

Sale Date	Parcel ID	Seller	Buyer	Street #	Street Name	LUC	NAL	Sale Price	FY24 Value	FY25 Value	Assessment to Sales Price Ratio	Comments
1/4/2023	024 036.01	FOWLER GLENN H TRUSTEE	PATRICK D HAZARD & YULANDA J HAZARD	63	MENDON ST	101	U	606,000	704,700	731,800	1.21	PRIVATE SALE NOT IN MLS
1/9/2023	023 017	KNOTT ANDREW M & JAYNE F	ALENA POWELL & JACK POWELL	115	GLEN AVE	101		674,999	660,200	686,000	1.02	
1/27/2023	201 006.01	MASCIANTONIO DANIEL J & LISA A	JAMES MITCHELL & SADIE HODGES EVERTSEN	26	FISKE AVE	101		635,000	574,000	604,100	0.95	
2/3/2023	202 049	BD HOMES LLC	NADINE R COOTS	21	WARREN RD	101		500,000	432,100	451,200	0.90	
2/10/2023	012 005.05	LOBISSER BUILDING CORP	JONATHAN A THOMAS & SARAH M THOMAS	12	CLAFLIN FARM RD	101		1,402,842	1,133,300	1,204,100	0.86	
2/10/2023	012 005.11	LOBISSER BUILDING CORP	ROBERT D DRAKE & KATHERINE M VIGHT	13	CLAFLIN FARM RD	101		1,037,539	936,500	993,000	0.96	
2/23/2023	014 050	BELOV VALENTINA E	JENNIFER ROSE, ALAN J ROSE, PAMELA ROSE	28	FOWLER ST	101		595,450	540,700	570,500	0.96	
3/20/2023	007 029	LEBOEUF ROGER L &	MCPHERSON TIMOTHY S	47	GRAFTON RD	101		649,000	685,400	703,300	1.08	
3/21/2023	029 078.06	PUPCZYK ADAM & BEATA JOANNA	LESPERANCE BRIAN	114	CHESTNUT ST	101		730,000	761,000	800,100	1.10	
3/30/2023	014 085	MARILYN C HOLMAN TRUST	STIFNAGLE CHRISTOPHER	48	MECHANIC ST	101		722,000	687,300	728,000	1.01	
3/30/2023	032 002.05	DENSON TIMOTHY T & BERNADETTE TRUSTEES	LATRAVERSE JAMES P	4	GOSS POND RD	101		799,000	750,900	783,000	0.98	
3/31/2023	011 029	HORAN KENNETH W	SOON HO JANG	39	WESTBORO RD	101		760,000	780,100	814,900	1.07	
3/31/2023	202 075	SIMS JONATHAN	NAPOLITANO JOSEPH T	29	PLEASANT ST	101		550,000	560,100	585,300	1.06	
4/5/2023	021 161	ANDERSON GEORGE M	KEANE COLIN	54	GROVE ST	101		525,000	526,800	546,700	1.04	
4/6/2023	032 007	ALBEE PETER A	O'CONNOR JOHN	130	SOUTH ST	101	U	180,000	403,300	415,500	2.31	PRIVATE SALE NOT IN MLS
4/7/2023	019 094.02	POTTER BENJAMIN R & ALINE	ESHAK RAMY	59	WILLIAMS ST	101		700,000	669,800	700,900	1.00	
4/13/2023	012 005.12	LOBISSER BUILDING CORP	GARRY PETER	11	CLAFLIN FARM RD	101		927,620	839,700	931,300	1.00	
4/21/2023	021 098.02	SYED KASHIF & MUNAWAR MUBASHRA	YOUNG HALEY	42	PROSPECT ST	101		665,000	666,400	698,400	1.05	
4/24/2023	014 099	MICHELLE MITCHELL REVOCABLE TR	LEE KEUN HAENG	13	JONATHANS WAY	101		785,000	708,900	739,100	0.94	
