Semper Home Loans \$296,400 Use: 3 Bdrm Colonial, Lot: 4480sf	60 STANDISH AVE \$469,000 B: Kebbeh C Akoi & Mawoba Duyen S: Robert J Gigliodoro & Susan L Gigliodoro Vol/Page: 6782/30, Date: 04/30/24 Mtg: First Home Mtg \$445,550 Use: 3-Family Family Flat, Lot: 3200sf
7 GRAY COACH LN U:701 \$370,000 B: Shannon Diano S: Thomas Lancia & Anna L Lancia Vol/Page: 6783/228, Date: 05/03/24 Use: 2 Bdrm Condo, Lot: 3485sf Prior Sale: \$276,000 (05/21)	20 PAVILION CT \$560,251 B: Mokhtar Kattan S: Anthony W Dilorenzo Vol/Page: 6780/162, Date: 04/24/24 Use: 2-Family Duplex, Lot: 8038sf	16 WILLIS ST U:16 \$305,000 B: Rachel E Morris S: Taylor A Doran Vol/Page: 6783/188, Date: 05/03/24 Mtg: Guaranteed Rate Affin \$274,500 Use: 2 Bdrm Condo, Lot: 4695sf Prior Sale: \$83,000 (01/10)
143 HOFFMAN AVE U:410 \$324,900 B: Dennis A Zhitkovich S: Michael J Pallotta & Rita P Melendez Vol/Page: 6780/120, Date: 04/24/24 Mtg: Centreville Bank \$162,450 Use: 2 Bdrm Condo, Lot: 1511sf Prior Sale: \$299,900 (07/23)	153 PHEASANT DR \$465,000 B: Daniel J Fried & Grace E Fried S: Shannon T Diano Vol/Page: 6783/121, Date: 05/03/24 Mtg: United Wholesale Mtg \$374,440 Use: 2 Bdrm Ranch, Lot: 11894sf	► MORTGAGES
63 LANTERN HILL DR \$1,275,401 B: Stephen A Lauro & Gina M Lauro S: Lippitt Land Invest Phase Vol/Page: 6782/284, Date: 05/01/24 Mtg: Citizens Bank \$886,200 Type: Adj	28 PILGRIM DR \$505,000 B: Sandra Colpitts S: Ricardo G Torres & Maria F Torres Vol/Page: 6782/78, Date: 04/30/24 Mtg: Baycoast Mortgage Co \$404,000 Use: 3 Bdrm Colonial, Lot: 4900sf	152 3RD AVE \$15,000 Jeremy Saldana+ from RI Hsg & Mtg Fin Corp
11 LEAH DR \$475,000 B: 3-Tree Dev Grp LLC S: David J Szlashta & Tammy L Szlashta Vol/Page: 6782/168, Date: 05/01/24 Mtg: Kenneth Martin \$380,000 Use: 3 Bdrm Colonial, Lot: 46214sf	PIPPIN ORCHARD RD L:2 \$575,000 B: Christopher Tasca & Kristina Tasca S: Frank P Maggiacomo Vol/Page: 6781/138, Date: 04/29/24 Mtg: Frank P Maggiacomo \$400,000	88 ALTO ST \$80,000 Oscar J Rubio from Washington Tr Co
153 LIPPITT AVE \$450,000 B: Christopher M Paquin & Baleria Franco S: Joseph C Cole Vol/Page: 6780/166, Date: 04/24/24 Mtg: US Bank NA \$436,500 Use: 3 Bdrm Raised Ranch, Lot: 7500sf Prior Sale: \$228,000 (05/16)	60 POPPY DR \$525,000 B: Dezi G Halmi Tr, Tr for Gabriella I Halmi Irt S: Linden C Wyatt & Morgan L Hemendinger Vol/Page: 6782/47, Date: 04/30/24 Mtg: Gabriella I Halmi \$200,000 Use: 3 Bdrm Ranch, Lot: 10959sf Prior Sale: \$300,000 (12/21)	68 BARTLETT AVE \$40,000 Alexander N Moore+ from Discover Bank
82 MARION AVE S \$370,000 B: Brothers Rebuild LLC S: John F Crudele Jr & Mary E Crudele Vol/Page: 6782/2, Date: 04/30/24 Mtg: Axe Capital \$340,000 Use: 3 Bdrm Ranch, Lot: 6650sf	239 PRINCESS AVE \$305,000 B: Edilberto G Cardoza S: Delsanto Louise M Est & Felicia M Delsanto Vol/Page: 6783/29, Date: 05/02/24 Mtg: Semper Home Loans \$274,500 Use: 3 Bdrm Cape Cod, Lot: 5104sf	4-6 BERKLEY ST \$50,000 Jose L Rodriguez Mencia from Citizens Bank
33 MEADOW VIEW DR \$375,000 B: Robert B Cahill Jr S: Robert B Cahill Sr Vol/Page: 6780/32, Date: 04/24/24 Mtg: Total Mtg Svcs \$375,000 Use: 2 Bdrm Ranch, Lot: 6000sf Prior Sale: \$375,000 (03/24)	1027 PROVIDENCE ST U:8B \$405,000 B: Cathi J Johnson S: Chris Bosse & Kevin Bosse Vol/Page: 6781/229, Date: 04/29/24 Mtg: Province Mtg Assoc \$309,000 Use: Condo	118 BLUE GENTIAN RD \$130,000 Elena Curt+ from Citizens Bank
120 MOCKINGBIRD DR \$430,000 B: Camilo Soares & Marisa A Dean S: Kyle P Simons & Leah M Simons Vol/Page: 6780/92, Date: 04/24/24 Mtg: CMG Home Loans \$422,211 Use: 2 Bdrm Ranch, Lot: 12405sf Prior Sale: \$370,000 (06/23)	35 SEMINOLE TRL \$540,000 B: Breanna L Farnsworth & Nicholas Merlino S: Jolene E Durante Vol/Page: 6781/335, Date: 04/30/24 Mtg: Navy FCU \$513,000 Use: 4 Bdrm Conventional, Lot: 8000sf Prior Sale: \$410,000 (10/21)	294 BURNT HILL RD \$210,000 Horton Cole RET+ from Citizens Bank
80 NORMANDY DR \$436,000 B: Jill E Markert & James A Feeley S: Sandra Colpitts Vol/Page: 6781/319, Date: 04/30/24 Use: 3 Bdrm Cape Cod, Lot: 6764sf Prior Sale: \$379,000 (11/22)	11 SNOWDROP DR \$512,555 B: Max Zalk & Ravyn Dallaire S: Connor M Hagerty Vol/Page: 6780/337, Date: 04/26/24 Mtg: Northpoint Mortgage \$486,927 Use: 3 Bdrm Ranch, Lot: 9023sf Prior Sale: \$395,000 (03/21)	17 CHAPLE DR \$43,600 Christopher Daudelin from US Small Business
	60 STANDISH AVE U:777 \$469,000 B: Kebbeh C Akoi & Mawoba Duyen S: Robert J Gigliodoro & Susan L Gigliodoro Vol/Page: 6782/30, Date: 04/30/24 Mtg: First Home Mtg \$445,550 Use: Condo	155 COLUMBIA AVE \$500,000 Paul N Simas+ from Coastal One CU
		110-112 COLWELL ST \$44,600 Raisa Burgos from US Small Business
		76 DIXWELL AVE \$457,500 Winifred A Lopes from USA HUD
		76 DIXWELL AVE \$457,500 Winifred A Lopes from Finance America LLC
		15 ELIOT RD \$25,000 Kathleen A Jutras from Amerisave Mtg Corp
		1637 ELMWOOD AVE \$1,700,000 P&p Rity Partners LLC from Eagle Bank
		1 EQUESTRIAN WAY \$642,000 Patricia P Cepeda from Fall River Five Cents
		78 FAIRFIELD RD \$15,000 Sandy X Yang+ from RI Hsg & Mtg Fin Corp
		88 FERNCREST AVE \$75,000 Michael Swift+ from Navigant Credit Union
		129 FOREST AVE \$130,000 Carl J Norstrom 2nd+ from Coastal One CU
		117 GORDON ST \$97,000 Robert E Mginin+ from Spring EQ LLC
		224 GRACE ST \$58,073 Michael Campopiano from Pennymac Loan Service
		3 GREENWAY ST \$299,145 Hugh C Minor 4th from Semper Home Loans
		147 HILLTOP DR \$364,870 Meggan L Holden+ from Mr Cooper
		6 JENNINGS AVE \$7,769 Mavelyn V Rosario from USA HUD
		105 KNOLLWOOD AVE \$281,120 Rosa Raspberry from Rocket Mortgage LLC
		74 LESLIE ST \$7,449 Matthew Manco from USA HUD
		67-69 MARION AVE \$202,000 Paula L Finamore-Gallucci from Citizens Bank
		85 METROPOLITAN AVE \$83,200 Michael W Curtis Sr from Citizens Bank

120 MOCKINGBIRD DR	\$15,000
Camilo Soares+ from RI Hsg & Mtg Fin Corp	
98 MYSTERY FARMS DR	\$33,400
Jeffrey M Langlois from US Small Business	
1243 NARRAGANSETT BLVD	\$430,000
Dariusz Stachurski+ from Citizens Bank	
297-299 NORWOOD AVE U:1572	\$112,590
Assad Oskuei+ from BankNewport	
297-299 NORWOOD AVE U:2635	\$112,590
Assad Oskuei+ from BankNewport	
1027 PROVIDENCE ST U:8B	\$15,000
Cathi J Johnson from RI Hsg & Mtg Fin Corp	
94 RED HAWK DR	\$100,000
Aaron M Gencarelli+ from RI Credit Union	
58 ROSE HILL DR	\$36,400
Stephen Marioreni from US Small Business	
55 SWEETBRIAR DR	\$80,000
Neil Chionchio+ from Ocean State CU	
4 UNITY ST	\$100,000
Margherita Paolucci from Citizens Bank	
81 VALLEY VIEW DR	\$50,000
Diane E Rogers+ from LoanDepot.Com	
33 VERVENA ST	\$170,000
Lori A Capirchio+ from Citizens Bank	
58 VICTORY ST	\$30,000
Saravuth Sim from Digital FCU	
136 W BLUE RIDGE RD	\$200,000
David J Montefusco+ from Citizens Bank	
49 WAYLAND AVE	\$11,077
Jessica L Bovee from USA HUD	
46 WHISPERING PINES DR	\$350,000
Idw Rt+ from Citizens Bank	
151 WOODBINE ST	\$205,520
Zeyad Morcos+ from Bristol Cnty Svgs Bk	
NO STREET GIVEN	\$6,375
Norma I Torres from Community Development	
NO STREET GIVEN	\$6,375
Norma I Torres from Community Development	

CUMBERLAND

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

200 MANVILLE HILL RD U:A2	\$201,000
B: Christopher L Oldrid	
S: Ann Sousa	
Vol/Page: 1976/799, Date: 05/01/24	
Mtg: Navigant Credit Union \$190,000	
Use: Condo	
238 MINERVA AVE	\$480,000
B: Sahr Bockarie	
S: Melissa Comejo	
Vol/Page: 1976/756, Date: 04/30/24	
Mtg: Veterans United Hm Ln \$490,320	
Use: 3 Bdrm Raised Ranch, Lot: 6665sf	
Prior Sale: \$216,500 (08/10)	

39 OLD MENDON RD	\$675,000
B: Barrett A Jourdan & Madison K Jourdan	
S: Miller Prop LLC	
Vol/Page: 1977/43, Date: 05/03/24	
Mtg: Province Mtg Assoc \$607,500	
Use: Mixed Use-prim Res & Comm, Lot: 87861sf	
Prior Sale: \$815,000 (01/24)	
6 TIFFANY DR	\$588,000
B: Kiran Jettigundia	
S: Paula A Gauthier Tr, Tr for Paula A Gauthier RET	
Vol/Page: 1976/915, Date: 05/02/24	
Mtg: Florida Capital Bank \$352,800	
Use: 3-Family Mlti-unt Blg, Lot: 13504sf	
42 WATERMAN ST	\$640,000
B: Khaled Masaeed	
S: C & S Prop Mgmt LLC	
Vol/Page: 1977/4, Date: 05/02/24	
Mtg: Centreville Bank \$480,000	
Use: 2-Family Two Family, Lot: 16988sf	

