

Town of Provincetown 2002 Condo Sales

Arms-Length Sales

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd	Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sales Price	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM																
2/1/2002	19-2-001-N-030	963 COMMERCIAL ST	BASILE ROSEMARIE ET AL	DUMONT JUDITH A	BP	Cottage	116	1	1	1	0	90°	\$55,000	\$89,900	1.63	
10/7/2002	19-2-002-2-014	953 COMMERCIAL ST	LAVASH JAMES M	HAND DAVID N ET UX	BP	Motel	190	1	0	1	0	None	\$75,000	\$68,700	0.92	
3/29/2002	06-1-009-G-56B	56 WEST VINE ST	EDGEWATER NOMINEE TRUST	JONES CHESTER A	MVH	TH-Mid	1,111	3	2	1	1	None	\$77,000	\$77,000		AFFORDABLE UNIT WITH DEED RESTRICTIONS
10/15/2002	19-2-001-2-031	963 COMMERCIAL ST	ERING CHARLES E JR	GERARD DAVID	BP	Motel	298	1	1	1	0	None	\$85,000	\$61,100	0.72	
10/31/2002	19-2-001-2-053	963 COMMERCIAL ST	ERING CHARLES E JR	ENGLISH MICHAEL ET AL	BP	Motel	258	1	1	1	0	45°	\$86,000	\$70,400	0.82	
5/16/2002	19-1-024-5-006	881 COMMERCIAL ST	DANIELS LINDA ET AL	WEIGLE JAMES H	BP	Cottage	173	1	0	1	0	None	\$89,000	\$79,700	0.90	
12/18/2002	11-3-111-0-00B	306 COMMERCIAL ST	PELAGIE INVESTMENTS INC	DAVIS OLIVER	C	Apt	298	2	0	1	0	None	\$105,000	\$0		
8/14/2002	19-4-002-3-003	910 COMMERCIAL ST	WEINER BONNIE	FRANKEL LOUIS	BP	Cottage	650	4	2	1	0	None	\$110,000	\$147,900		GRANTOR AND GRANTEE ARE FRIENDS. SOLD AT BELOW MARKET PRICE
10/16/2002	19-2-025-A-307	962 COMMERCIAL ST	PBSL REALTY TRUST	BRIGGS TERRENCE	BP	Apt	185	1	0	1	0	None	\$115,000	\$72,700	0.63	
11/1/2002	19-2-001-K-024	963 COMMERCIAL ST	DAVY ANNA	MORGAN SUZANNE ET AL	BP	Cottage	118	1	1	1	0	60°	\$115,000	\$80,700	0.70	
5/1/2002	12-2-033-0-00D	8 PEARL ST	MACK DIANE ET AL	LOVATI ELIZABETH J	C	Apt	224	2	1	1	0	None	\$130,000	\$111,100	0.85	
4/12/2002	06-4-069-0-001	23 MECHANIC ST	ONEAL JON T	DESCOTEAUX STEVEN	NW	Bsmt	733	4	2	1	0	15°	\$145,000	\$168,100		BUYER OWNS AJOINING UNIT
6/24/2002	07-4-005-0-00A	72-74 BRADFORD ST	COX STEPHEN R	PROVOST N THOMAS ET AL	NC	Apt	296	2	1	1	0	None	\$145,000	\$158,400	1.09	
7/22/2002	07-2-135-0-02A	2 WINTHROP PL	STAZ MICHAEL	PICARIELLO ANTOINETTA	C	Apt	319	2	1	1	0	None	\$145,000	\$0		
4/9/2002	15-1-083-2-006	538 COMMERCIAL ST	WELLS MARY ALICE	LETTERIELLO DONNA	E	Apt	252	1	0	1	0	None	\$149,000	\$127,700	0.86	
5/28/2002	12-1-132-0-00E	14 CENTER ST	MURPHY FAMILY NOMINEE TRUST	MARINO JEAN	C	Apt	652	3	1	1	0	None	\$150,000	\$143,300	0.96	
4/16/2002	15-3-053-1-002	586 COMMERCIAL ST	DRAY ERIC E	MURPHY BIANCA CODY	E	Apt	300	2	0	1	0		\$150,000	\$0		
7/10/2002	15-1-080-0-005	233 BRADFORD ST	COLUCCI THOMAS M	PIERAZEK ROBERT J	E	TH-Mid	365	2	1	1	0	None	\$150,000	\$125,000	0.83	
2/25/2002	15-1-080-0-004	233 BRADFORD ST	BANKS RONALD L JR	BINDELL EILEEN R	E	TH-Mid	365	3	1	1	0	None	\$150,000	\$125,000	0.83	
4/29/2002	12-1-054-0-00C	18 STANDISH ST	BASILE ROSEMARIE ET AL	MAHAN DONNA M ET AL	NC	Full Flr	562	2	1	1	0	None	\$154,000	\$0		
4/23/2002	15-3-053-1-001	586 COMMERCIAL ST	DRAY ERIC	RAITMAN MARJORIE E	E	Apt	305	2	0	1	0		\$157,500	\$0		
4/19/2002	12-4-024-1-006	422 COMMERCIAL ST	SESSA CARL G	SCHMIDT PEGGY ET AL	E	Apt	310	3	1	1	0	None	\$158,000	\$129,600	0.82	

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sales Price	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM															
3/22/2002	07-2-076-A-202	3 FRITZ'S WAY	PATRICK ANGELINE R	EDWARDS THOMAS ET UX	NW Cottage	249	2	1	1	0	None	\$159,000	\$168,100		PRIVATE SALE. NOT EXPOSED TO MARKET. BUYER SOLD UNIT TO SELLER FOR SAME CONSIDERATION TWO YEARS AGO
10/16/2002	19-2-025-A-308	962 COMMERCIAL ST	BRAINARD PATRICIA W ET AL	CANNEY THOMAS J	BP Apt	265	1	0	1	0	None	\$165,000	\$85,100	0.52	