4/28/2023	017 023.02	SNOW LINCOLN C & DIANE M L	OLIVEIRA DARCILANE D	106	TAFT ST	101		627,000	715,900	774,600	1.24	
5/1/2023	013 001.01	KANNER DOUGLAS D	HOOGEBOOM COLIN	55	EAST ST	101		720,000	643,400	681,100	0.95	
5/19/2023	019 092.12	DASTI IRFAN & ZAIDI AISHA	WANG YUTING	33	DAIRY DR	101		1,065,000	928,300	994,300	0.93	
5/25/2023	022 010.01	GILMAN LINDSEY A & PHILLIPS BR	WOJICHOWSKI JOHN LEO	133	GLENVIEW ST	101		820,000	873,700	888,600	1.08	
6/8/2023	005 039.02	WYNDHAM KEVIN & VALERIE	GREENWALD JEFFREY G	40	SOUTHBORO ST	101		823,000	659,400	690,600	0.84	
6/8/2023	021 044	KEROUAC MICHAEL & ANN	MACLEOD DANA	56	CHRISTIAN HILL RD	101		1,200,000	895,700	963,700	0.80	
6/12/2023	202 047	BALDI THOMAS A & LESLIE A	DAURIZIO TINA	24	WARREN RD	101		660,000	501,500	543,500	0.82	
6/16/2023	029 042	D & F AFONSO BUILDERS INC	GLOWA MELISSA	90	SOUTH ST	101		925,000	909,900	951,000	1.03	
6/26/2023	008 010	BUKUCU ORCUN	QIYUN GAO	3	KENSINGTON WAY	101		926,800	809,300	846,000	0.91	
6/30/2023	015 125	VOSBURGH & OWENS FAMILY TRUST	FEAR MATTHEW F	119	HIGH ST	101		655,500	475,600	516,500	0.79	
7/11/2023	018 001	DIPOTO GENE P & LYNNE	McQUEENEY NICHOLAS H	23	CROCKETT RD	101		1,006,000	703,500	818,800	0.81	
7/17/2023	019 020	HAWKINS JOHN D & KATHERINE A	SPERONI JEFFREY VICTOR	165	MAIN ST	101		565,000	528,500	555,200	0.98	
7/20/2023	016 022	WICKSTROM STEVEN N & COLLETTE	DEMO BRENDAN ROBERT	24	RIVER ST	101		612,500	519,100	536,700	0.88	
7/24/2023	024 043	FRAZER JOHN C TRTUSTEE	VASILE THOMAS MARIO	48	MENDON ST	101		453,900	464,000	460,500	1.01	
7/26/2023	203 106	WHITE LINDA D	TURGAY ABDULKADIR	100	MAIN ST	101	C	366,466	601,800	619,200	1.69	INCLUDES PERSONAL PROPERTY
7/31/2023	204 061	FOURNIER JOSHUA	PROVOYEUR AUSTIN	29	HARTFORD AVE NORTH	101		500,000	445,600	461,900	0.92	
8/4/2023	021 030	ROULEAU LURA M ELDERKIN	BARTOLINI PAUL ANTHONY	22	ELM ST	101		374,500	336,700	362,300	0.97	
8/7/2023	029 032	GRANATO GREGORY E & SUSAN M	KENWOOD CHRISTOPHER	6	FARRAR RD	101		905,000	795,200	846,600	0.94	
8/23/2023	202 079	CRONIN STEPHEN MICHAEL	SCANLON COLM	15	PLEASANT ST	101		475,000	442,700	458,100	0.96	
8/25/2023	019 053.15	COLLARD DIANE B & LEO E	VIDANAPATHIRANA SACHITH M	23	ROCKDALE HILL CIR	101		637,000	545,400	562,700	0.88	
8/29/2023	024 009	SEYMOUR LORI-BETH	JANUS DREW K	140	GLEN AVE	101		456,000	435,000	447,700	0.98	
9/7/2023	012 014.03	LOBISSER BUILDING CORP	LEACH JOSHUA	2	CLAFLIN FARM RD	101		930,000	844,300	950,100	1.02	