► MORTGAGES

10 ABBOTT VALLEY VIEW DR	\$800,000
Fishtank Hldg LLC from Big Red Prop Llc	
16 ALAN AVE	\$20,300
Michael E Rudolf from Navigant Credit Union	
6 ARBOR ST	\$80,000
Jordyn O Jaffer from Discover Bank	
44 BALLOU ST	\$80,000
Luis F Sosa from Citizens Bank	
32 BEAR HILL RD	\$85,000
Meredith J Santiago+ from Spring EQ LLC	
32 CARLSON DR	\$175,000
Bruce W Duckworth+ from Citizens Bank	
10 CORYS LN	\$60,000
Cheryl M Engler from Coastal One CU	
3804 DIAMOND HILL RD	\$100,000
Thomas Passey+ from Citizens Bank	
12 HECTOR AVE	\$40,000
Joan Narducci+ from Navigant Credit Union	
7 MELODY LN	\$300,000
Renee D Calabro from Angus Group Llc	
47 N GARDEN ST	\$95,000
Angela M Feather+ from Peoples Credit Union	
61 PAINE RD	\$220,000
Paul Gaboury+ from Navigant Credit Union	
82 RHODE ISLAND AVE	\$30,000
Mark Rogers Sr+ from Digital FCU	
42 RHODES ST	\$530,000
Theodore R Vecchio+ from Citizens Bank	
42 STREAMVIEW DR	\$50,000
Karen A Langellier T+ from Rocket Mortgage LLC	

EAST PROVIDENCE

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

38 PADEFORD AVE	\$387,500
B: Dwight Leigh	
S: Joseph Medeiros Jr & Nicole J Fredrick	
Vol/Page: 4782/96, Date: 04/29/24	
Use: 3 Bdrm Colonial, Lot: 5001sf	
Prior Sale: \$335,000 (06/22)	
16 PARKVIEW TRL	\$500,000
B: Vbv Prop LLC	
S: Joseph V Depasquale Tr, Tr for Joseph V And Carolyn M De	
Vol/Page: 4782/87, Date: 04/29/24	

► MORTGAGES

3 BERGIN ST	\$422,100
Sarah A Mchugh from Baycoast Mortgage Co	
3 BERGIN ST	\$15,000
Sarah A Mchugh from Baycoast Mortgage Co	
25 FAIRFIELD AVE	\$2,000,000
Paul Harvey+ from US Small Business	
2740 PAWTUCKET AVE	\$500,000
Vbv Prop LLC from Vladislav G Naydenov	

FOSTER

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

147 DANIELSON PIKE	\$355,000
B: Kayla Ballou & Christian D Lamothe Jr	
S: M&i Homes LLC	
Vol/Page: 220/709, Date: 04/30/24	
Mtg: Province Mtg Assoc \$337,250	
Use: 2 Bdrm Cape Cod, Lot: 22651sf	
Prior Sale: \$205,000 (12/23)	
16 HARRINGTON RD	\$660,000
B: Peter P Montaquila Jr	
S: James A Mellors	
Vol/Page: 220/706, Date: 04/30/24	
Use: Residential Open Land, Lot: 216842sf	

GLOCESTER

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

21 ECHO RD	\$950,000
B: Bc Design & Realty LLC	
S: James F Marsh Jr & Christopher Sears	
Vol/Page: 945/131, Date: 05/06/24	
Mtg: Dwell Llc \$255,000	
Use: 1 Bdrm Camp/cabin, Lot: 10367sf	
Prior Sale: \$40,000 (03/22)	

125 LAKE DR..... \$525,000
 B: Karen A Cappucci & Frederick J Cappucci
 S: Carol V Jones Tr, Tr for Jones Ft
 Vol/Page: 945/59, Date: 05/03/24
 Use: 3 Bdrm Old Style, Lot: 5489sf

18 OVERLOOK LN U:1..... \$450,000
 B: Michael J Shruhan & Deborah A Shruhan
 S: Overlook Ridge LLC
 Vol/Page: 945/101, Date: 05/06/24
 Mtg: Guild Mortgage Co \$100,000
 Use: Condo

24 PINE ORCHARD RD..... \$363,500
 B: Paula Perez & Michael Pastore
 S: Eaton Developments Inc
 Vol/Page: 945/70, Date: 05/03/24
 Mtg: CMG Mortgage Inc \$356,915
 Use: 1 Bdrm Ranch, Lot: 30492sf
 Prior Sale: \$201,500 (12/23)

205 SAUNDERS BROOK RD..... \$450,000
 B: Zachary Podmaska & Mariana L Diaz
 S: Michael A Trofi Jr Tr, Tr for Trofi Lt
 Vol/Page: 945/6, Date: 05/01/24
 Mtg: Province Mtg Assoc \$427,500
 Use: 3 Bdrm Raised Ranch, Lot: 25570sf

152 TERRACE DR..... \$535,000
 B: Vf Properties LLC
 S: Jb Custom Homes LLC
 Vol/Page: 945/28, Date: 05/01/24

► **MORTGAGES**

142 GEORGE ALLEN RD..... \$200,000
 Frank B Stevenson+ from Citizens Bank

282 LAKE DR..... \$110,000
 Melissa Integlia RET+ from Navigant Credit Union

10 PARKER ST..... \$225,200
 Dostourian Ft+ from Citizens Bank

JOHNSTON

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

18 APPLE TREE LN..... \$350,000
 B: Brothers Rebuild LLC
 S: Donna A Welter & Brian F Welter
 Vol/Page: 3234/177, Date: 05/01/24
 Mtg: Axe Capital \$350,000
 Use: 3 Bdrm Contemporary, Lot: 43560sf

34 BURNETT ST..... \$605,200
 B: David J Shoemaker & Melanie J Eichenberger
 S: Maybeth L Ferreira
 Vol/Page: 3234/205, Date: 05/01/24
 Mtg: Navigant Credit Union \$484,100
 Use: 4 Bdrm Colonial, Lot: 5663sf
 Prior Sale: \$355,000 (11/20)

4 FLANDERS ST..... \$455,000
 B: Zahara Michel & Ferdinand Michel Jr
 S: Ivan J Tavaréz & Francia A Tavaréz
 Vol/Page: 3235/115, Date: 05/03/24
 Mtg: Digital FCU \$362,400
 Use: 3 Bdrm Raised Ranch, Lot: 6534sf

316 GEORGE WATERMAN RD..... \$345,000
 B: Patrick D Lanoie & Jennifer V Silva-Deleon
 S: Johnathan A Martindale
 Vol/Page: 3235/40, Date: 05/02/24
 Mtg: Movement Mtg LLC \$334,650
 Use: 3 Bdrm Conventional, Lot: 10454sf
 Prior Sale: \$214,000 (12/20)

NORMA ST..... \$98,000
 B: Jy LLC & Carlos Lopes
 S: Compass Properties LLC
 Vol/Page: 3234/174, Date: 05/01/24

NORMA ST..... \$98,000
 B: Jy LLC & Carlos Lopes
 S: Compass Properties LLC
 Vol/Page: 3234/174, Date: 05/01/24

55 OAK HILL DR..... \$585,000
 B: Janina V Pearce & William F Pearce
 S: Todd Murano & Nichole Murano
 Vol/Page: 3235/92, Date: 05/03/24
 Mtg: TD Bank NA \$468,000
 Type: Adj
 Use: 3 Bdrm Colonial, Lot: 24829sf
 Prior Sale: \$328,570 (05/19)

22 PINWOOD AVE..... \$529,000
 B: Marckenzie J Boutin
 S: Kaitlin T Girard & Hector A Diaz
 Vol/Page: 3234/145, Date: 05/01/24
 Mtg: USAA Federal SB \$379,000
 Use: 3 Bdrm Raised Ranch, Lot: 10890sf
 Prior Sale: \$409,000 (03/21)

1603 PLAINFIELD PIKE..... \$199,000
 B: Tims Roofing & Siding LLC
 S: Richardson Colleen Est & Erin Butterfield
 Vol/Page: 3235/254, Date: 05/07/24

18 UNION AVE..... \$370,000
 B: Sean G Lambert & Celeste D Lambert
 S: Paul E Bower
 Vol/Page: 3234/283, Date: 05/02/24
 Mtg: George Lambert Bower \$371,186
 Use: 3 Bdrm Raised Ranch, Lot: 8712sf
 Prior Sale: \$349,900 (10/21)

22 PINWOOD AVE..... \$529,000
 B: Marckenzie J Boutin
 S: Kaitlin T Girard & Hector A Diaz
 Vol/Page: 3234/145, Date: 05/01/24
 Mtg: USAA Federal SB \$379,000
 Use: 3 Bdrm Raised Ranch, Lot: 10890sf
 Prior Sale: \$409,000 (03/21)

1603 PLAINFIELD PIKE..... \$199,000
 B: Tims Roofing & Siding LLC
 S: Richardson Colleen Est & Erin Butterfield
 Vol/Page: 3235/254, Date: 05/07/24

18 UNION AVE..... \$370,000
 B: Sean G Lambert & Celeste D Lambert
 S: Paul E Bower
 Vol/Page: 3234/283, Date: 05/02/24
 Mtg: George Lambert Bower \$371,186
 Use: 3 Bdrm Raised Ranch, Lot: 8712sf
 Prior Sale: \$349,900 (10/21)

► **MORTGAGES**

16 BUTLER DR..... \$105,000
 Nicholas A Dicarlo from Coastal One CU

23 DIAMOND ST..... \$745,000
 Victor N Ramirez from Drew Em LLC

27 DIAMOND ST..... \$745,000
 Victor N Ramirez from Drew Em LLC

64 DIAMOND ST..... \$745,000
 Victor N Ramirez from Drew Em LLC

15 DIX AVE..... \$13,813
 Carlos A Rivas+ from USA HUD

16 GINA DR..... \$28,000
 Brian Freenman+ from Coastal One CU

798 HARTFORD AVE..... \$13,558
 Rafael E Bonilla+ from USA HUD

2 JAIME DR..... \$65,000
 Souphalak S Muriel+ from Coastal One CU

235 MORGAN AVE U:10..... \$42,500
 Edwina J Lewis from RI Credit Union

15 NARDOLILLO ST..... \$400,000
 Radoslaw Molenda from Coastal One CU

160 OSTEND ST..... \$300,000
 Flanders Street LLC from Anchor Management Llc

59 PINE HILL RD..... \$25,000
 John A Teolis+ from Bank of America NA

1603 PLAINFIELD PIKE U:E9..... \$197,000
 Tims Roofing & Siding LLC from Stage Point Fund LL

11 RACHELA ST..... \$45,000
 Kaitlynn Jackson+ from Coastal One CU

37 ROTARY DR..... \$91,000
 Carl R Morrissey+ from Coastal One CU

92 SCENERY LN U:92..... \$50,000
 Andre J Benton from Citizens Bank

14 SETIAN CIR..... \$45,000
 Kaitlin M Mcnamara RET+ from Navigant Credit Union

29 SPRING DR..... \$313,000
 Arthur Moretti Jr+ from Citizens Bank

16 TARA ST..... \$21,508
 Natalia Langella from USA HUD

17 WASHINGTON DR..... \$630,000
 Gibert Rosa 3rd+ from Coastal One CU

17 WASHINGTON DR..... \$5,000
 Gibert Rosa 3rd+ from Coastal One CU

4 YORK RD..... \$80,800
 Anthony A Palliotti+ from Citizens Bank

LINCOLN

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

CENTRAL ST..... \$182,500
 B: Raheb Properties Cf LLC
 S: Janice T Holmes & Norma Bartolucci
 Vol/Page: 2524/321, Date: 05/01/24

7 EAST AVE..... \$400,000
 B: Georgette Shamoun & Dani Shamoun
 S: Jean A Pertain
 Vol/Page: 2525/45, Date: 05/03/24
 Mtg: Rocket Mortgage LLC \$388,000
 Use: 4 Bdrm Conventional, Lot: 6011sf

14 ELIZABETH DR..... \$850,000
 B: Lori R Prickett & Danielle M Prickett
 S: Brian R Lania
 Vol/Page: 2524/366, Date: 05/01/24
 Mtg: Mtg Equity Partners \$550,000
 Use: 4 Bdrm Colonial, Lot: 21606sf