5/20/2002	15-1-080-0-007	233 BRADFORD ST	GILES LINDA E	CAHILL JOHN A ET AL	E TH-End	365	3	1	1	0	<15°	\$167,000	\$125,000	0.75	
7/25/2002	07-2-135-0-02B	2 WINTHROP PL	STAZ MICHAEL	MURPHY TERRY	C Apt	370	2	1	1	0	None	\$169,000	\$0		
7/19/2002	12-2-018-3-014	379 COMMERCIAL ST	HAPPY FISH CORPORATION	ESTEVEZ DEBORAH E	EW Apt	484	4	2	1	0	None	\$170,000	\$144,500	0.85	
3/12/2002	07-2-084-4-00A	54 BRADFORD ST	SCANLON BRYAN	COMPANIK RICHARD P ET AL	SPC Cottage	355	3	1	1	0	None	\$175,000	\$126,900	0.73	
3/22/2002	06-2-010-1-JUP	73½ COMMERCIAL ST	SKELTON JAMES D	CLARKIN SEAN	FWW Apt	436	2	0	1	0	45°	\$175,000	\$138,800	0.79	DEED ERRONIOUSLY REPORTS CONSIDERATION AS \$250,000. CLOSING ATTY CONFIRMS SALE PRICE AS \$175,000. CONFIRMATORY DEED TO BE FILED
8/2/2002	19-4-001-0-009	928 COMMERCIAL ST	MULLER KLARA E	DESAUTELS GERARD D	BP Motel	525	2	1	1	0	None	\$176,000	\$105,600	0.60	
8/8/2002	18-1-020-G-16C	690 COMMERCIAL ST	LONDON FRANK J ET UX	DEVEAU RUSSELL ET AL	E Apt	700	4	2	1	0	45°	\$180,000	\$186,200	1.03	
1/4/2002	12-4-132-0-003	24 BANGS ST	HADI TONI SACHS	RAYMOND EDWARD	MHW TH-End	382	2	1	1	0	None	\$180,000	\$153,400	0.85	
11/4/2002	12-1-095-2-004	156 BRADFORD ST	MOREAU ROSEMARIE	NOONAN MARYELLEN	NC Apt	309	2	1	1	0	None	\$184,000	\$128,500	0.70	
5/10/2002	07-2-019-1-001	34 PLEASANT ST	RICHARDSON PAUL M ET AL	ALFANO DEBORAH J	NW Full Flr	595	3	1	1	0	None	\$185,000	\$0		
6/17/2002	07-2-124-1-001	25 WINTHROP ST	MULCAHY M DOROTHY	NELSON GARY P ET AL	NC Apt	386	2	1	1	0		\$192,000	\$0		
9/30/2002	15-1-037-1-12B	12 HOWLAND ST	MEADOWS WILLIAM R	SCHROB AMY S ET AL	E Apt	297	2	1	1	0	None	\$193,000	\$0		
7/3/2002	11-3-069-0-007	96-98 BRADFORD ST	CURRY MICHAEL J	HAUSER KATRINA	C Full Flr	740	2	1	1	0	None	\$199,000	\$180,100	0.91	
9/20/2002	12-2-017-1-002	381-383 COMMERCIAL ST	SVERDLOFF BRENT ET AL	TULLOCK ROBERT ET AL	EW Apt	335	2	0	1	0	30°	\$199,000	\$122,100	0.61	
11/18/2002	12-4-094-1-00B	19 BREWSTER ST	SMALLEY JENNIFER M	HASPER ERIC S ET AL	MHW Apt	325	3	1	1	0	None	\$203,000	\$177,400	0.87	
4/24/2002	15-3-053-1-004	586 COMMERCIAL ST	DRAY ERIC E	MARY RUBY NOMINEE TRUST	E Apt	245	2	0	1	0		\$205,000	\$0		
7/29/2002	07-1-065-2-001	20 RACE RD	YUNGK JOSEPH R	BIANCUZZO ROBERT D	NW Full Flr	450	3	1	1	0	None	\$210,000	\$160,800	0.77	
9/16/2002	07-2-013-0-002	39 BRADFORD ST	GALLAGHER HUGH J	TOURGEE RICHARD I	W Apt	571	4	2	1	0	None	\$210,000	\$151,000	0.72	
5/6/2002	07-2-124-1-003	25 WINTHROP ST	MULCAHY M DOROTHY	GOOSTRAY ALAN	NC Apt	474	2	1	1	0	None	\$210,000	\$0		
5/6/2002	07-2-124-1-002	25 WINTHROP ST	MULCAHY M DOROTHY	DUNCAN KEVIN ET AL	NC Apt	474	2	1	1	0	None	\$212,000	\$0		
1/22/2002	15-1-083-2-011	538 COMMERCIAL ST	STONE ROBERTA M ET AL	HEERLEIN KAREN	E Apt	545	2	1	1	0	45°	\$213,000	\$227,800	1.07	
10/18/2002	15-2-049-A-303	262A BRADFORD ST	CAPELLE JEFFREY S ET AL	KANE DANIEL J ET AL	BH Cottage	300	1	0	1	0	None	\$215,000	\$139,400	0.65	
4/1/2002	06-4-041-0-00C	6 MECHANIC ST	PACKARD SUSAN M	DUBOUR MICHAEL A	FWE Apt	380	2	1	1		None	\$215,000	\$161,100	0.75	

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102 RESIDENTIAL CONDOMINIUM															
4/2/2002	06-4-150-0-00B	136 COMMERCIAL ST	DENTON GEOFFREY H	LAMBORGHINI NITA ET AL	W Apt	342	2	1	1	0	None	\$215,000	\$0		
6/14/2002	07-2-140-0-004	176 COMMERCIAL ST	FREEMAN L DOUGLAS	QUIST SHERRI A ET AL	C Apt	586	2	1	1	0	None	\$215,000	\$157,800	0.73	
6/17/2002	13-2-014-3-00C	18 HOWLAND ST	CRAM RONALD N JR ET AL	BERENSON LAURA ET AL	MHW Cottage	411	2	1	1	0	None	\$218,000	\$0		
5/1/2002	12-4-132-0-001	24 BANGS ST	GRUBERT ELLEN R ET AL	APTHROP ELAINE S	MHW Full Flr	429	3	1	1	0	None	\$218,500	\$170,700	0.78	