9/15/2023	015 143	ZACCAGNINI AUGUSTINE	Dos-SANTOS CARTEGIANE D	81	HIGH ST	101		459,000	455,100	471,100	1.03	
9/20/2023	015 056	ABENAKI TRADING POST LIVING TR	112 HIGH STREET LLC	112	HIGH ST	101	U	300,000	430,900	444,400	1.48	PRIVATE SALE NOT IN MLS
9/22/2023	015 128	SUN YU & LI XUELIAN	MOREIRA MOAB	3	CROSS ST	101		765,000	699,000	729,300	0.95	
9/22/2023	023 022	NEWFIELD AMY N	WEBLER SCOTT D	97	GLEN AVE	101		540,000	548,300	563,400	1.04	
9/27/2023	005 020.35	STEELE THOMAS G & AMY L	BAVAR AMIR	1	HOWARTH DR	101		950,000	946,200	985,500	1.04	
10/2/2023	005 020.04	NAGPAL SHAILENDER & ROHINI	MAULIK KUMAR V. PATEL	8	FRANCIS DR	101		995,000	886,700	928,700	0.93	
10/4/2023	203 087	KENNEDY DAVID BRUCE TRUSTEE	SCHRAFFT PETER	88	MAIN ST	101	U	80,000	260,100	267,300	3.34	PRIVATE SALE NOT IN MLS
10/5/2023	005 020.30	HOELLEIN DONALD & OBRIEN ANNE	ELLISON SHIRLY	11	HOWARTH DR	101		927,500	856,600	890,200	0.96	
10/10/2023	021 160	LOBISSER BUILDING CORP	MANITEJA ENDREDDY & DDEPIKA MANNE	52	GROVE ST	101		775,000	794,500	736,700	0.95	
10/16/2023	201 175	CRAFT JANE A	POILLUCCI WILLIAM	4	HAZELTINE RD	101		610,000	487,300	507,700	0.83	
10/18/2023	022 018	HIXON BARRY T & DONNA B	O'MALLEY CLAIRE M	95	GLENVIEW ST	101		725,000	690,800	715,800	0.99	
10/30/2023	006 003	FRANZOSA MICHAEL P & SPEECHLEY COURTNEY E	MacDONALD JASON	47	SOUTHBORO ST	101		800,000	800,200	814,100	1.02	
10/30/2023	012 005.03	LOBISSER BUILDING CORP	FREEDMAN DAVID A	8	CLAFLIN FARM RD	101		1,067,229	234,500	1,027,200	0.96	
10/31/2023	015 136	GRILL KELLY M TRUSTEE	da COSTA SAMANTHA	3	STODDARD ST	101		525,000	523,700	544,600	1.04	
11/2/2023	202 074	NORTON HENRY J & ROBIN L	SMITH STEVEN	31	PLEASANT ST	101		505,000	475,800	477,100	0.94	
11/8/2023	204 051	DUELL MORGAN J & TUBERO JESSI	JANGO JOHN T	53	WARREN ST	101		593,000	501,600	516,400	0.87	
11/13/2023	029 069.02	JOPA REALTY TRUST	NARTEY RITA D	62	CHESTNUT ST	101		997,000	677,000	936,900	0.94	
11/13/2023	021 062	MCGANN LORI N & PAUL	MOZART HAYLEY S	10	PEARL ST	101	U	375,000	355,100	407,100	1.09	PRIVATE SALE NOT IN MLS
11/17/2023	012 044	MATOS CLAUDIO & VALQUIRIA S	YANCICH CHRISTOPHER T	61	FOREST ST	101		785,000	595,800	638,600	0.81	
11/17/2023	022 049.06	DUBE LAWRENCE E & SUSAN	OAKLEY JAMES	184	EAST ST	101		910,000	815,600	852,700	0.94	
11/24/2023	016 088	TORODE STEVEN	OLIVEIRA De ANDRADE FRANCISDIONE	48	TAFT ST	101		650,000	521,900	611,300	0.94	