669 GEORGE WASHINGTON HWY..... \$271,000
 B: Matthew J Young
 S: Claire M Hoey
 Vol/Page: 2524/327, Date: 05/01/24
 Mtg: Navigant Credit Union \$257,450
 Use: 3 Bdrm Cape Cod, Lot: 19994sf

400 NEW RIVER RD U:411..... \$244,900
 B: John J Poloski 3rd
 S: Janice L Votta
 Vol/Page: 2525/161, Date: 05/06/24
 Mtg: Bank of Rhode Island \$195,920
 Use: 2 Bdrm Condo

315 OLD RIVER RD..... \$450,000
 B: Paul S Kelly & Eileen B Kelly
 S: John J Hogan Tr, Tr for Hogan Ft
 Vol/Page: 2524/426, Date: 05/01/24

397 OLD RIVER RD..... \$250,000
 B: Tayla Inderlin
 S: Thomas J Crowley & Judith R Crowley
 Vol/Page: 2524/388, Date: 05/01/24
 Mtg: Radius Financial Grp \$237,500
 Use: 2 Bdrm Conventional, Lot: 5314sf

155-157 RAILROAD ST..... \$750,000
 B: Ghassan Eldayya & Chantal Eldayya
 S: Raheb Properties Cf LLC
 Vol/Page: 2525/216, Date: 05/07/24
 Mtg: Bluestone Bank \$600,000
 Use: Residential-multiple Bldgs, Lot: 10411sf

2 SCHOOL ST..... \$337,000
 B: Renee D Calabro
 S: Kelly Chewning
 Vol/Page: 2524/469, Date: 05/01/24

29 YATES ST..... \$535,000
 B: Duygu Pamucku & Hakan Unverer
 S: Sandra J Morrissey
 Vol/Page: 2524/430, Date: 05/01/24
 Mtg: Movement Mtg LLC \$508,250
 Use: 2fam-5fam Residence, Lot: 5184sf

► **MORTGAGES**

17 BOULEVARD AVE..... \$2,500,000
 Ri Property Wire LLC from Mechanics Cp Bk

1 CHRISTOPHER DR..... \$100,000
 Joao P Pereira+ from Navigant Credit Union

63 LAKEVIEW RD..... \$13,513
 Gregory A Madancy+ from USA HUD

7 MELODY LN..... \$300,000
 Renee D Calabro from Angus Group Llc

23 NEW ENGLAND WAY..... \$8,500,000
 Windmoeller & Hoelscher C from Landesbank Baden-wu

63 PROSPECT ST..... \$2,500,000
 Ri Property Wire LLC from Mechanics Cp Bk

259 RAILROAD ST..... \$407,000
 Tracy L Cheney+ from Rocket Mortgage LLC

53 RIVERSIDE DR..... \$28,000
 Kayla A Dakake+ from Navigant Credit Union

2 SCHOOL ST U:116..... \$300,000
 Renee D Calabro from Angus Group Llc

NORTH PROVIDENCE

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

54 ANDOVER ST U:54..... \$365,000
 B: Shannon Hurley-Delvecchio
 S: Cassandra L Garon
 Vol/Page: 3781/189, Date: 04/30/24
 Mtg: Guild Mortgage Co \$142,000
 Use: 2 Bdrm Condo
 Prior Sale: \$315,000 (04/22)

5 BERWICK AVE..... \$485,000
 B: Jose D Baez Angeles & Chabelly M Germosen Burgo
 S: Jennifer Tullo
 Vol/Page: 3780/328, Date: 04/29/24
 Mtg: CMG Home Loans \$476,215

5 BERWICK AVE U:2-1..... \$485,000
 B: Jose D Baez Angeles & Chabelly M Germosen Burgo
 S: Jennifer Tullo
 Vol/Page: 3780/328, Date: 04/29/24
 Mtg: CMG Home Loans \$476,215
 Use: Condo

34 BRAE ST..... \$356,000
 B: John J Bresnahan 3rd & Jordan L Matyiku
 S: Michael L Kissinger & Brittany E Kissinger
 Vol/Page: 3779/325, Date: 04/25/24
 Mtg: LoanDepot.Com \$284,800
 Use: 4 Bdrm Cape Cod, Lot: 5314sf
 Prior Sale: \$215,000 (11/17)

8 DAMIAN CT..... \$500,500
 B: Allison Greve & Justin Yin
 S: Frank J Romeu
 Vol/Page: 3781/130, Date: 04/30/24
 Mtg: Guild Mortgage Co \$425,425
 Use: 3 Bdrm Raised Cape, Lot: 7187sf
 Prior Sale: \$340,000 (03/21)

1560 DOUGLAS AVE U:E61..... \$170,000
 B: Georgina N Montgomery
 S: Frank P Gasparro
 Vol/Page: 3781/255, Date: 04/30/24
 Mtg: Coastal One CU \$136,000
 Use: 1 Bdrm Condo
 Prior Sale: \$200,000 (09/23)

1800 DOUGLAS AVE U:106..... \$225,000
 B: Lucille Trumbull
 S: Denis Belleville
 Vol/Page: 3781/224, Date: 04/30/24
 Use: 1 Bdrm Condo
 Prior Sale: \$98,000 (03/16)

12 GARDNER AVE..... \$470,260
 B: Guolin Yi & Lin Zhang
 S: Helen C Lacy Tr, Tr for Wayne Land Helen C Lacy L
 Vol/Page: 3780/181, Date: 04/26/24
 Mtg: Washington Trust Mtg \$376,000
 Use: 3 Bdrm Colonial, Lot: 6752sf

20 HURDIS ST U:15..... \$187,500
 B: Cynthia Rodriguez
 S: Raymonde Charles
 Vol/Page: 3780/104, Date: 04/26/24
 Use: 2 Bdrm Condo
 Prior Sale: \$140,000 (05/22)

43 LAWNACRE DR..... \$440,000
 B: Tara Teolis
 S: Robert Oliveira
 Vol/Page: 3781/53, Date: 04/30/24
 Mtg: Guild Mortgage Co \$432,030
 Use: 3 Bdrm Ranch, Lot: 8015sf
 Prior Sale: \$145,897 (05/14)

91 MEADOW RD..... \$417,189
 B: Emanuel M Monteiro & Rosemira H Furtado
 S: Giarrusso Victoria H Est & Michael A Giarrusso Ex
 Vol/Page: 3781/13, Date: 04/29/24
 Mtg: Total Mtg Svcs \$387,189
 Use: 3 Bdrm Ranch, Lot: 7013sf

119 MEADOW RD..... \$492,000
 B: Jack H Prost & Jonbita Prost
 S: Craig R Belanger 3rd & Rachael G Belanger
 Vol/Page: 3781/31, Date: 04/29/24
 Mtg: USAA Federal SB \$245,025
 Use: 3 Bdrm Raised Ranch, Lot: 8015sf
 Prior Sale: \$205,000 (03/12)

959 MINERAL SPRING AVE U:1..... \$120,000
 B: Satyaprasad S Devalla & Suseela Devalla
 S: Seminole Hldg LLC
 Vol/Page: 3781/160, Date: 04/30/24
 Use: Office Condo Unit
 Prior Sale: \$100,000 (05/21)

5-7 SAINT MARYS RD..... \$450,000
 B: Jesse C Clark Jr & Tanisha Clark
 S: Daniel Dipietro
 Vol/Page: 3781/96, Date: 04/30/24
 Mtg: Mega Capital Funding \$337,500
 Use: 2-Family Two Family, Lot: 4095sf
 Prior Sale: \$172,000 (07/15)

33 SHEFFIELD AVE..... \$389,900
 B: Ryan M Pirtle
 S: Wendy Mckenzie
 Vol/Page: 3780/62, Date: 04/25/24
 Mtg: Washington Tr Co \$382,837
 Use: 3 Bdrm Bngl/cottage, Lot: 4487sf
 Prior Sale: \$305,000 (08/21)

300 SMITHFIELD RD U:18-92..... \$175,000
 B: Travis Garvin
 S: Vincent P Fiore
 Vol/Page: 3780/212, Date: 04/26/24
 Use: Condo

VICTORIA ST..... \$45,000
 B: Tonya T Baccala
 S: Kathleen M Fletcher
 Vol/Page: 3781/126, Date: 04/30/24

VICTORIA ST..... \$45,000
 B: Tonya T Baccala
 S: Kathleen M Fletcher
 Vol/Page: 3781/126, Date: 04/30/24

VICTORIA ST..... \$45,000
 B: Tonya T Baccala
 S: Kathleen M Fletcher
 Vol/Page: 3781/126, Date: 04/30/24

VICTORIA ST..... \$45,000
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 Vol/Page: 3781/126, Date: 04/30/24

VICTORIA ST..... \$45,000
 B: Tonya T Baccala
 S: Kathleen M Fletcher
 Vol/Page: 3781/126, Date: 04/30/24

VICTORIA ST..... \$45,000
 B: Tonya T Baccala
 S: Kathleen M Fletcher
 Vol/Page: 3781/126, Date: 04/30/24

226 VILLA AVE..... \$350,000
 B: James T Brady & Diane M Brady
 S: Kevin K Earl & Mary E Earl
 Vol/Page: 3780/36, Date: 04/25/24
 Mtg: CMG Home Loans \$325,600
 Use: 3 Bdrm Ranch, Lot: 6011sf

200 WOODLAWN AVE U:117..... \$206,000
 B: Rachel Patterson
 S: Guillet David L Est & Ann M Morency
 Vol/Page: 3781/167, Date: 04/30/24
 Mtg: Northpointe Bank \$169,000
 Use: 2 Bdrm Condo

420 WOODWARD RD U:10..... \$100,000
 B: James P Bozzo Jr
 S: Pacific Premier Bank & Pensco TCo LLC
 Vol/Page: 3780/283, Date: 04/29/24
 Mtg: William H Schuellein \$10,000
 Use: 1 Bdrm Condo
 Prior Sale: \$36,000 (06/13)

494 WOONASQUATUCKET AVE U:118..... \$203,000
 B: Alexander Morillo
 S: Gail J Sari Tr, Tr for Gail Jp Sari T
 Vol/Page: 3780/138, Date: 04/26/24
 Mtg: Lee Lee LLC \$130,000
 Use: 2 Bdrm Condo
 Prior Sale: \$149,000 (07/16)