5/16/2002	07-2-084-1-002	54 BRADFORD ST	MAXFIELD DAVID A	MUSE GREGORY S	SPC Apt	550	4	2	1	0	None	\$220,000	\$115,700	0.53	
3/15/2002	09-2-006-3-00E	6-6A NELSON AVE	DEMERCHANT KEITH J ET AL	MCCARTHY CHRISTINE M ET AL	NN TH-End	985	4	2	1	1	None	\$220,000	\$206,300	0.94	
1/22/2002	12-1-054-0-00B	18 STANDISH ST	BASILE ROSEMARIE ET AL	LLOYD KEITH A ET UX	NC Full Flr	620	4	2	1	0	None	\$220,000	\$0		
11/1/2002	12-1-140-0-007	3 FREEMAN ST	MARRA JANICE T	DAVIES RUSSELL C	C Apt	645	4	2	1	0	15°	\$220,000	\$182,000	0.83	
10/11/2002	12-2-003-2-00F	421 COMMERCIAL ST	FALOTICO MICHELE A	BLACKINGTON WILLIAM T	EW Apt	210	2	1	1	0	150°	\$220,000	\$160,400	0.73	
7/8/2002	18-1-020-G-16B	690 COMMERCIAL ST	UNIT 16B REALTY TRUST	MEDVESKAS RICHARD ET UX	E Apt	700	4	2	1	0	15°	\$222,500	\$164,500	0.74	
10/18/2002	07-2-076-A-202	3 FRITZ'S WAY	EDWARDS THOMAS ET UX	BENOIT JOHN R	NW Cottage	249	2	1	1	0	None	\$224,000	\$168,100	0.75	
7/3/2002	15-3-053-1-003	586 COMMERCIAL ST	DRAY ERIC E	TERRAT ANDREW G ET AL	E Apt	265	1	0	1	0		\$224,900	\$0		
10/15/2002	12-4-108-A-509	176 BRADFORD ST	CURRY MICHAEL J	MULLAY DANIEL	MHW Full Flr	371	2	1	1	0	None	\$225,000	\$182,200	0.81	
9/16/2002	06-4-010-0-L04	147 COMMERCIAL ST	KW REALTY TRUST	BURRILL JAMES D	WW Apt	341	1	0	1	0	None	\$225,000	\$129,600	0.58	
2/11/2002	12-2-024-1-00B	359 COMMERCIAL ST	ESTATE OF ROBERT F TWEEDY	ARMENGOL CARMEN G ET AL	CW Apt	450	3	1	1	0	75°	\$225,000	\$165,900	0.74	
5/3/2002	18-1-014-0-00D	4 BRADFORD ACRES RD	PARSONS RALPH ET AL	BERARDI JOANNE	SH TH-Mid	917	3	1	1	0	None	\$225,000	\$161,600	0.72	
12/17/2002	12-1-132-0-00F	14 CENTER ST	SCHIFFMAN MARK E	HURTEAU VINCENT	C Apt	415	2	1	1	0	90°	\$225,500	\$173,700	0.77	
9/3/2002	18-1-020-B-11A	690 COMMERCIAL ST	SMITH THOMAS F	HOLDEN KATHY A ET AL	E Apt	700	4	2	1	0	<15°	\$228,500	\$157,300	0.69	
4/30/2002	19-2-004-5-05D	945 COMMERCIAL ST	HOLQUIST BARRY S	BRAGG MARY ANN	BP Apt	750	3	2	1	0	45°	\$229,000	\$169,300	0.74	
11/25/2002	13-2-010-5-E09	208 BRADFORD ST	PILLARD RICHARD C	HOUSE TERRY M	MHW Apt	525	3	1	1	0	15°	\$229,000	\$205,000	0.90	
5/28/2002	05-3-017-1-003	28 COMMERCIAL ST	HANZES ROGER M	LIBBY JEFFREY S ET AL	FWE Apt	271	2	1	1	0	None	\$230,000	\$0		
11/8/2002	12-4-099-1-001	5 BREWSTER ST	CHIN DALE F ET AL	SYRACUSE DENNIS J	MHW Apt	447	2	1	1	0	None	\$232,500	\$0		
5/2/2002	12-4-073-2-005	4-14 YOUNGS CT	YOUNG'S COURT WEST REALTY TRUST	LEAHY LYNDA	E Cottage	467	2	1	1	0	30°	\$234,000	\$0		
4/12/2002	07-4-053-1-004	27-29 COURT ST	LISBON REALTY TRUST	PARRITT TIMOTHY A	CL Apt	690	4	2	1	0	None	\$235,000	\$158,200	0.67	
5/1/2002	15-3-064-1-011	616 COMMERCIAL ST	REED PIERCE J ET AL	TENDLER BARRY ET UX	E Apt	640	3	1	1	1	None	\$235,000	\$202,400	0.86	
1/25/2002	18-1-020-1-01B	690 COMMERCIAL ST	MESERLIAN JEAN H	STEARNS MAXINE E ET AL	E Apt	700	4	2	1	0	120°	\$235,000	\$236,700	1.01	
9/19/2002	12-2-003-2-00H	421 COMMERCIAL ST	ESTATE OF LILLIAN FERNANDEZ	SULLIVAN ANDREW M	EW Apt	210	2	1	1	0	150°	\$237,500	\$162,100	0.68	
1/3/2002	06-4-032-1-003	98 COMMERCIAL ST	CHICOINE CRAIG N ET AL	SMITH STEPHEN E ET AL	W Apt	525	3	1	1	0	None	\$239,000	\$188,600	0.79	
7/1/2002	12-4-134-2-00D	30 BANGS ST	PICCO ROBERT W JR	SCHWORM BRENDA L ET AL	MHW TH-Mid	433	3	2	1	0	None	\$239,000	\$228,400	0.96	

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102 RESIDENTIAL CONDOMINIUM																
5/1/2002	12-4-134-2-00C	30 BANGS ST	L'HEUREUX MICHAEL R	BERGER FREDRIC J ET AL	MHW	TH-Mid	429	3	2	1	0	None	\$239,000	\$227,400	0.95	
10/21/2002	12-2-025-2-00C	5 ARCH ST	FALCO MICHAEL J	MADDEN PETER T	C	Cottage	301	3	1	1	0	None	\$239,000	\$181,700	0.76	