11/29/2023	005 020.07	HANLEY, JOSEPH & SHERRY	CATANINO JOHN	14 FRANCIS DR	101		900,000	787,500	821,300	0.91	
11/29/2023	028 051	CATANINO JOHN & KATHRYN	SABIN JR THOMAS P	41 SOUTH ST	101		835,000	712,500	741,600	0.89	
11/30/2023	024 092	SMITH STEVEN W & TROY L	MORAN MATTHEW JOHN	46 WEST RIVER ST	101		815,000	778,500	808,100	0.99	
12/7/2023	032E 099	JARVI TRENT A	REYNOLDS MATTHEW L	21 SHORE DR	101		640,000	542,000	568,500	0.89	
1/13/2023	023 036.U75	PULTE HOMES -MS#1074	LINDA A OUELLETTE	57 SHANNON WAY	102		599,995	590,500	614,900	1.02	
1/20/2023	023 036.U33	PULTE HOMES -MS#1074	CAROLYN M GURE	21 SIENNA CIR	102		654,970	588,300	626,100	0.96	
2/13/2023	023 036.U55	PULTE HOMES -MS#1074	CHARLENE LINCOLN	32 SIENNA CIR	102	W	211,800	216,100	225,900	1.07	AFFORDABLE UNIT
2/16/2023	023 036.U56	PULTE HOMES -MS#1074	DEBORAH SULLIVAN	30 SIENNA CIR	102		696,430	618,400	644,500	0.93	
3/27/2023	023 036.U39	PULTE HOMES -MS#1074	BREGMAN ARIE P	35 SIENNA CIR	102		665,445	591,300	618,700	0.93	
3/31/2023	023 036.U34	PULTE HOMES -MS#1074	ANDREOTES DENISE M	23 SIENNA CIR	102		599,995	592,900	617,900	1.03	
4/4/2023	203 020.01B	LOCKE SARAH J	TAHA REHAM	13 MAPLE AVE	102		410,000	343,300	386,600	0.94	
4/6/2023	203 125.11A	LATRAVERSE JAMES & KATHLEEN	ALAPATI INDRA BABU	13 KNOWLTON CIR	102		511,087	490,800	497,600	0.97	
4/18/2023	023 036.U38	PULTE HOMES -MS#1074	GUELF, III JOHN BAPTIST	33 SIENNA CIR	102		665,000	584,800	611,700	0.92	
4/20/2023	023 036.U53	PULTE HOMES -MS#1074	THE HANNUM FAMILY TRUST	40 SIENNA CIR	102		696,970	570,900	610,100	0.88	
4/26/2023	013 015.U47	RIDGWAY WADE JR & DENISE	DISANTO TRUST	44 ROCKWOOD LN	102		855,000	838,500	775,500	0.91	
5/5/2023	023 036.U54	PULTE HOMES -MS#1074	MADDEN KEVIN	34 SIENNA CIR	102		750,000	666,400	697,100	0.93	
5/15/2023	023 036.U40	PULTE HOMES -MS#1074	BARBARA A GOBBI REV TRUST	37 SIENNA CIR	102		629,995	570,600	610,000	0.97	
5/15/2023	008 001.U12	BLACK BROOK REALTY PROPERTIES LLC	ARIO BIGATTINI & ROXANNE MAILLET LIV. TRUST	17 SHOEMAKER LN	102		827,157	0	712,000	0.86	NEW CONDO UNIT
5/23/2023	203 125.18C	CAUSSADE DENNIS & LOUISE M	THURBER LAWRENCE W	12 KNOWLTON CIR	102		531,000	490,500	496,700	0.94	
6/16/2023	023 036.U57	PULTE HOMES -MS#1074	GAUCHER STEPHEN	28 SIENNA CIR	102		599,995	570,900	610,100	1.02	
6/20/2023	008 001.U4	BLACK BROOK REALTY PROPERTIES LLC	JOHN GLENN DELVECCHIO	5 SHOEMAKER LN	102		797,374	0	795,300	1.00	NEW CONDO UNIT