► **MORTGAGES**

22 BELVIDERE BLVD..... \$75,000
 Robert F Buckley Jr+ from Navigant Credit Union

5 BERWICK AVE..... \$15,000
 Jose D Baez Angeles+ from RI Hsg & Mtg Fin Corp

5 BERWICK AVE U:2-1..... \$15,000
 Jose D Baez Angeles+ from RI Hsg & Mtg Fin Corp

107 BOURNE AVE..... \$110,000
 Michael F Deangelis+ from Citizens Bank

26 CENTREDALE AVE..... \$333,841
 Evan Saint Pierre+ from Movement Mtg LLC

26 CENTREDALE AVE..... \$150,000
 Evan Saint Pierre+ from RI Hsg & Mtg Fin Corp

1890 DOUGLAS AVE U:106..... \$178,400
 Lucille G Trumbull from Navigant Credit Union

88 ELENA ST..... \$25,000
 Hollie L Thibeault from Citizens Bank

42 FISHER ST..... \$392,755
 Alejandra Depaz from Total Mtg Svcs

42 FISHER ST..... \$15,000
 Alejandra Depaz from RI Hsg & Mtg Fin Corp

420 FRUIT HILL AVE..... \$3,000,000
 Saint Marys Home For Chil from RI State of

430 FRUIT HILL AVE..... \$3,000,000
 Saint Marys Home For Chil from RI State of

2 GEMELLI DR..... \$682,411
 Jamesetta Gbaba+ from United Wholesale Mtg

33 GEORGE ST..... \$100,000
 Joseph W Porreca Jr+ from Washington Tr Co

19 GROVE AVE..... \$25,000
 John W Oconnell+ from Bank of America NA

12 HASLAM ST..... \$387,845
 Josue Gonzalez+ from Semper Home Loans

24 HOMEWOOD AVE..... \$189,800
 Karen M Sullivan from Citizens Bank

43 JUSTICE ST..... \$35,000
 Raymond N Bianchi+ from Discover Bank

32 LAWNACRE DR..... \$398,969
 Shawn M Gayner from Village Capital & Inv

1 LYNN AVE..... \$100,000
 Sharalee Fillmore from Mass Inst of Tech

20 MAYNARD ST..... \$472,827
 Marcin K Szulc+ from CMG Home Loans

2204 MINERAL SPRING AVE..... \$314,228
 Nova Prop LLC from Navigant Credit Union

2204 MINERAL SPRING AVE..... \$219,600
 Nova Prop LLC from Navigant Credit Union

10 MURPHY CT..... \$260,000
 Jose F Monteiro+ from Supreme Lending

107 OVERLOOK CIR U:D..... \$279,920
 Julie A Drainville from Movement Mtg LLC

46 PECKHAM AVE..... \$44,200
 Ehren Q Hunt+ from Bank of America NA

18 PINE ST..... \$100,000
 Joseph Henderson from Navigant Credit Union

300 SMITHFIELD RD U:P2-18..... \$157,500
 Travis Garvin from Rocket Mortgage LLC

300 SMITHFIELD RD U:P3-25..... \$160,650
 Peyton R Judge from LoanDepot.Com

626 SMITHFIELD RD U:914..... \$315,000
 Victori Freeman from Norcom Mortgage

15 SORRELL RD..... \$200,000
 Francisco J Piedrahita from US Small Business

226 VILLA AVE..... \$15,000
 James T Brady+ from RI Hsg & Mtg Fin Corp

1 VINEYARD LN..... \$3,000,000
 Saint Marys Home For Chil from RI State of

15 WATER VIEW LN..... \$175,000
 Christopher M Cordeiro from Rocket Mortgage LLC

22-24 WHIPPLE AVE..... \$340,000
 Carolyn A Inoa from Kickemuit River Cap

420 WOODWARD RD U:22..... \$100,000
 Dorothy P Loreto from Baycoast Mortgage Co

NORTH SMITHFIELD

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

10 DUANE CT..... \$177,214
 B: Victoria K Hueston
 S: Bridget M Hueston
 Vol/Page: 989/128, Date: 04/29/24
 Mtg: Guild Mortgage Co \$320,000
 Use: 3 Bdrm Garrison, Lot: 65863sf
 Prior Sale: \$402,500 (12/18)

16 FREITAS LN..... \$725,000
 B: Alan Whitton & Stacey Whitton
 S: Craig Schmidt & Cheryl Schmidt
 Vol/Page: 989/187, Date: 04/30/24
 Mtg: Craig Schmidt \$450,000
 Use: 4 Bdrm Ranch, Lot: 45259sf

21 MAPLE AVE..... \$507,500
 B: Allison Fagnant & Andrew Davis
 S: Alan E Whitton & Stacey Whitton
 Vol/Page: 989/163, Date: 04/30/24
 Mtg: CMG Home Loans \$300,000
 Use: 3 Bdrm Cape Cod, Lot: 11456sf

► **MORTGAGES**

21 BRUCE DR..... \$60,000
 Ronald W Berlinghof from Navigant Credit Union

260 OLD OXFORD RD..... \$145,000
 Jonathan Strojny+ from BankNewport

PAWTUCKET

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

120-122 ANTHONY ST..... \$360,000
 B: K&mb Investments LLC
 S: Mcgettrick Kathleen R Est & Lewelyn Coderre
 Vol/Page: 5084/8, Date: 05/02/24
 Mtg: Tetrault RE Investmnt \$360,000

65 BALLSTON AVE..... \$382,000
 B: Mark Rebello
 S: Metvier Emite A Est & Ronald Metvier
 Vol/Page: 5085/52, Date: 05/06/24
 Use: 2 Bdrm Ranch, Lot: 7500sf

724 BEVERAGE HILL AVE U:104..... \$200,000
 B: Dylan P Roy
 S: Aaron A Bonin Jr
 Vol/Page: 5084/182, Date: 05/03/24
 Mtg: Navigant Credit Union \$190,000
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (12/21)

93 CAMBRIA CT..... \$585,000
 B: James P Gearheart
 S: David Segal
 Vol/Page: 5084/123, Date: 05/03/24
 Mtg: Movement Mtg LLC \$351,000
 Use: 2 Bdrm Ranch, Lot: 10070sf

56 CAMERON ST..... \$410,000
 B: Nicholas Sousa & Noah Sousa
 S: David B Anderson Jr
 Vol/Page: 5085/146, Date: 05/07/24
 Mtg: CMG Mortgage Inc \$402,573
 Use: 2-Family Two Family, Lot: 4600sf
 Prior Sale: \$152,500 (03/15)

153 CHACE AVE..... \$385,000
 B: Jonathan E Sullivan & Meghan L Sullivan-Bridge
 S: Christopher Lindskog
 Vol/Page: 5084/156, Date: 05/03/24

240 CLEWS ST..... \$250,500
 B: Anchor Management LLC
 S: Theresa L Martley
 Vol/Page: 5084/72, Date: 05/02/24
 Use: 3 Bdrm Cape Cod, Lot: 5000sf

675 COTTAGE ST..... \$430,000
 B: Jhony Levy & Libell Levy
 S: James M Abbott & Kimberly J Abbott
 Vol/Page: 5084/270, Date: 05/06/24
 Use: 3-Family Family Flat, Lot: 4313sf

22 DEWEY AVE..... \$400,000
 B: Julio Olivo
 S: Nancy J Beattie
 Vol/Page: 5083/149, Date: 05/01/24
 Mtg: CMG Mortgage Inc \$451,668
 Use: Residential-multiple Bldgs, Lot: 6300sf

177 DIVISION ST..... \$474,000
 B: Antonio B Hernandez & Tiffany Barrera
 S: Manuel Figueiredo & Maria A Figueiredo
 Vol/Page: 5085/30, Date: 05/06/24
 Mtg: OCMBC Inc \$379,200
 Use: 2-Family Two Family, Lot: 4712sf

187 DIVISION ST..... \$100,000
 B: Antonio B Hernandez & Tiffany Barrera
 S: Manuel Figueiredo & Maria A Figueiredo
 Vol/Page: 5085/68, Date: 05/06/24
 Mtg: Manuel Figueiredo \$100,000
 Use: Commercial Building, Lot: 4542sf

126 DUNNELL AVE..... \$235,000
 B: Ferg And Sons Prop LLC
 S: Lucas L Hidan Jr & Alicia G Hidan
 Vol/Page: 5083/282, Date: 05/01/24
 Mtg: Bluedog Capital Partn \$261,500
 Use: 3 Bdrm Conventional, Lot: 3600sf

552 EAST AVE	\$790,000
B: Rosanna M Vasquez S: Nikhil Murgai & Catherine Luria Vol/Page: 5083/312, Date: 05/01/24 Mtg: Pennymac Loan Service \$711,000 Use: 4 Bdrm Colonial, Lot: 7500sf Prior Sale: \$359,000 (01/16)	
588 EAST AVE	\$603,000
B: John G Cornett & Gregory S Fickle S: Robert Gaumont Tr, Tr for Carolyn Curran T Vol/Page: 5084/47, Date: 05/02/24 Mtg: NFM Inc \$572,850 Use: 5 Bdrm Colonial, Lot: 5870sf	
42 GERALD ST	\$380,000
B: Timothy D Majarian & Marah C Nagelhout S: Melissa Percourt & Josiah Percourt Vol/Page: 5084/237, Date: 05/06/24 Mtg: Washington Tr Co \$266,000 Use: 3 Bdrm Conventional, Lot: 2945sf Prior Sale: \$225,000 (12/23)	
35 HUNTS AVE	\$495,000
B: Atwood Propertie Silc S: Robert A Leighton & Helena M Leighton Vol/Page: 5084/76, Date: 05/02/24 Use: 3-Family Family Flat, Lot: 5000sf Prior Sale: \$100,000 (08/10)	
11 LEGRIS AVE	\$335,000
B: Garal Real Estate LLC S: Kelley Steven F Est & Casey Kelley Vol/Page: 5083/271, Date: 05/01/24 Use: 2 Bdrm Conventional, Lot: 5680sf Prior Sale: \$229,000 (08/16)	
367 ORIENT AVE	\$472,000
B: Antonio Nascimento S: Andrew D Leonard Vol/Page: 5083/196, Date: 05/01/24 Mtg: Province Mtg Assoc \$463,450 Use: 2-Family Two Family, Lot: 4560sf Prior Sale: \$234,000 (03/18)	
141 ORIOLE AVE	\$265,200
B: Saj LLC S: Miko Holdings LLC Vol/Page: 5085/184, Date: 05/07/24 Mtg: Ned Stevens Inc \$277,000 Use: 5 Bdrm Conventional, Lot: 4500sf Prior Sale: \$2,699 (05/11)	
147 PARK ST	\$697,500
B: Nicholas Auaguos & Laura Auaguos S: Acg Realty LLC Vol/Page: 5084/212, Date: 05/06/24 Mtg: American Fin Network \$662,625 Use: Apartment Bldg - 4-8 Units, Lot: 5000sf Prior Sale: \$3,982 (07/19)	
131 PINECREST DR	\$305,000
B: Barry Holmes & Gary Holmes S: Richard L Weiner & Bernice E Weiner Vol/Page: 5083/279, Date: 05/01/24 Use: 5 Bdrm Cape Cod, Lot: 16076sf	
23 POIRIER ST	\$225,227
B: Atwood Properties LLC S: Juliette M Capron Vol/Page: 5083/240, Date: 05/01/24	

► FORECLOSURE DEEDS

28 CARVER ST	\$315,000
B: Walter King Enetrprises L S: Semper Home Loans Inc & Ri Hsng And Mtg Fin Corp Vol/Page: 5083/114, Date: 05/01/24 Mtg: Cap Funding Partners \$300,000 Use: 3 Bdrm Conventional, Lot: 3600sf Prior Sale: \$305,500 (10/21)	

► MORTGAGES

65 BATISON AVE	\$191,000
Mark Rebello from Washington Tr Co	
126 BAXTER ST	\$180,000
Carlos E Lopes+ from Coastal One CU	
728 BEVERAGE HILL AVE U:26	\$115,500
Man H Lei from A & D Mortgage LLC	
342 BROADWAY	\$317,460
Simone T Figeria from Cardinal Fncl Co LP	
14 CLARK AVE	\$70,000
Amarilis L Desousa from Coastal One CU	
126 DUNNELL AVE	\$25,000
Ferg & Sons Pro LLC from Red Balloon Capital	
24 FOSTER ST	\$437,500
24 Foster LLC from LendingOne LLC	
42 GERALD ST	\$76,000
Timothy D Majarian+ from Washington Tr Co	
459 LONSDALE AVE	\$1,500,000
465 Lonsdale LLC from Navigant Credit Union	
804 MAIN ST	\$320,000
Ortiz Investments LLC from Drew Em LLC	
110 NAUSHON RD	\$60,000
Mark D Dibiasio+ from RI Credit Union	
367 ORIENT AVE	\$15,000
Antonio Nascimento from RI Hsg & Mtg Fin Corp	
16 OWEN AVE	\$30,000
Leocadia M Pires+ from Bank of Rhode Island	
5 PAISLEY ST	\$468,750
Brook Meadow Invs LLC from RFLF 4 LLC	
86-88 PEMBROKE AVE	\$300,000
Walter King Ent from Cap Funding Partners	
63 PIDGE AVE	\$390,000
Ethel R Locke+ from Citizens Bank	
12 POIRIER ST	\$281,000
Atwood Pro LLC from RFLF 7 LLC	
85 ROSEMONT AVE	\$378,026
J E Sullivan-Briggs+ from RI Hsg & Mtg Fin Corp	
147 WARREN AVE	\$100,000
Dominic J Semedo from Coastal One CU	
695 YORK AVE	\$210,000
Carolyn I Dykas from Citizens Bank	