5/29/2002	12-4-073-3-006	4-14 YOUNGS CT	YOUNGS COURT WEST REALTY TRUST	BURLEY JUSTIN D ET AL	E	Cottage	417	2	1	1	0		\$240,000	\$0		BURLEY 75% INT, POMPEII 25% INT
3/29/2002	15-3-064-1-015	616 COMMERCIAL ST	FOLEY EDWARD H	WEISS KELLY A ET AL	E	Apt	898	4	2	1	0	None	\$240,000	\$213,900	0.89	
12/13/2002	12-1-140-0-008	3 FREEMAN ST	KANE TIMOTHY J ET AL	TEMPLES PHILIP E ET UX	C	Apt	545	2	1	1	0	75°	\$240,000	\$201,900	0.84	
1/3/2002	15-3-001-0-003	633 COMMERCIAL ST	PERDUE MOLLY ET AL	CUNNINGHAM MICHAEL ET AL	EW	Apt	548	3	1	1	0	90°	\$240,000	\$196,600	0.82	
6/28/2002	12-4-040-0-001	442 COMMERCIAL ST	NICKELSEN JANICE R	DONOVAN STEPHEN	E	Apt	571	3	1	1	0		\$242,500	\$0		
3/27/2002	05-3-046-0-001	5-7 POINT ST	LIPSITZ FRANK H	OBRIEN JOHN ET AL	FWE	Apt	520	3	1	1	0	None	\$245,000	\$170,500	0.70	
5/17/2002	07-2-021-0-002	47 PLEASANT ST	BROWN VERNON L	SELIGMAN JAMES R	NW	Apt	470	2	1	1	0	None	\$245,000	\$0		
5/6/2002	12-4-040-0-003	442 COMMERCIAL ST	NICKELSEN JANICE R	BOWLES BETSY ELLIS ET AL	E	Apt	535	2	1	1	0	None	\$245,000	\$0		
4/17/2002	15-3-053-1-008	586 COMMERCIAL ST	DRAY ERIC E	THOMPSON THOMAS EDWARD REYNOLDS	E	Apt	285	1	0	1	0		\$250,000	\$0		UNITS 8 & 9
4/17/2002	15-3-053-1-009	586 COMMERCIAL ST	DRAY ERIC E	THOMPSON THOMAS EDWARD REYNOLDS	E	Apt	1,010	4	1	1	0		\$250,000	\$0		UNITS 8 & 9
3/1/2002	12-3-081-2-003	9 CONWELL ST	TURNER RICHARD J ET AL	KLATT JORDAN R ET AL	NC	Full Flr	818	3	2	1	0	None	\$250,000	\$175,900	0.70	
11/14/2002	15-1-017-0-019	501 COMMERCIAL ST	KAIN JENNIFER M	ELDRIDGE BETH	EW	Apt	518	2	1	1	0	45°	\$250,000	\$177,900	0.71	
2/11/2002	12-3-006-0-002	20 CONWELL ST	HALLETT DAVID J	VAN LONKHUYZEN WILLIAM ET AL	NC	Apt	898	4	2	1		None	\$253,000	\$212,500	0.84	
6/3/2002	06-4-066-2-004	10A BRADFORD ST	RUSSELL CHERYL L ET AL	FERGUSON WENDY P ET AL	NW	Cottage	441	2	1	1	0	None	\$255,000	\$206,200	0.81	
11/8/2002	12-4-099-1-002	5 BREWSTER ST	CHIN DALE F ET AL	BECHOK BRADLEY S	MHW	Apt	515	4	1	2	0	None	\$259,000	\$0		
9/23/2002	18-1-014-0-00C	4 BRADFORD ACRES RD	RODRIGUES JOHN-PAUL	PISANO CHARLES R ET AL	SH	TH-Mid	797	3	1	1	1	None	\$259,000	\$156,200	0.60	
11/4/2002	18-1-020-8-08C	690 COMMERCIAL ST	LOPEZ MONSERRATE ET AL	DROLET PATRICIA A ET AL	E	Apt	700	4	2	1	0	None	\$260,000	\$150,100	0.58	
2/25/2002	05-4-006-0-005	45 COMMERCIAL ST	BLAIS CHARLES MICHAEL	HIRSCHBOECK STEVEN C	FWW	TH-Mid	385	2	1	1	0	90°	\$260,000	\$251,000	0.97	
4/25/2002	09-2-003-E-408	8 SEASHORE PARK DR	RIPA RONALD A	DEVITA STEPHEN L	NN	TH-End	1,320	3	2	1	1	None	\$263,000	\$242,500	0.92	
4/3/2002	12-4-134-1-00A	30 BANGS ST	PROVINCETOWN RENTAL CO	DIROCCO DAVID J ET AL	MHW	Full Flr	557	4	2	1	0	None	\$263,000	\$248,200	0.94	
7/24/2002	07-2-019-2-004	34 PLEASANT ST	RICHARDSON PAUL M ET AL	OLSZEWSKI ALAN M ET AL	NW	Cottage	1,246	4	1	1	0	None	\$265,000	\$0		
10/21/2002	06-4-163-0-001	4 MONTELLO ST	4 MONTELLO ST REALTY TRUST	JOHNSON RICHARD	W	Full Flr	374	2	1	1	0	None	\$265,000	\$0		
4/22/2002	07-4-053-1-003	27-29 COURT ST	HALLIDAY KENNETH C	RUBIN SUELLEN	CL	Apt	791	4	2	1	0	None	\$270,000	\$184,400	0.68	
3/12/2002	07-2-019-1-002	34 PLEASANT ST	RICHARDSON PAUL M ET AL	BELLAN DONALD W ET AL	NW	Full Flr	879	4	2	1	0	None	\$275,000	\$0		
5/3/2002	15-3-053-1-005	586 COMMERCIAL ST	DRAY ERIC E	VON STEIGER JOY L ET AL	E	Apt	700	3	1	2	0		\$275,000	\$0		
10/2/2002	12-4-094-2-00E	19 BREWSTER ST	SANDIE WILLIAM H ET AL	ELLSWORTH ELIZABETH ET AL	MHW	Cottage	309	3	1	1	0	None	\$277,500	\$204,100	0.74	

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102 RESIDENTIAL CONDOMINIUM																