6/23/2023	023 036.U14	PULTE HOMES -MS#1074	PAULA F. FLEMING-BOULE	27 SHANNON WAY	102		662,759	585,200	609,000	0.92	
6/30/2023	023 036.U64	KATRINA L BUCKINGHAM	SCALFANI KAREN	4 SIENNA CIR	102		216,036	203,400	212,500	0.98	
7/14/2023	023 036.U51	PULTE HOMES -MS#1074	MULRAIN MICHAEL JOHN	44 SIENNA CIR	102		674,000	587,300	627,900	0.93	
7/18/2023	023 036.U37	PULTE HOMES -MS#1074	McATEER FAMILY TRUST	31 SIENNA CIR	102		609,900	587,100	627,400	1.03	
7/24/2023	023 036.U2	PULTE HOMES -MS#1074	SAMANO III ALBERT	3 SHANNON WAY	102		675,000	608,500	632,800	0.94	
7/25/2023	023 036.U49	PULTE HOMES -MS#1074	ALEKSEYEVA LADA A	48 SIENNA CIR	102		659,995	618,500	647,200	0.98	
7/27/2023	023 036.U50	PULTE HOMES -MS#1074	FARRELL WILLIAM THOMAS	46 SIENNA CIR	102		684,995	566,500	605,700	0.88	
7/27/2023	008 001.U17	BLACK BROOK REALTY PROPERTIES LLC	LINDA & JOHN KUSNIERZ REV. TRUST	23 SHOEMAKER LN	102		789,001	0	710,100	0.90	NEW CONDO UNIT
8/15/2023	023 036.U48	PULTE HOMES -MS#1074	POWER ROBERT A	50 SIENNA CIR	102		675,000	586,700	627,400	0.93	
8/28/2023	023 036.U46	PULTE HOMES -MS#1074	CHAN LUKE	54 SIENNA CIR	102		698,905	589,200	616,600	0.88	
9/14/2023	023 036.U45	PULTE HOMES -MS#1074	MERCURIO JOSEPH D	56 SIENNA CIR	102		716,590	573,100	612,500	0.85	
9/18/2023	023 036.U52	PULTE HOMES -MS#1074	DeLIA RONALD R	42 SIENNA CIR	102		630,000	588,100	615,100	0.98	
10/12/2023	008 001.U10	BLACK BROOK REALTY PROPERTIES LLC	GARY G NELSON & JOANNE M NELSON	13 SHOEMAKER LN	102		760,773	0	712,200	0.94	NEW CONDO UNIT
10/16/2023	008 001.U23	BLACK BROOK REALTY PROPERTIES LLC	JOHN J CONLIN REV. TRUST	5 CHICKADEE WAY	102		761,620	0	692,400	0.91	NEW CONDO UNIT
10/26/2023	008 001.U3	BLACK BROOK REALTY PROPERTIES LLC	LISANNE DEVANE 2022 TRUST	4 SHOEMAKER LN	102		659,900	0	618,300	0.94	NEW CONDO UNIT
11/1/2023	008 001.U14	BLACK BROOK REALTY PROPERTIES LLC	THERESA M GOODWIN	20 SHOEMAKER LN	102		760,791	0	711,300	0.93	NEW CONDO UNIT
11/7/2023	023 036.U42	PULTE HOMES -MS#1074	MURRAY ROBERT L	53 SIENNA CIR	102		607,170	0	620,400	1.02	
11/13/2023	023 036.U43	PULTE HOMES -MS#1074	BURR THOMAS E	55 SIENNA CIR	102		633,470	0	620,400	0.98	
11/15/2023	013 015.U23	FREEDMAN DAVID A & CAROLYN J	NORELDIN FATEN	31 ROCKWOOD LN	102		800,000	770,900	713,400	0.89	
12/7/2023	023 036.U106	PULTE HOMES -MS#1074	FOSBERG GLENN R	56 SHANNON WAY	102		652,075	0	620,400	0.95	