PROVIDENCE

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

127 ALEPPO ST U:127	\$210,000
B: Angel M Rodriguez-Davila S: Alba E Lopez Vol/Page: 14120/323, Date: 05/03/24 Mtg: Movement Mtg LLC \$200,000 Use: 3 Bdrm Condo Prior Sale: \$115,900 (08/18)	
420 BENEFIT ST	\$811,000
B: Norana Caivano & Joseph Soucy S: David Savitz Tr, Tr for Savitz RET Vol/Page: 14119/268, Date: 05/03/24 Use: 2 Bdrm Antique, Lot: 2389sf Prior Sale: \$610,000 (09/10)	
53 BLACKSTONE BLVD	\$2,200,000
B: Simon Mouyal Tr, Tr for Mouly Nomiee Ft S: Derek Simpson Vol/Page: 14119/201, Date: 05/02/24	
139 CHALKSTONE AVE	\$395,000
B: Miguel A Russian-Bolivar & Petrit J Cesar-Tovar S: Olneyville Housing Corp Vol/Page: 14120/113, Date: 05/03/24	
640 CHALKSTONE AVE	\$580,000
B: Waldo E Manco S: 2012 Fund LLC Vol/Page: 14118/170, Date: 05/02/24 Mtg: Primary Residentl Mtg \$569,494 Use: 3-Family Mlti-unt Bldg, Lot: 4323sf Prior Sale: \$4,655 (08/15)	
1037 CHALKSTONE AVE	\$675,000
B: Vision & Fraternity Minis S: A And A Jemp LLC Vol/Page: 14118/210, Date: 05/02/24 Mtg: BankNewport \$400,000 Use: Commercial Building, Lot: 9962sf Prior Sale: \$525,000 (11/23)	
825 CHARLES ST	\$485,000
B: Joseph C Giles-Harris & Sierra Stone S: Julio C Castillo Vol/Page: 14118/283, Date: 05/02/24 Mtg: Cibm Bank \$291,000 Use: Residential Open Land, Lot: 5098sf Prior Sale: \$105,000 (01/23)	
53 CLYM ST	\$325,000
B: Amado S Brito S: Joao E Pires Vol/Page: 14123/209, Date: 05/07/24 Mtg: United Wholesale Mtg \$292,500 Use: 2 Bdrm Cape Cod, Lot: 3578sf	
59 COMMODORE ST	\$136,200
B: Ann L Urbieta-Esteves S: Ann L Esteves & Jose L Valdera Vol/Page: 14121/314, Date: 05/06/24 Mtg: Jmac Lending Inc \$234,025 Use: 2-Family Two Family, Lot: 4000sf Prior Sale: \$58,500 (08/13)	
161 DELAINE ST	\$233,000
B: 161 Deliane St LLC S: Manetta William Est & Carle Manetta Vol/Page: 14122/160, Date: 05/06/24 Mtg: Bluedog Capital Partn \$45,000 Use: 3 Bdrm Conventional, Lot: 8822sf	

724 ELMWOOD AVE..... \$220,000 B: Soto Realty LLC S: Ramona L Gomez Vol/Page: 14120/48, Date: 05/03/24 Mtg: Eastern Bank \$165,000 Use: Commercial Building, Lot: 5000sf	60 MODENA AVE..... \$361,600 B: Garrett Lehan S: Nicole Chesney Vol/Page: 14118/335, Date: 05/02/24 Mtg: Leader Bank NA \$325,440 Use: 2 Bdrm Bngl/cottage, Lot: 5000sf	139 RESERVOIR AVE..... \$451,000 B: Magana Properties Inc S: Patrick J Coen & Fionuuala M Coen Vol/Page: 14119/273, Date: 05/03/24 Mtg: Bluedog Capital Partn \$470,000 Use: 3-Family Mlti-unt Blg, Lot: 3200sf
55 FAIRFIELD AVE..... \$630,000 B: Enid A Catheirne-Hoff S: Arv Proepries LLC Vol/Page: 14122/42, Date: 05/06/24 Mtg: Rhode Island Housing \$618,589 Use: Accessory Land Improved, Lot: 3680sf	69 MOWRY ST..... \$445,000 B: Rawequan T Mason S: Edgar Almeida Vol/Page: 14122/180, Date: 05/06/24 Mtg: Sierra Pacific Mtg \$436,939 Use: 2-Family Two Family, Lot: 2800sf Prior Sale: \$48,000 (03/16)	52 ROBIN ST..... \$610,000 B: Marie L Estime S: 2012 li LLC Vol/Page: 14120/179, Date: 05/03/24 Mtg: Movement Mtg LLC \$567,300 Use: 3-Family Mlti-unt Blg, Lot: 3040sf Prior Sale: \$65,500 (03/15)
38 GLENHAM ST..... \$280,000 B: Ortiz Investments LLC S: Jose Colon Vol/Page: 14120/283, Date: 05/03/24 Mtg: Drew Em LLC \$320,000 Use: 4 Bdrm Conventional, Lot: 2769sf	238 ORMS ST..... \$345,000 B: All Day Real Estate LLC S: Imperial Res Const Corp Vol/Page: 14119/3, Date: 05/02/24 Mtg: Bluedog Capital Partn \$293,750 Use: 2-Family Two Family, Lot: 3293sf Prior Sale: \$72,000 (05/16)	64 ROCHAMBEAU AVE..... \$750,000 B: Kevin Shin S: Aaron J Fitzgerald Vol/Page: 14120/208, Date: 05/03/24
158 GOVERNOR ST..... \$2,050,000 B: Alexander Conroy & Walter Conroy S: Victoria M Gohh Tr, Tr for Victoria M Gohh T Vol/Page: 14119/337, Date: 05/03/24 Mtg: Citizens Bank \$1,640,000 Use: 4 Bdrm Antique, Lot: 6239sf	314 POCASSET AVE..... \$765,000 B: Mmk Management LLC S: Augustine Management LLC Vol/Page: 14118/108, Date: 05/02/24 Mtg: Avidia Bank \$577,500 Use: Commercial Building, Lot: 15080sf Prior Sale: \$962,500 (12/14)	521 S MAIN ST U:213..... \$578,300 B: Yannis Hamilakis S: Patricia M Blake Tr, Tr for Patricia M Blake T Vol/Page: 14119/123, Date: 05/02/24 Mtg: Semper Home Loans \$238,300 Use: 2 Bdrm Condo
17 HERSCHEL ST..... \$475,000 B: Hilary Brien S: Ramona A Zacarias Vol/Page: 14122/339, Date: 05/07/24 Mtg: Semper Home Loans \$466,396 Use: 2-Family Two Family, Lot: 7432sf Prior Sale: \$280,000 (12/22)	22 POWELL ST..... \$400,000 B: Cobble Hill Dev S: Botvin Realty Co Vol/Page: 14119/27, Date: 05/02/24 Use: Commercial Devlpble Land, Lot: 34040sf	51 SAVOY ST U:51..... \$750,000 B: Edward R Goldberg Tr, Tr for Edward R Goldberg T S: Jennifer Mcdermott & Michael J Mcdermott Vol/Page: 14119/46, Date: 05/02/24 Use: 3 Bdrm Condo Prior Sale: \$685,000 (04/23)
12 HOLLY ST..... \$1,127,000 B: Lisa B Bartholdi & Jurg Bartholdi S: James A Black & Michela Black Vol/Page: 14119/317, Date: 05/03/24 Use: 4 Bdrm Colonial, Lot: 6000sf Prior Sale: \$787,000 (08/20)	10 PRICE ST..... \$203,500 B: Jose R Espinal S: Amy Espinal Vol/Page: 14119/51, Date: 05/02/24 Mtg: GAP Enterprises LLC \$200,000 Use: 3 Bdrm Old Style, Lot: 2166sf Prior Sale: \$2,548 (04/23)	35 SMART ST..... \$377,000 B: Justin M Rojas & Belinda B Rojas S: Adelina L Debarros Vol/Page: 14121/347, Date: 05/06/24 Mtg: New American Funding \$356,250 Use: 3 Bdrm Ranch, Lot: 3200sf
153 ISABELLA AVE..... \$480,000 B: Ellis J Bloom & Danielle N Lembo S: Olivia Feischer & Benjamin J Hagan Vol/Page: 14119/294, Date: 05/03/24 Mtg: Washington Tr Co \$384,000 Use: 3 Bdrm Cape Cod, Lot: 5267sf Prior Sale: \$243,000 (05/20)	1000 PROVIDENCE PL U:208..... \$325,000 B: Edward W Neipris Tr, Tr for Edward W Neipris RET S: Rosemary Woods Vol/Page: 14118/29, Date: 05/01/24 Mtg: JPMorgan Chase Bank \$260,000 Use: 1 Bdrm Condo Prior Sale: \$253,000 (02/22)	37 STELLA ST..... \$310,000 B: Maryellen Cardenas S: Hometown Realty Ri LLC Vol/Page: 14122/140, Date: 05/06/24 Mtg: Primary Residentl Mtg \$248,000 Use: 3 Bdrm Cape Cod, Lot: 3616sf Prior Sale: \$300,000 (02/24)
209 LINWOOD AVE..... \$325,000 B: Maria A Batista S: Angel R Concepcion Vol/Page: 14119/178, Date: 05/02/24 Use: 2-Family Two Family, Lot: 7300sf Prior Sale: \$168,000 (12/15)	690 PUBLIC ST..... \$432,000 B: Nicole Deliza & Patrick A Sorto S: Juan R Garcia Vol/Page: 14120/81, Date: 05/03/24 Mtg: Washington Tr Co \$345,600 Use: 3 Bdrm Conventional, Lot: 2681sf Prior Sale: \$31,000 (12/16)	198 SUNBURY ST U:198..... \$140,000 B: M&a Family Realty Lcc S: Mahmoud Hosam Est & Sima A Mohmoud Vol/Page: 14121/269, Date: 05/06/24 Mtg: Ruiz Rentals And Loan \$140,000 Use: 2 Bdrm Condo
25 MARSHALL ST..... \$807,000 B: Pascal Gebeyan S: Jonathan Depina Vol/Page: 14117/324, Date: 05/01/24 Mtg: Rockland Tr Co \$599,250 Type: Adj Use: 3-Family Mlti-unt Blg, Lot: 4600sf Prior Sale: \$325,000 (12/20)	81 RAYMOND ST..... \$725,000 B: Nicholas Yelle & Benjamin Wullbrandt S: Anthony Gelfusa Vol/Page: 14117/249, Date: 05/01/24 Use: Accessory Land Improved, Lot: 4116sf Prior Sale: \$225,000 (10/16)	16 VIRGINIA LN..... \$660,000 B: Jorge L Castro-Tavarez S: Best Invs Solutions LLC Vol/Page: 14122/87, Date: 05/06/24 Mtg: Eastern Bank \$648,045 Use: Residential Open Land, Lot: 3600sf Prior Sale: \$300,000 (09/18)
22 MILES AVE U:5..... \$574,000 B: Luke Soliman & Jessica Eskander S: Chelsea Boyd Vol/Page: 14123/70, Date: 05/07/24 Mtg: Navigant Credit Union \$373,100 Use: 2 Bdrm Condo Prior Sale: \$384,000 (07/19)	89 RAYMOND ST..... \$725,000 B: Nicholas Yelle & Benjamin Wullbrandt S: Anthony Gelfusa Vol/Page: 14117/249, Date: 05/01/24 Mtg: NBKC Bank \$688,750 Use: 2fam-5fam Residence, Lot: 4166sf Prior Sale: \$225,000 (10/16)	44 WALSH ST..... \$455,000 B: Jose R Burgos Jr S: Innovation Group LLC Vol/Page: 14121/98, Date: 05/06/24 Mtg: Centreville Bank \$409,500 Type: Adj Use: Residential Open Land, Lot: 3690sf Prior Sale: \$140,000 (05/23)