4/23/2002	06-4-150-0-00E	136 COMMERCIAL ST	RAINBOW PARTNERS REALTY TRUST	SESSA CARL G ET AL	W	Full Flr	507	2	1	1	0	90°	\$282,500	\$0		
4/29/2002	07-2-009-2-00D	8-10 ATLANTIC AVE	GLOTT CYNTHIA S ET AL	MURPHY DEBORAH J ET AL	W	Full Flr	590	4	2	1	0	None	\$283,700	\$191,600	0.68	
10/4/2002	18-1-020-H-17D	690 COMMERCIAL ST	STAVOLA MARCIA G	JACKSON MARJORIE A ET AL	E	Apt	700	4	2	1	0	120°	\$285,000	\$236,700	0.83	
7/10/2002	15-1-037-1-12A	12 HOWLAND ST	MEADOWS WILLIAM R	COLUCCI THOMAS M	E	TH-End	1,061	4	2	1	0	None	\$285,000	\$0		
3/14/2002	12-2-024-2-002	359 COMMERCIAL ST	LAUBE CLIFFORD J JR ET UX	DAVIS STEVEN M ET AL	CW	Apt	606	3	1	1	0	150°	\$287,000	\$250,300	0.87	
12/6/2002	09-2-003-D-A0T	10 SEASHORE PARK DR	GREAK ELIZABETH L ET AL	FORMAN HILDY L ET AL	NN	TH-End	1,175	5	2	2	0	None	\$290,000	\$191,300	0.66	
1/31/2002	12-4-113-1-003	18 MILLER HILL RD	PEZZULO JOSEPH G	LIPPMAN JANIS J ET AL	MHW	TH-Mid	1,025	4	2	2	0	None	\$294,250	\$232,200	0.79	
11/7/2002	09-2-003-E-611	8 SEASHORE PARK DR	ROBLES JOHN F ET AL	ALLEVA JOSEPH ET AL	NN	TH-End	960	3	2	1	1	None	\$295,000	\$211,700	0.72	
5/31/2002	18-1-025-0-00A	3 THISTLEMORE RD	HOCHARD ROBERT D ET AL	BARRETT MICHAEL J	E	TH-End	990	5	2	2	0	None	\$295,000	\$233,500	0.79	
4/10/2002	07-2-009-2-00C	8-10 ATLANTIC AVE	BOLIN SANDRA ET AL	VANDERVEEN DEBORAH ET AL	W	Full Flr	615	4	2	1	0	None	\$296,000	\$194,800	0.66	
2/25/2002	11-1-011-0-005	179 COMMERCIAL ST	SULLAWAY ROBERT D ET AL	BARTL RICHARD C	CW	Apt	750	3	1	1	0	180°	\$299,000	\$332,500		MOTIVATED SELLER. FAMILY EXPANDED; UNIT NOT BIG ENOUGH. SELLER HAD ALREADY PURCHASED ANOTHER PROPT & NEEDED TO SELL IN A HURRY.
11/1/2002	09-2-003-0-004	89 RACE POINT RD	GAL CLAUDIA A	MCHENRY PETER A ET AL	NN	Apt	1,200	3	2	2	0	None	\$300,000	\$212,700	0.71	
6/21/2002	12-2-018-3-011	379 COMMERCIAL ST	TOD PATRICIA J	NEUMANN DIANE	EW	Apt	483	3	1	1	0	165°	\$302,500	\$247,600	0.82	
3/7/2002	15-1-037-2-12C	12 HOWLAND ST	MEADOWS WILLIAM R	JOHNSON STEPHEN	E	Cottage	634	4	2	1	0	None	\$305,000	\$0		
5/10/2002	13-1-006-5-018	1 HENSCH LN	MALONE EDWARD	MEEHAN ROBERT S	NC	TH-End	840	4	2	1	1	None	\$307,500	\$0		
6/3/2002	19-1-026-2-002	21 HOBSON AVE	NELSON JOHN W ET UX	KATZ SOLOMON B ET UX	BP	House	733	5	3	2	0	90°	\$312,500	\$0		
7/19/2002	12-3-033-B-208	8 OLD COLONY WY	DIPAOLAO LUCY ET AL	GRAMAZIO PAUL J	NC	TH-End	1,165	4	2	2	0	None	\$315,000	\$223,100	0.71	
10/25/2002	09-2-003-D-90Q	10 SEASHORE PARK DR	HAWKINS EMMA LOIS	MYERS GEORGE B ET AL	NN	TH-End	1,770	5	2	2	0	None	\$315,000	\$230,200	0.73	
8/27/2002	13-1-006-5-016	1 HENSCH LN	MALONE EDWARD	ELDRIDGE JAMES G JR	NC	TH-End	840	4	2	1	1	None	\$316,000	\$0		
4/29/2002	13-1-006-A-013	1 HENSCH LN	MALONE EDWARD	HOMES SIMON R ET AL	NC	TH-End	1,162	6	2	2	0	None	\$317,500	\$160,700	0.51	
2/15/2002	06-4-009-3-C03	149A COMMERCIAL ST	BREGMAN JONATHAN A ET AL	MCCABE MICHAEL J ET AL	WW	Full Flr	792	5	3	1	0	105°	\$319,000	\$322,900	1.01	
5/31/2002	06-3-005-2-00F	38 CREEK RD	BURNS GREGORY S ET AL	LITWIN SHAREN	NW	Apt	880	4	2	1	0	None	\$320,000	\$231,000	0.72	
4/4/2002	05-3-011-A-A08	12 COMMERCIAL ST	LITTLEFIELD BARBARA L	NAHACZEWSKI STEPHEN M ET AL	FWE	Apt	1,146	4	2	2	0	<15°	\$320,000	\$303,100	0.95	
11/18/2002	06-4-066-1-003	10A BRADFORD ST	WADE JERRY ET AL	BREDON RICHARD CHARLES	NW	Full Flr	712	4	2	2	0	None	\$320,000	\$244,300	0.76	
10/11/2002	13-1-025-H-204	48 HARRY KEMP WAY	HARRY KEMP CORPORATION INC	NEWPORT LAURA A ET AL	MHW	TH-End	800	3	1	1	1	None	\$325,000	\$0		
10/15/2002	12-2-018-3-012	379 COMMERCIAL ST	TOD PATRICIA J	LAPALME PAULA ET AL	EW	Apt	483	3	1	1	0	180°	\$329,000	\$278,000	0.84	