12/7/2023	023 036.U41	PULTE HOMES -MS#1074	PAVONE AUDRA Z	51 SIENNA CIR	102		640,000	0	610,100	0.95	
12/20/2023	008 001.U18	BLACK BROOK REALTY PROPERTIES LLC	JOSEPH J DICELIE & BRENDA M DICELIE	24 SHOEMAKER LN	102		802,698	0	710,100	0.88	NEW CONDO UNIT
12/22/2023	203 125.06A	DIPLOMAT PROPERTY MANAGER LLC	RATHOD PRADIPKUMAR	39 KNOWLTON CIR	102		470,000	473,900	479,800	1.02	
3/20/2023	019 034	BD HOMES LLC	DASILVA PROPERTY MANAGEMENT LLC	158 MAIN ST	104	U	700,000	536,800	570,100	0.81	PRIVATE SALE NOT IN MLS
10/25/2023	013 030	GIBBS MICHAEL H & LISA M	ORIGINAL CONTRACTING LLC	99 CROCKETT RD	104		650,000	391,100	547,900	0.84	BUYER RESPONSIBLE FOR SEPTIC SYSTEM
4/7/2023	015 045.01	ANDREWS WILLIAM & TARA	HORAN KENNETH W	86 HIGH ST	130	T	180,000	173,600	178,400	0.99	NEW SF HOUSE LOT - SOLD TO ABUTTER
4/21/2023	021 160	ANDERSON GEORGE M& ANTOINETTE	LOBISSER BUILDING CORP	52 GROVE ST	130	V	132,500	794,500	736,700	5.56	SOLD WITH 0 GROVE STREET
4/21/2023	021 161.01	ANDERSON GEORGE M	LOBISSER BUILDING CORP	0 GROVE ST	130	V	132,500	8,600	223,600	1.69	NEW SF HOUSE LOT - SOLD WITH 52 GROVE STREET
7/13/2023	008 033	MACDONALD ANN & CAITLYN TR	NIGHTVIEW LLC	5 NORTH ST	130	V	550,000	304,500	140,800	0.26	SOLD WITH 3 OTHER PARCELS
7/13/2023	008 033.01	MACDONALD ANN & CAITLYN TR	NIGHTVIEW LLC	142 WESTBORO RD	130	V	550,000	317,900	140,800	0.26	SOLD WITH 3 OTHER PARCELS
7/13/2023	008 033.02	MACDONALD ANN & CAITLYN TR	NIGHTVIEW LLC	144 WESTBORO RD	130	V	550,000	341,100	140,600	0.26	SOLD WITH 3 OTHER PARCELS
7/13/2023	008 033.03	MACDONALD ANN & CAITLYN TR	NIGHTVIEW LLC	146 WESTBORO RD	130	V	550,000	288,300	752,900	1.37	SOLD WITH 3 OTHER PARCELS
9/22/2023	008 037	THOMPSON FAMILY REALTY TRUST	O'CONNOR MARIANNE	164 WESTBORO RD	130		350,000	357,900	358,200	1.02	SOLD WITH 0 WESTBORO RDREET
6/26/2023	031 021.01	TUSINO JOHN A & JOAN	BERGER RUSS	0 SOUTH ST	132	U	250,000	163,400	163,400	0.65	PRIVATE SALE NOT IN MLS
8/10/2023	203 042.01	PRATT HILL REALTY TRUST	LeBLANC JOHN A	0 FARM ST	132	V	425,000	17,000	17,400	0.04	SOLD WITH 2 FARM STREET
9/18/2023	032 014.01	ALBEE PETER A	NORDEN ERIC D	0 CHESTNUT ST	132	T	9,000	10,600	10,600	1.18	SOLD TO ABUTTER
8/10/2023	203 043	PRATT HILL REALTY TRUST	LeBLANC JOHN A	3 FARM ST	326		425,000	454,700	429,900	1.01	SOLD WITH 2 FARM STREET
10/2/2023	026 021	S B G LLC	MCC COMMERCIAL PROPERTIES LLC	236 MILFORD ST	342		1,246,500	867,100	1,151,400	0.92	SOLD WITH 0 MILFORD STREET