12 WHIPPLE ST \$155,000 B: Michael Falaye S: Vicioso Homes LLC Vol/Page: 14118/100, Date: 05/01/24 Use: Residential Open Land, Lot: 4000sf Prior Sale: \$85,000 (03/24)	1359 CHALKSTONE AVE \$316,000 Miguel A Russian-Bolivar+ from Washington Tr Co	82 MOOREFIELD ST \$60,000 Miguel A Matos+ from RI Credit Union
103 WOODBINE ST \$912,950 B: Christopher Jursek & Hannah Szepkouski S: Thomas P Gay Jr Vol/Page: 14120/257, Date: 05/03/24 Mtg: Fairway Ind Mtg \$776,007 Use: 2-Family Two Family, Lot: 5000sf Prior Sale: \$347,050 (12/17)	1417 CHALKSTONE AVE \$119,000 Minerva Rosario from Shoreham Bank	123 MOUNT PLEASANT AVE \$60,000 Fitzgerald Y Rodriguez from Suzanne Wynn
113 WYNDHAM AVE U:113 \$345,000 B: Emmery W Brakke S: Martha M Jamison Vol/Page: 14121/61, Date: 05/03/24 Use: 2 Bdrm Condo Prior Sale: \$169,900 (11/18)	96 CHAPIN AVE \$75,878 Keary Pao+ from Providence Revol Fund	69 MOWRY ST \$15,000 Raequan T Mason from Rhode Island Housing
34 ZELLA ST \$585,000 B: Nicholas Gagne & Alexandria G Montanaro S: Ryan J Manchester Vol/Page: 14117/285, Date: 05/01/24 Mtg: NFM Inc \$555,750 Use: 3 Bdrm Conventional, Lot: 4240sf	23 DIAMOND ST \$745,000 Victor N Ramirez from Drew Em LLC	56 NASHUA ST \$200,000 Vision Realty LLC from Greenwood CU
NO STREET GIVEN \$3,400,000 B: Marathon Development LLC S: 228 Blackstone St LLC Vol/Page: 14119/221, Date: 05/02/24	27 DIAMOND ST \$745,000 Victor N Ramirez from Drew Em LLC	216 OHIO AVE \$50,000 Monica Huertas+ from Bank of America NA
► FORECLOSURE DEEDS	121 DORA ST \$50,000 Laurie A Roias+ from Citizens Bank	162 ORMS ST \$35,000 Janice Luongo+ from Coastal One CU
229 NARRAGANSETT AVE \$435,000 B: La Familia Const Inc S: Lath Kong & Us Bank Na Vol/Page: 14118/124, Date: 05/02/24 Mtg: Directed T CO \$440,000 Use: 2-Family Two Family, Lot: 4500sf Prior Sale: \$110,000 (05/11)	123 DORRANCE ST U:11 \$640,000 Dorrance St Condos LLC from TD Bank NA	238 ORMS ST \$25,000 All Day Real Estate LLC from Red Balloon Capital
► MORTGAGES	123 DORRANCE ST U:12 \$640,000 Dorrance St Condos LLC from TD Bank NA	54 PLYMOUTH ST \$60,000 Elba I Morales+ from Coastal One CU
127 ALEPPO ST U:127 \$15,000 Angel R Davila from RI Hsg & Mtg Fin Corp	123 DORRANCE ST U:13 \$640,000 Dorrance St Condos LLC from TD Bank NA	158 POMONA AVE \$50,000 Andrea Madera+ from Coastal One CU
175 ALLSTON ST \$107,000 Christine N Rusnak+ from Citizens Bank	27-29 DOUGLAS AVE \$435,000 Vanessa Tapia+ from Luxury Mtg Corp	558 POTTERS AVE \$12,517 Jesus Y Urena from USA HUD
62 ALUMNI AVE \$100,000 Justin H Deshaw+ from RI Credit Union	208 EARLY ST \$161,400 Wanda J Escobedo+ from Citizens Bank	687 POTTERS AVE \$100,000 Elite Prop Solutions LLC from Bluedog Capital Part
50 ASHBURTON ST U:2 \$200,000 50 Ashburton LLC from Domenic Lombardi Rty	68 ETHAN ST \$10,000 Jeffrey M Haynes from Mtj Investments Llc	690 PUBLIC ST \$86,400 Patrick A Sorto+ from Washington Tr Co
7-9 ATLAS ST \$58,000 William R Oladapo+ from Navigant Credit Union	55 FAIRFIELD AVE \$25,000 Enid A Catherine Hoff from Rhode Island Housing	201 RANKIN AVE \$20,000 Colleen M Pedchenko from Coastal One CU
28 BAINBRIDGE AVE \$48,600 Cyd Mckenna from US Small Business	285 FRIENDSHIP ST \$125,000 Bspvi Holdings LLC from Merchionte Cap Llc	38 REDWING ST \$22,024 Leslie Peralta+ from USA HUD
182 BELLEVUE AVE \$83,000 Yatleena Prum from Citizens Bank	21 GLEN DR \$250,000 Dragan J Golijanin+ from Navigant Credit Union	138 RIVER AVE \$19,625 Edgar A Villanueva from Providence City of
16 BILTMORE AVE \$133,200 Dayanarah Baez+ from Savers Coop Bank	80 GLENHAM ST \$508,750 Jeremias P Alvarez from Stonewater Mtg Corp	20 RIVERDALE ST \$189,000 William Richard from Citizens Bank
220 BLACKSTONE ST \$2,720,000 Marathon Development LLC from RI Hsg & Mtg Fin Cor	75 HAGAN ST \$10,104 Ashley O Armand from USA HUD	66 ROCHAMBEAU AVE \$600,000 Kevin Shin from BankNewport
28 CARVER ST \$300,000 Walter King Ent from Cap Funding Partners	17 HAMILTON ST \$275,000 Liam Investments LLC from Abex 1 Inc	20 SHAFTER ST \$35,000 Gloria H Vargas from Citizens Bank
640 CHALKSTONE AVE \$15,000 Waldo E Manco from RI Hsg & Mtg Fin Corp	98 HILARITY ST \$230,000 Dennis A Vazquez from NFM Inc	205 SHERBURNE ST \$47,344 Deborah Davey from Providence Revol Fund
1267 CHALKSTONE AVE \$148,900 Edwin Divas from BayCoast Bank	23 HUMES ST \$10,292 Wilfri T Gomez from USA HUD	23 STANFORD ST \$2,720,000 Marathon Development LLC from RI Hsg & Mtg Fin Cor
1359 CHALKSTONE AVE \$67,150 Miguel A Russian-Bolivar+ from Washington Tr Co	200 INDIANA AVE \$14,664 Adalgisa Camacho from Providence City of	22 SUFFOLK ST \$476,215 Wildalis Almonte+ from Primary Residentl Mtg
	155 IRVING AVE \$400,000 Daniel Kwan+ from Better Mortgage Corp	27 SYCAMORE ST \$150,000 Andrew Barrett from Coastal One CU
	15 ISABELLA AVE \$39,414 Erica L Nunnally+ from Bristol Cnty Svgs Bk	1 TENNYSON LN \$56,280 Deborah Wilson from Providence Revol Fund
	38 KEENE ST \$1,724,738 Gloria Werie+ from Finance America LLC	38 TORONTO AVE \$343,000 Jones M Harris from M&T Bank NA
	38 KEENE ST \$1,724,738 Gloria Werie+ from USA HUD	72 TOURO ST \$407,483 Ryanh M Badger from LoanDepot.Com
	209 LINEWOOD AVE \$310,337 Maria A Batista from Guaranteed Rate Affin	72 TOURO ST \$15,000 Ryanh M Badger from RI Hsg & Mtg Fin Corp
	397 LLOYD AVE U:397 \$50,000 Josephine Rocuzzo Lt+ from Bank of America NA	262 UNION AVE \$470,000 Magana Properties Inc from Bluedog Capital Partn
	9 LYNCH ST \$36,900 Jorge A Martinez+ from Citizens Bank	90 UPDIKE ST \$288,000 Victor Rosa from Magnolia Bank Inc
	51 MARION AVE N \$35,000 Cesarina E Zabala from Coastal One CU	327 WESTMINSTER ST \$75,000 Jaewoo Choi from US Small Business
	25 MCCLELLAN ST \$54,000 Anne M Boerner+ from Discover Bank	115 WYNDHAM AVE U:47 \$276,000 Emmery W Brakke+ from Washington Tr Co
	101 METCALF ST \$100,000 Elite Prop Solutions LLC from Bluedog Capital Part	115 WYNDHAM AVE U:47 \$34,500 Emmery W Brakke+ from Washington Tr Co
	105 METCALF ST \$100,000 Elite Prop Solutions LLC from Bluedog Capital Part	
	107 METCALF ST \$100,000 Elite Prop Solutions LLC from Bluedog Capital Part	

SCITUATE

TOWN CLERK:MARGARET M LONG

195 Danielson Pike, North Scituate, RI, 02857
Phone:401-647-2822

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

64 CARPENTER RD \$602,000

B: Raisa M Morel Urena & Jorgelina M Bernard
S: Sandra M Dagnillo
Vol/Page: 888/175, Date: 05/03/24
Mtg: United Wholesale Mtg \$571,900
Use: 5 Bdrm Colonial, Lot: 148313sf

643 DANIELSON PIKE \$425,000

B: John V Lafazia & Mckenzie D Lafazia
S: Rge Properties LLC
Vol/Page: 888/96, Date: 05/01/24
Mtg: Navigant Credit Union \$295,000
Use: 3 Bdrm Bngl/cottage, Lot: 30056sf
Prior Sale: \$266,000 (03/23)

15 DAVIS RD..... \$333,000

B: Christopher F Medeiros
S: Thomas A Jones & Katrina Jones
Vol/Page: 888/118, Date: 05/01/24
Mtg: Freedom Mortgage Corp \$316,350
Use: 3 Bdrm Ranch, Lot: 47045sf

784 HARTFORD PIKE \$170,000

B: Jonathan Hill
S: Kenneth Capuano Tr, Tr for Kathy Cookson Lt
Vol/Page: 888/172, Date: 05/02/24
Use: Accessory Land Improved, Lot: 73181sf

► MORTGAGES

158-A&B DANIELSON PIKE \$70,000

Kevin E Leveillee from Navigant Credit Union

270 PLAINFIELD PIKE \$150,000

Victor M Flores from Navigant Credit Union

SMITHFIELD

TOWN CLERK:LYN ANTONUCCIO

64 Farnum Pike, Smithfield, RI, 02917
Phone:401-233-1000

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

46 FENWOOD AVE \$500,000

B: Jesus E Rodriguez & Gabriel O Rodriguez
S: Justin Laberge & Quennie Laberge
Vol/Page: 1499/125, Date: 05/01/24
Mtg: American Natnwide Mtg \$490,587
Use: 2-Family Two Family, Lot: 14810sf
Prior Sale: \$365,000 (10/22)

416 LOG RD \$660,000

B: Robert J Mccabe Tr, Tr for Robert J Mccabe RET
S: Peter Paull & Joan C Kelly
Vol/Page: 1499/120, Date: 04/30/24
Use: 3 Bdrm Colonial, Lot: 91476sf

12 PERRY ST \$500,000

B: Rebecca M Nardone & John A Nardone
S: Stacey A Leclerc & Elizabeth A Correa
Vol/Page: 1499/58, Date: 04/30/24
Mtg: Navigant Credit Union \$425,000
Use: 3 Bdrm Conventional, Lot: 8712sf
Prior Sale: \$300,000 (02/20)

702 PINEWOOD DR U:702..... \$307,000

B: David A Porto
S: John V Lafazia
Vol/Page: 1499/16, Date: 04/30/24
Mtg: Movement Mtg LLC \$313,600
Use: 2 Bdrm Condo
Prior Sale: \$150,000 (02/17)

131 PLEASANT VIEW AVE U:27E \$340,000

B: Soha Osko
S: Gregory V Palazzo & Jennifer A Palazzo
Vol/Page: 1498/348, Date: 04/29/24
Use: Condo

600 PUTNAM PIKE U:101 \$1,000,000

B: Adler Prop LLC
S: Gama Medical LLC
Vol/Page: 1499/159, Date: 05/02/24
Use: Office Condo Unit

117 WILLIAMS RD..... \$450,000

B: Steven Golotto
S: Richard M Mckenna
Vol/Page: 1499/104, Date: 04/30/24
Mtg: NFM Lending \$275,000
Use: 3 Bdrm Antique, Lot: 241322sf
Prior Sale: \$540,000 (12/22)

► MORTGAGES

46 FENWOOD AVE..... \$15,000

Jesus E Rodriguez+ from RI Hsg & Mtg Fin Corp

117 MANN SCHOOL RD \$100,000

Patrick J Hannigan+ from Navigant Credit Union

34 PEACE PIPE TRL..... \$200,000

Kevin C Mullins+ from Coastal One CU

149 RIDGE RD..... \$108,900

Michael Cotugno from US Small Business

6 SPENCER RD \$50,000

Claudia L Stoddard from Navigant Credit Union

28 VALLEY VIEW DR \$75,000

Bruce A Belleavoine Jr+ from Navigant Credit Union

WOONSOCKET

TOWN CLERK:CHRISTINA HARMON

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

192 BEACON AVE \$400,000

B: Amanda Leigh & Jaden Leigh
S: Goxvanie Morales & Samantha Harrop
Vol/Page: 2872/94, Date: 05/06/24
Mtg: Stonewater Mtg Corp \$392,755
Use: 3 Bdrm Ranch, Lot: 12614sf
Prior Sale: \$295,000 (09/20)