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd	Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sales Price	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM																
7/23/2002	07-2-163-0-003	15 COURT ST	COXE GARY M ET AL	JAILE PEDRO A ET AL	C	TH-Mid	844	4	2	1	0	None	\$330,000	\$251,600	0.76	
12/10/2002	12-4-073-6-009	4-14 YOUNGS CT	YOUNGS COURT WEST REALTY TRUST	TAYLOR MARK A	E	Cottage	870	5	3	1	0		\$330,000	\$0		
9/5/2002	06-4-069-0-003	23 MECHANIC ST	JAMES-SOMMER PATRICIA W ET AL	DESCOTEAUX STEVEN	NW	Full Flr	656	4	2	1	0	15°	\$332,000	\$210,100	0.63	
10/11/2002	06-4-163-0-002	4 MONTELLO ST	4 MONTELLO ST REALTY TRUST	MARTIN ROBERT J JR ET AL	W	Full Flr	367	2	1	1	0	75°	\$332,500	\$0		
1/11/2002	12-1-084-3-00C	21 CENTER ST	ANDERSON JAY C	BERNIER RICK T	NC	House	940	3	1	1	0	None	\$333,500	\$312,900	0.94	
6/4/2002	12-4-016-0-00B	441 COMMERCIAL ST	BURKE JOHN P ET UX	BOZZA DOROTHE	EW	Bsmt	915	2	0	1	0	165°	\$336,000	\$307,600	0.92	
10/16/2002	15-3-053-1-006	586 COMMERCIAL ST	DRAY ERIC E	BOWEN ALBERT L JR	E	Apt	510	1	0	1	0		\$339,000	\$0		
7/26/2002	07-2-135-0-02C	2 WINTHROP PL	STAZ MICHAEL	MARTIN CATHERINE A ET AL	C	Full Flr	756	4	2	1	0	None	\$342,500	\$0		
10/18/2002	09-2-003-C-003	9 SEASHORE PARK DR	RICH JOAN L	BARTELL DONNA LEE	NN	TH-End	2,030	7	3	1	1	None	\$345,000	\$271,100	0.79	
6/11/2002	07-2-021-0-003	47 PLEASANT ST	BROWN VERNON L	KUTTER MICHAEL J ET AL	NW	TH-End	905	3	2	2	0	None	\$345,000	\$0		
6/14/2002	12-4-134-1-00F	30 BANGS ST	PROVINCETOWN RENTAL CO	CULLINANE ALAN J ET AL	MHW	Full Flr	1,012	5	3	1	0	None	\$349,000	\$344,800	0.99	
6/17/2002	08-2-038-0-00B	4 GEORGE'S PATH	MEADS KATHLEEN J	AHLERS JANICE K ET AL	NC	TH-End	864	3	2	1	0	None	\$359,000	\$0		
6/11/2002	08-2-038-0-00A	4 GEORGE'S PATH	MEADS KATHLEEN J	MEYER SCHUYLER M ET UX	NC	TH-End	864	3	2	1	0	None	\$359,900	\$0		
12/6/2002	13-4-006-0-03A	69 HOWLAND ST	SILVA PAUL S	PARADIS ANNE M ET AL	MHW	TH-End	1,321	5	3	2	1	None	\$365,000	\$242,400	0.66	
9/19/2002	11-1-013-0-001	3 CARVER ST	SMITH SUZANNE M ET AL	BARNABEI RAYMOND J ET AL	C	Full Flr	866	4	2	1	0	105°	\$365,000	\$304,400	0.83	
5/20/2002	12-4-108-A-102	176 BRADFORD ST	AULT MARK E ET AL	RIEDLER JEFFREY P	MHW	TH-End	812	4	2	2	0	None	\$366,500	\$283,600	0.77	
4/8/2002	13-1-025-A-408	50-52 HARRY KEMP WAY	MONACO JUDITH P	CROMBLEHOLME WILLIAM R	MHW	TH-End	1,164	3	2	2	0	None	\$375,000	\$299,400	0.80	
12/6/2002	15-3-078-1-00A	303 BRADFORD ST	SICILIANO/RICHARDSON FAMILY NOMINEE TRUST	FRISCO CHRISTINE	E	House	1,181	4	2	2	0	None	\$375,000	\$0		
7/15/2002	06-4-010-0-L05	147 COMMERCIAL ST	WEINBERG STANLEY	RHEA JAMES T	WW	Apt	370	1	0	1	0	180°	\$375,000	\$269,500	0.72	
11/29/2002	11-1-013-0-003	3 CARVER ST	COONS WILLIAM W	DEPROSPO LORRAINE M	C	Full Flr	665	5	1	1	0	135°	\$383,000	\$287,600	0.75	
6/13/2002	07-4-077-3-00J	24 CAPT BERTIE'S WAY	REIS JOY F	MUNN WILLIAM DOUGLAS	SPC	TH-End	1,812	4	2	3	0	135°	\$389,000	\$0		
4/8/2002	06-2-055-1-A01	25 TREMONT ST	WATSON STEPHEN R ET AL	PACKARD SUSAN M	FWE	TH-End	1,012	4	2	1	1	None	\$389,500	\$339,100	0.87	
1/3/2002	15-3-001-0-005	633 COMMERCIAL ST	ROBERT MOTHERWELL TRUST	BRAVERMAN MELANIE ET AL	EW	Apt	1,974	4	2	2	0	180°	\$390,000	\$500,800		ARTIST'S ESTATE SELLING TO OTHER ARTISTS AT BELOW MARKET RATES
4/23/2002	06-1-015-0-A01	30 WEST VINE ST	WOLD GARY ALLEN	HALLIDAY KENNETH C ET AL	FWE	Full Flr	1,355	4	2	2	0	None	\$392,000	\$346,200	0.88	
5/29/2002	05-3-046-0-003	5-7 POINT ST	6 SANDY LANE LLC	SOLOMON-AUGER MARY ELLEN ET AL	FWE	Full Flr	1,212	5	3	3	1	75°	\$392,500	\$356,200	0.91	
11/18/2002	11-3-065-0-00B	8 WEBSTER PL	ORLANDO MIHCAEL R III ET AL	HOOPER STEPHEN D	C	Full Flr	945	5	2	1	0	None	\$393,500	\$310,300	0.79	