607 DIAMOND HILL RD..... \$520,000

B: Herna L Philistin & Hernanie P Lustin
S: Slim Investments LLC
Vol/Page: 2872/65, Date: 05/06/24
Mtg: First Home Mtg \$494,000
Use: Apartment Bldg - 4-8 Units, Lot: 13841sf
Prior Sale: \$332,647 (03/24)

91 MORTON AVE \$505,000

B: Dernier Cadet
S: Tingkham Vongphakdy
Vol/Page: 2872/6, Date: 05/03/24
Mtg: NFM Inc \$488,145
Use: 3-Family Family Flat, Lot: 3534sf
Prior Sale: \$350,000 (03/22)

140 RAY AVE \$410,000

B: Emily Luther & Denise Luther
S: Ogar Marie T Est & Allison Stackpole
Vol/Page: 2871/267, Date: 05/02/24
Mtg: CMG Mortgage Inc \$380,000
Use: 3 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: \$246,000 (02/18)

43 WINTER ST \$335,000

B: Monique Carre & Madeleine Carre
S: Ann C Bouchard Tr, Tr for Ann C Bouchard RET
Vol/Page: 2871/200, Date: 05/01/24
Mtg: Guild Mortgage Co \$318,250
Use: 6 Bdrm Conventional, Lot: 22197sf

531 WINTER ST \$370,000

B: Robert Vazquez & Lidia R Chavez
S: John C Bermingham
Vol/Page: 2871/152, Date: 05/01/24
Mtg: Guild Mortgage Co \$363,298
Use: 4 Bdrm Conventional, Lot: 8742sf
Prior Sale: \$230,000 (04/20)

► MORTGAGES

192 BEACON AVE \$15,000

Amanda Leigh+ from RI Credit Union

80 CHALAPA AVE \$39,500

Ingrid Ayala+ from US Small Business

607 DIAMOND HILL RD..... \$15,000

Hema L Philistin+ from RI Credit Union

30 ESTES ST \$9,172

Vanessa Jose+ from USA HUD

53 FAIRFIELD AVE..... \$323,550

Joseph E Harris from Freedom Mortgage Corp

146 HAMILTON ST \$60,000

Lisa M Guernon from Citizens Bank

91 MORTON AVE \$15,000

Dernier Cadet from RI Credit Union

87 NANCY CT..... \$45,000

Erica M Wallace from Rockland Tr Co

458 RIVER ST \$824,500

Wattao Xoke Xayyaram Budd from Global Funding Grp

458 RIVER ST \$50,000

Wattao Xoke Xayyaram Budd from Global Funding Grp

49 SAINT LEON AVE..... \$292,000

Jonathan L Keefe from LoanDepot.Com

182 SAINT LEON AVE..... \$100,000

Courtney D Walsh+ from Bank of America NA

24 SWEET AVE \$10,555

Hector R Rosales from USA HUD

531 WINTER ST \$15,000

Robert Vazquez+ from RI Hsg & Mtg Fin Corp

71 WOOD AVE..... \$46,000

Modern Living LLC from Bluedog Capital Partn

75 WOOD AVE..... \$46,000

Modern Living LLC from Bluedog Capital Partn

WASHINGTON COUNTY

BLOCK ISLAND

TOWN CLERK:MILLIE MCGINNES

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

MARKET STATISTICS THROUGH MARCH

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

► MORTGAGES

937-R GRACE CV..... \$663,600
Peter F Frostic from Washington Tr Co

CHARLESTOWN

TOWN CLERK:AMY ROSE WEINREICH

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

6 DOE CIR..... \$300,000
B: Jennifer Lyn Grundy RET
S: Atlantic Contr Systems Ln
Vol/Page: 503/294, Date: 05/07/24
Use: 3 Bdrm Colonial, Lot: 40946sf

86 KEITH DR..... \$675,000
B: Scott R Grinnell Tr, Tr for Scott R Grinnell T
S: Helene A Cote
Vol/Page: 503/195, Date: 05/03/24
Mtg: Bank of Rhode Island \$506,250
Use: 2 Bdrm Cape Cod, Lot: 43124sf

117 ROSS HILL RD..... \$217,500
B: Nancy G Mayne
S: Robert W Mayne
Vol/Page: 503/157, Date: 05/03/24
Use: 3 Bdrm Split Level, Lot: 44867sf

► MORTGAGES

49 BURNHAM ST..... \$448,500
Tanya M Donahue+ from Washington Tr Co

73-B KINGSLAND CT U:4D..... \$316,690
Joshua Fpsgate from Village Capital & Inv

73 NARROW LN..... \$150,000
David B Gallup+ from Washington Tr Co

10 OAK HOLLOW LN..... \$150,000
Kellyanne Randall+ from Bank of America NA

485 OLD MILL RD..... \$225,000
Dawn M Pater+ from Rocket Mortgage LLC

105 OLD SHANNOCK RD..... \$40,000
Douglas J Boisclair+ from Westerly Community CU

5 TALL PINES DR..... \$200,000
Joy A Lafreniere+ from Ocean State CU

EXETER

TOWN CLERK:LYNN HAWKINS

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

MARKET STATISTICS THROUGH MARCH

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

► MORTGAGES

148 MAIL RD..... \$21,516,947
Renew Solar Ri Exeter Mai from National Bk Of Cana

10 PARTRIDGE DR..... \$37,200
Eric Scuncio+ from US Small Business

52 PINOAK DR..... \$292,022
Kimberly Beebe+ from Mutual Of Omaha Mtg

641 10 ROD RD..... \$40,000
Christopher R North+ from Nationstar Mtg

HOPKINTON

TOWN CLERK:MARITA D. MURRAY

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

65 DIAMOND HILL RD..... \$631,000
B: Kelley I Phillips & Paul E Phillips Sr
S: Johann M Sweitzer & Karen Sweitzer
Vol/Page: 620/61, Date: 04/29/24
Mtg: Westerly Community CU \$599,450
Use: Possible New Construction, Lot: 56628sf
Prior Sale: \$599,900 (06/23)

FENNER HILL RD..... \$150,000
B: Alexander L Mckendall & Michele K Martel
S: New Castle Realty Co
Vol/Page: 620/53, Date: 04/26/24

155 KUEHN RD..... \$750,000
B: Johann M Sweitzer & Karen H Sweitzer
S: New Era LLC
Vol/Page: 620/85, Date: 04/30/24
Mtg: Washington Trust Mtg \$586,000
Use: 3 Bdrm Cape Cod, Lot: 37897sf

NARRAGANSETT

TOWN CLERK:JANET TARRO

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

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

17 ANGLERS CT..... \$600,000
B: Chasse Lt & George J Chasse Jr-Tr
S: Christopher Lynch Tr, Tr for Jacqueline A Lynch Irt
Vol/Page: 1030/727, Date: 05/01/24
Mtg: Berkshire Bank \$175,000
Use: 2 Bdrm Ranch, Lot: 4526sf

6 COURTWAY ST..... \$2,400,000
B: Anthony E Capela & Kerri M Capela
S: Sean C Mcfarlane Tr, Tr for Joyce Vander Gailen T
Vol/Page: 1030/554, Date: 04/30/24
Mtg: Guaranteed Rate Inc \$1,800,000
Use: 6 Bdrm Contemporary, Lot: 16387sf

5 SANDY BEACH RD..... \$910,000
B: Raymond Way & Caroline Way
S: Pacific Premier T Co
Vol/Page: 1030/795, Date: 05/03/24
Mtg: Pennymac Loan Service \$682,500
Use: 3 Bdrm Ranch, Lot: 8999sf
Prior Sale: \$365,000 (01/13)

39 SCHOONER COVE LN..... \$1,134,000
B: Shangari B Meleschi & Aimee L Meleschi
S: George Salter Tr, Tr for Salter Family RET
Vol/Page: 1030/493, Date: 04/29/24
Mtg: Washington Trust Mtg \$850,000
Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10123sf

29 SPICE BUSH TRL..... \$581,000
B: Domenick Rossi & Trina Holland
S: Mark T Mccormick Tr, Tr for Brian T Mccormick Lt
Vol/Page: 1030/750, Date: 05/02/24
Use: 3 Bdrm Ranch, Lot: 6917sf
Prior Sale: \$255,000 (05/13)

6 STEVENSON WAY U:6..... \$700,000
B: John C Caban Tr, Tr for John & Frances E Caban Lt
S: Randy Shatz
Vol/Page: 1030/840, Date: 05/03/24
Use: 2 Bdrm Condo
Prior Sale: \$511,500 (09/22)

55 SUMAC TRL..... \$460,000
B: Realty Grp Of Ri LLC
S: Heather M Damon Tr, Tr for Damon Ft
Vol/Page: 1030/627, Date: 04/30/24
Mtg: Woodstock Fincial Grp \$360,000
Use: 2 Bdrm Split Level, Lot: 14122sf

4 WAYNE ST **\$670,000**
 B: Gordon Maher
 S: Joshua Ponte
 Vol/Page: 1030/515, Date: 04/29/24
 Use: 3 Bdrm Raised Ranch, Lot: 12197sf
 Prior Sale: \$255,000 (07/15)

► **MORTGAGES**

3 AVENUE D U:3 **\$350,000**
 Eric Moffat+ from Fall River Five Cents

1284 BOSTON NECK RD **\$400,000**
 Joseph Mallicone 3rd from BankNewport

9 BUTTONBUSH TRL **\$50,000**
 Zachary R Babcock from Quorum FCU

141 CENTRAL ST **\$1,100,000**
 Craig P Thibeault+ from Coastal One CU

39 EXETER BLVD **\$450,000**
 Carolyn E Owens from Westerly Community CU

114 MONTAUK RD **\$474,000**
 Mark G Quillen+ from United Wholesale Mtg

4 WAYNE ST **\$469,000**
 Gordon Maher from Embrace Home Loans

NORTH KINGSTOWN

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

65 HAMILTON FARM RD U:65 **\$767,000**
 B: Heidi Varrecchione & Vincent Varrecchione
 S: Shelly Piquette Tr, Tr for Shelly Piquette T
 Vol/Page: 3628/236, Date: 05/07/24
 Mtg: Mtg Equity Partners \$267,000
 Use: 2 Bdrm Condo
 Prior Sale: \$499,000 (11/19)

112 IPSWICH BLVD **\$484,000**
 B: Jacob M Kravitz & Julia K Bean
 S: Reynolds Farm Res Dev LLC
 Vol/Page: 3627/272, Date: 05/01/24
 Mtg: Movement Mtg LLC \$387,200
 Use: Residential Open Land, Lot: 5525sf

50 LITTLE BIT LN **\$2,300,000**
 B: James Frost & Sarah Frost
 S: Christopher N Palmisano & Kritsen G Palmisano
 Vol/Page: 3628/22, Date: 05/02/24
 Mtg: Centreville Bank \$1,499,950
 Type: Adj
 Use: Residential Open Land, Lot: 43996sf
 Prior Sale: \$1,225,000 (12/19)

57 LITTLE BIT LN **\$2,300,000**
 B: James Frost & Sarah Frost
 S: Christopher N Palmisano & Kritsen G Palmisano
 Vol/Page: 3628/22, Date: 05/02/24
 Mtg: Centreville Bank \$1,499,950
 Type: Adj
 Use: 4 Bdrm, Lot: 177289sf
 Prior Sale: \$1,225,000 (12/19)

23 MORNINGDLAE DR **\$694,000**
 B: Markeisha J Miner
 S: Fernando M Martinez & Paula B Garcia
 Vol/Page: 3627/298, Date: 05/01/24

71 MOUNTAIN LAUREL WAY **\$715,000**
 B: Amber Wait & Keith Wait
 S: Jose Mendez
 Vol/Page: 3628/77, Date: 05/03/24
 Mtg: Guild Mortgage Co \$305,000
 Use: 4 Bdrm Colonial, Lot: 62726sf
 Prior Sale: \$450,000 (04/23)