5/1/2002	07-4-077-2-00G	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	MAHONEY JAMES ET AL	SPC	TH-End	1,403	4	2	2	1	135°	\$399,000	\$0		

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102 RESIDENTIAL CONDOMINIUM															
11/5/2002	07-4-077-9-000	24 CAPT BERTIE'S WAY	GARY S SILVA TRUST	CHANNELL STEPHEN E ET AL	SPC TH-End	1,314	4	2	2	1	90°	\$399,000	\$0		
10/2/2002	06-1-009-F-58A	58 WEST VINE ST	EDGEWATER NOMINEE TRUST	YASKOFF JONATHAN A	MVH TH-End	1,215	4	2	2	0	None	\$399,000	\$0		
11/19/2002	07-4-077-A-00U	24 CAPT BERTIE'S WAY	REIS JOY F	ZUPCOFSKA PETER F	SPC TH-End	1,314	4	2	2	1	90°	\$399,000	\$0		
12/5/2002	07-4-077-A-00Q	24 CAPT BERTIE'S WAY	GARY S SILVA TRUST	CANCIO JUAN F ET AL	SPC TH-End	1,314	4	2	2	1	90°	\$399,000	\$0		
6/24/2002	07-4-077-2-00H	24 CAPT BERTIE'S WAY	REIS JOY F	HIGGINS MICHAEL E	SPC TH-End	1,927	4	2	2	1	135°	\$399,000	\$0		
3/27/2002	05-3-046-0-003	5-7 POINT ST	ROSENBAUM CINDY M ET AL	6 SANDY LANE LLC	FWE Full Flr	1,212	5	3	3	1	75°	\$410,000	\$356,200		PAPER TRANSACTION GRANTOR IS PRINCIPAL IN LLC
5/15/2002	07-4-077-1-00F	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	R & R REALTY TRUST	SPC TH-End	1,385	4	2	3	0	135°	\$411,000	\$0		
6/5/2002	11-1-006-3-018	193-199 COMMERCIAL ST	ARMOR R JOHN	BURKE JOHN P ET UX	CW Apt	965	4	2	1	0	180°	\$412,500	\$376,700	0.91	
10/30/2002	07-4-077-9-00P	24 CAPT BERTIE'S WAY	GARY S SILVA TRUST	ATHINEOS ELIZABETH ET AL	SPC TH-End	1,314	4	2	2	1	90°	\$425,000	\$0		
3/29/2002	06-3-056-1-006	100 BAYBERRY AVE	BERNSTEIN ALAN S ET AL	LIPSITZ FRANK H	MVH TH-Mid	2,135	6	2	2	1	90°	\$425,000	\$400,900	0.94	
4/2/2002	06-3-056-2-008	100 BAYBERRY AVE	REDDINGTON MARY E ET AL	ONEILL MARY ET AL	MVH TH-End	2,125	6	2	2	1	75°	\$425,000	\$380,600	0.90	ONEILL 1/2 INT; SALERNO & SANDERS 1/2 INT
7/1/2002	06-2-074-1-001	19 TREMONT ST	FLAX EMILY ET AL	AVRUCH STEVEN N ET AL	FWE TH-End	885	4	2	2	0	None	\$429,000	\$322,000	0.75	
9/23/2002	06-4-011-2-B03	145 COMMERCIAL ST	SILVA FRANCISCO R ET AL	BRADFORD JUDITH B ET AL	WW Apt	470	2	1	1	0	180°	\$430,000	\$335,400	0.78	BRADFORD 90%, DUMAS 10%
10/28/2002	15-3-057-0-001	596 COMMERCIAL ST	BIANCHI MARY ANN	BONTEMPO JOSEPH A	E TH-End	1,085	4	2	2	0	None	\$435,000	\$260,800	0.60	
9/3/2002	15-1-017-0-02C	501 COMMERCIAL ST	ROLL DONNA	WEISMAN BART L ET UX	EW Apt	1,219	4	2	2	0	105°	\$439,000	\$326,300	0.74	
3/18/2002	06-1-009-H-54C	54 WEST VINE ST	YAP EMMANUEL Q	YORKE MICHAEL T ET AL	MVH TH-End	1,426	4	3	3	1	None	\$439,000	\$390,500	0.89	
10/28/2002	15-1-008-0-002	531 COMMERCIAL ST	ROGIN RUTH C	KARBISH REALTY TRUST	EW Full Flr	950	4	2	1	1	180°	\$457,500	\$361,200	0.79	
4/8/2002	05-1-001-3-003	7 COMMERCIAL ST	WENTROBLE DAVID P	DUGAN WILLIAM G ET AL	FWW TH-End	518	4	2	1	0	105°	\$459,000	\$390,100	0.85	
11/1/2002	06-1-009-G-56A	56 WEST VINE ST	LUCIER RICHARD E	MORGAN IRV ET AL	MVH Apt	1,251	4	3	2	1	None	\$460,000	\$301,000	0.65	
9/16/2002	13-1-025-D-101	54 HARRY KEMP WAY	HARRY KEMP REALTY TRUST	BRUNO JOSEPH R ET AL	MHW House	2,100	5	3	2	1	None	\$462,500	\$0		
11/4/2002	06-2-055-5-E02	25 TREMONT ST	RAINESS SUSAN ET AL	RIBAUDO EDWARD F JR	FWE TH-End	1,025	4	2	1	1	75°	\$464,000	\$341,500	0.74	
10/22/2002	06-4-074-0-003	15 MECHANIC ST	LIDOFF LORRAINE C	BAXLEY EDWARD F JR	W TH-Mid	1,405	6	2	2	1	None	\$465,000	\$332,400	0.71	
11/26/2002	06-3-018-A-002	56 FRANKLIN ST	MURPHY BIANCA C	TURLEY DABNEY S	NW TH-Mid	1,143	5	3	2	0	90°	\$469,000	\$324,400	0.69	
9/27/2002	13-1-025-D-202	54 HARRY KEMP WAY	HARRY KEMP REALTY TRUST	POLAND MATTHEW K ET AL	MHW House	2,100	5	3	2	1	None	\$475,000	\$0		
2/5/2002	07-4-077-8-00N	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	KEEGAN PEGGY ET AL	SPC TH-End	1,815	4	1	3	1	135°	\$475,000	\$0		
12/6/2002	13-1-025-D-303	54 HARRY KEMP WAY	HARRY KEMP REALTY TRUST	TYSZKA HENRYK D ET AL	MHW House	2,100	5	3	2	1	None	\$475,000	\$0		
1/31/2002	06-3-056-1-004	100 BAYBERRY AVE	CUNNINGHAM EDWARD F	CARDINAL ADAM R ET AL	MVH TH-Mid	2,150	6	2	2	1	90°	\$477,000	\$402,300	0.84	
3/13/2002	06-3-056-1-001	100 BAYBERRY AVE	LAZENBY JOHN F	WEISS EDWARD P ET AL	MVH TH-End	2,125	6	2	2	1	105°	\$480,000	\$412,200	0.86	
10/11/2002	05-3-017-2-004	28 COMMERCIAL ST	HANZES ROGER M	GOODRIDGE JULIE ET AL	FWE House	775	4	2	1	0	<15°	\$514,000	\$0		

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sales Price	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM															
4/16/2002	12-2-017-1-003	381-383 COMMERCIAL ST	CONNOLLY EDWARD T JR	RUSSELL CHERYL L ET AL	EW Apt	810	4	2	1	0	165°	\$527,500	\$333,200	0.63	
12/31/2002	15-1-017-0-04A	501 COMMERCIAL ST	ESTATE OF JOHN A HENRY ET AL	LIVINGSTON ANNE E ET AL	EW Apt	1,272	4	2	2	0	180°	\$550,000	\$429,700	0.78	
5/22/2002	15-1-024-2-006	481 COMMERCIAL ST	BUDINGER WILLIAM D ET UX	COHEN CALVIN	EW Full Flr	764	2	1	1	0	195°	\$579,000	\$613,400	1.06	
10/11/2002	05-3-017-1-002	28 COMMERCIAL ST	HANZES ROGER M	HARPER JANE E ET AL	FWE TH-End	1,288	5	2	2	0	135°	\$600,000	\$0		
10/18/2002	05-3-017-1-001	28 COMMERCIAL ST	HANZES ROGER M	PRICE ERIC ET AL	FWE TH-End	1,240	6	2	1	0	135°	\$607,500	\$0		
3/25/2002	19-1-032-3-004	795 COMMERCIAL ST	CIRINO MARIA A	LYON CRAIG	EW House	2,016	6	1	2	0	180°	\$712,500	\$771,800	1.08	
9/18/2002	05-3-007-1-00A	8D COMMERCIAL ST	FARRELLY JOHN J ET UX	KAMIO MARIKO ET AL	FWE House	927	3	2	2	0	45°	\$725,000	\$531,800	0.73	
6/11/2002	15-2-007-0-00B	558 COMMERCIAL ST	DEANE SALLY J ET AL	GRANDBERG KENNETH M ET UX	E TH-End	1,782	5	2	2	1	165°	\$733,000	\$520,400	0.71	
1/4/2002	15-2-002-1-00A	553-555 COMMERCIAL ST	WELLS RAY MARTAN	S & H REALTY TRUST	EW Full Flr	2,006	4	1	2	0	180°	\$850,000	\$800,000	0.94	GRANTOR RETAINS A LIFE ESTATE IN THE STUDIO
6/14/2002	07-2-003-1-005	167 COMMERCIAL ST	RITCHIE ALIX L L	FARBER MATTHEW S ET AL	CW TH-End	1,225	4	2	2	1	150°	\$900,000	\$607,100	0.67	
12/6/2002	15-2-002-2-00D	553-555 COMMERCIAL ST	HERMAN BARBARA ET AL	CAREY GORDON	EW TH-End	1,364	5	1	2	0	180°	\$950,000	\$606,300	0.64	
9/17/2002	07-2-003-1-004	167 COMMERCIAL ST	BROWN/ANDERSON LIVING TRUST	MALLRD NOMINEE REAL ESTATE TRUST	CW TH-Mid	1,515	4	2	2	2	180°	\$1,095,000	\$758,100	0.69	
8/29/2002	11-3-111-0-00B	306 COMMERCIAL ST	INVESTORBANK OF AMERICA INC	PELAGIE INVESTMENTS INC	C Apt	298	2	0	1	0	None	\$1,550,000	\$0		PAPER TRANSFER. DISBURSEMENT OF ASSETS BETW CORPORATIONS.
8/29/2002	11-3-111-0-00C	306 COMMERCIAL ST	INVESTORBANK OF AMERICA INC	PELAGIE INVESTMENTS INC	C Apt	632	3	1	1	0	None	\$1,550,000	\$0		PAPER TRANSFER. DISBURSEMENT OF ASSETS BETW CORPORATIONS.
8/29/2002	11-3-111-0-00A	306 COMMERCIAL ST	INVESTORBANK OF AMERICA INC	PELAGIE INVESTMENTS INC	C Full Flr	1,645	7	4	2	0	15°	\$1,550,000	\$0		PAPER TRANSFER. DISBURSEMENT OF ASSETS BETW CORPORATIONS.
Averages for Class 102												\$324,011	\$166,755	0.80	

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Key to Neighborhood Codes

BH	Bradford Hgts
BP	Beach Point
C	Town Center
CL	Central Lowlands
CW	Town Center WF
E	East End
EW	East End WF
FW	Foss Woods
FWE	Far West End
FWW	Far West End WF
MHW	Miller Hill/Willow
MVH	Meadowview/Highland Moors
NC	North Central
NE	North East
NN	Nelson/Seashore Park
NS	CCNS
NW	North West
SH	Somerset Hgts
SPC	Shank Painter Corridor
TH	Telegraph Hill
W	West End
WW	West End WF