► **MORTGAGES**

85 BRYANT DR **\$34,046**
 Cheryl A Decotis-Thomas from Coastal One CU

2 CADDY ROCK RD **\$295,000**
 Cameron A Duquette from Province Mtg Assoc

2 CADDY ROCK RD U:A **\$295,000**
 Cameron A Duquette from Province Mtg Assoc

8 CADDY ROCK RD U:A **\$200,000**
 Sandra H Smith from Bank of Rhode Island

59 CLUB CIR **\$200,000**
 Joseph M Ambrosino from Greenwood CU

230 CONGDON HILL RD **\$185,000**
 Kevin P Charpentier+ from Centreville Bank

1415 GILBERT STUART RD **\$150,000**
 Cathleen A Studley from Westerly Community CU

50 LITTLE BIT LN **\$500,000**
 James Frost+ from Centreville Bank

57 LITTLE BIT LN **\$500,000**
 James Frost+ from Centreville Bank

23 MORNINGSIDE DR **\$559,200**
 Markeisha J Miner from Washington Tr Co

72 SWEET LN **\$383,000**
 Leslie Cicilline+ from Rocket Mortgage LLC

30 TERRE MAR DR **\$330,000**
 Gregory M Bressler+ from Citizens Bank

70 TOURGEE ST **\$400,000**
 White Ft+ from Greenwood CU

660 TOWER HILL RD **\$45,500**
 Ryan Ahern from Figure Lending LLC

1085 TOWER HILL RD **\$491,300**
 Tariq Khalil+ from Westerly Community CU

38 WELLING DR **\$100,000**
 Zachary R Roch+ from Centreville Bank

RICHMOND

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

MARKET STATISTICS THROUGH MARCH

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

► **REAL ESTATE SALES**

374 GARDINER RD **\$485,000**
 B: Steven Shimmel & Kim Shimmel
 S: Stanley C Armidon & Patricia Armidon
 Vol/Page: 369/705, Date: 05/03/24
 Use: 3 Bdrm Raised Ranch, Lot: 91476sf

183-A JAMES TRL **\$665,000**
 B: Matthew Mcnamee
 S: William P Adams
 Vol/Page: 369/562, Date: 04/29/24
 Mtg: Navy FCU \$665,000
 Use: 4 Bdrm Colonial, Lot: 199940sf

3908 S COUNTY TRL **\$630,000**
 B: Danny R Gonzalez 2nd & Michelle L Gonzalez
 S: Ri Custom Bldrs LLC
 Vol/Page: 369/625, Date: 04/30/24
 Mtg: North American SB \$500,000
 Use: 3 Bdrm Ranch, Lot: 122839sf
 Prior Sale: \$100,000 (03/22)

11 TALL TIMBER DR **\$400,000**
 B: Bryce Kelley & Meghan H Paquet
 S: Kevin B Kelley & Linda J Kelley
 Vol/Page: 369/587, Date: 04/30/24
 Mtg: BankNewport \$220,000
 Use: 3 Bdrm Cape Cod, Lot: 23958sf

► **MORTGAGES**

7 CHARIH DR **\$40,000**
 Michael K Lebeau+ from Spring EQ LLC

18 CLEARVIEW DR **\$175,000**
 James Meiklejohn+ from Spring EQ LLC

22 DOWNS CT **\$35,000**
 August R Cote Jr+ from Wave Federal CU

183-A JAMES TRL **\$665,000**
 Matthew Mcnamee from Navy FCU

1 KNOWLES LN **\$100,000**
 Anthony Teolis Relt+ from Citizens Bank

SOUTH KINGSTOWN

TOWN CLERK:SUSAN FLYNN
 180 High St, Wakefield, RI, 02879
 Phone:401-789-9331

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

21 KINGSTON AVE..... \$400,000
 B: William J Wilbur Jr & Bria R Wilbur
 S: Michael Sousa
 Vol/Page: 1879/105, Date: 04/30/24
 Mtg: Richard A Damico \$395,000
 Use: 1 Bdrm Bngl/cottage, Lot: 7405sf

45 LOOKOUT LN..... \$789,000
 B: Joyce Xu & George Q Xu
 S: Jeffrey A Adams & Jessica A Adams
 Vol/Page: 1879/151, Date: 04/30/24
 Use: 3 Bdrm Colonial, Lot: 30056sf
 Prior Sale: \$426,500 (07/14)

3395 TOWER HILL RD..... \$540,000
 B: Kevin Corvese & Maria Corvese
 S: Alicia Gardner
 Vol/Page: 1878/799, Date: 04/29/24
 Mtg: Citizens Bank \$400,000
 Use: 4 Bdrm Ranch, Lot: 154202sf
 Prior Sale: \$342,000 (06/20)

► MORTGAGES

366 CONGDON DR..... \$193,500
 Suzanne M Rossi+ from Shoreham Bank

16 CURTIS CORNER RD..... \$105,000
 Holly P Flores from Peoples Credit Union

838 CURTIS CORNER RD..... \$412,000
 Robert A Ballinger RET+ from James Dougherty

838 CURTIS CORNER RD..... \$412,000
 Robert A Ballinger RET+ from Jonathan Dougherty

838 CURTIS CORNER RD..... \$412,000
 Robert A Ballinger RET+ from Benjamin Dougherty

53 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from Benjamin Dougherty

53 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from Jonathan Dougherty

53 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from James Dougherty

55 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from Benjamin Dougherty

55 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from James Dougherty

55 HIGHLAND AVE..... \$412,000
 Robert A Ballinger RET+ from Jonathan Dougherty

968 KINGSTOWN RD..... \$1
 Ellie & Rob Rlty Corp from Jonathan Dougherty

968 KINGSTOWN RD..... \$1
 Ellie & Rob Rlty Corp from Benjamin Dougherty

968 KINGSTOWN RD..... \$1
 Ellie & Rob Rlty Corp from James Dougherty

156-A MINISTERIAL RD..... \$305,000
 Jerryne M Harper from Peoples Credit Union

33 ORCHARD AVE..... \$320,000
 Matthew R Giraitis from Citizens Bank

40 ORCHARD AVE..... \$100,000
 Mary A Hunt from Washington Tr Co

28 SHICKASHEEN WAY..... \$1
 Ellie & Rob Rlty Corp from Jonathan Dougherty

28 SHICKASHEEN WAY..... \$1
 Ellie & Rob Rlty Corp from James Dougherty

28 SHICKASHEEN WAY..... \$1
 Ellie & Rob Rlty Corp from James Dougherty

28 SHICKASHEEN WAY..... \$1
 Ellie & Rob Rlty Corp from Benjamin Dougherty

WESTERLY

TOWN CLERK:MARY LEBLANC
 45 Broad St, Westerly, RI, 02891
 Phone:401-348-2505

MARKET STATISTICS THROUGH MARCH

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

► REAL ESTATE SALES

15 APACHE DR U:J..... \$241,000
 B: Robert Crowley & Nathaniel Crowley
 S: Jayson A Trumpetto
 Vol/Page: 2024/5499, Date: 05/07/24
 Mtg: Washington Tr Co \$203,500
 Use: 2 Bdrm Condo
 Prior Sale: \$115,000 (09/18)

19 CASTLE WAY..... \$537,000
 B: Steven Miner & Sandra Strafach
 S: Richard Morgan Tr, Tr for Richard Morgan RET
 Vol/Page: 2024/5049, Date: 05/01/24
 Mtg: Eastern Bank \$429,600
 Type: Adj
 Use: 3 Bdrm Split Level, Lot: 24792sf

23 CLARK ST U:C..... \$325,000
 B: Addison S Keilty
 S: Clark Street Csngs LLC
 Vol/Page: 2024/5261, Date: 05/02/24
 Mtg: Washington Tr Co \$290,000
 Use: Condo

133 CROSS ST..... \$351,000
 B: Kyle W Yates
 S: Hud
 Vol/Page: 2024/5335, Date: 05/03/24
 Mtg: United Wholesale Mtg \$280,800
 Use: 2 Bdrm Raised Ranch, Lot: 10400sf

CROSSWIND DR..... \$1,775,000
 B: Sell Holdngs Co 6 LLC
 S: Washington TCo
 Vol/Page: 2024/5184, Date: 05/02/24

14 FRANKLIN ST..... \$231,333
 B: Abigail Torres & Hanna Tarbox
 S: Macdonlad John A Est & Nancy M Macdonald
 Vol/Page: 2024/5375, Date: 05/03/24
 Use: 2 Bdrm Cape Cod, Lot: 10500sf

14 FRANKLIN ST..... \$113,667
 B: Abigail Torres & Hanna Tarbox
 S: Nancy M Macdonald & Amber E Macdonald
 Vol/Page: 2024/5378, Date: 05/03/24
 Mtg: Province Mtg Assoc \$329,000
 Use: 2 Bdrm Cape Cod, Lot: 10500sf

114 GRANITE ST..... \$279,900
 B: Drena M Keena
 S: Colleen P Long & Katherine T Gibb
 Vol/Page: 2024/5013, Date: 05/01/24

114 GRANITE ST..... \$445,000
 B: Robert Whiteside & Linda Whiteside
 S: Drena M Keena
 Vol/Page: 2024/5019, Date: 05/01/24

17 RIVERDALE RD..... \$432,752
 B: Michael W Lee
 S: Charissa A Nowak & Duncan X Backer
 Vol/Page: 2024/5319, Date: 05/03/24
 Mtg: Seacoast Mortgage Cor \$324,564
 Use: 4 Bdrm Split Level, Lot: 12000sf
 Prior Sale: \$260,000 (09/19)

2 W CAPALBO DR..... \$480,000
 B: Luis Madrid & Sheree Mattson
 S: Jean M Engle
 Vol/Page: 2024/5026, Date: 05/01/24
 Mtg: Everett Financial \$471,306
 Use: 3 Bdrm Raised Ranch, Lot: 24792sf

17 WELLS ST U:11..... \$566,000
 B: Wood Riv Health Svcs Inc
 S: Mohonk Realty LLC
 Vol/Page: 2024/5091, Date: 05/02/24
 Mtg: Westerly Community CU \$452,800
 Use: Office Condo Unit

36 WELLS ST..... \$735,000
 B: William K Walsh & Jane Sexton
 S: Helge A Reisch & Janne Reisch
 Vol/Page: 2024/5442, Date: 05/06/24
 Mtg: Washington Tr Co \$514,500
 Use: 4 Bdrm Colonial, Lot: 22117sf

NO STREET GIVEN..... \$325,000
 B: Aidan D Keilty
 S: Clark Street Csngs LLC
 Vol/Page: 2024/5209, Date: 05/02/24

► MORTGAGES

15 APACHE DR..... \$15,000
 Robert Crowley+ from RI Hsg & Mtg Fin Corp

15 APACHE DR U:J..... \$24,100
 Robert Crowley+ from Washington Tr Co

122 BEACH ST..... \$65,000
 Stephen M Howard from Berkshire Bank

23 CLARK ST U:D..... \$220,000
 Aidan D Keilty from Washington Tr Co

23 CLARK ST U:D..... \$15,000
 Aidan D Keilty from RI Hsg & Mtg Fin Corp

16 DAVID AVE..... \$300,000
 G S R & C J Swerdlick RET+ from Washington Tr Co

5 GAVITT AVE..... \$174,000
 Marianne Davis from Washington Tr Co

188 HIGH ST..... \$20,000
 Janie Carlisle from Citizens Bank

21 MARY LOU AVE..... \$300,000
 Jts Homes LLC from Builder Fncl Svcs LLC

7 MORRONE CT..... \$72,000
 John W Newman from Westerly Community CU

5 STENTON AVE..... \$100,000
 Ryan J Sekac from Westerly Community CU

16 WAGNER RD..... \$750,000
 Kenneth Wieber+ from Guild Mortgage Co

17 WELLS ST U:11..... \$70,000
 Wood Riv Health Svcs Inc from Westerly Community C

25 WILLIAMS AVE..... \$2,000,000
 Elizabeth W Bradford+ from Bank of NY Mellon

10 YORK AVE..... \$100,000
 Joseph Mcguire+ from Citizens Bank