

Town of Provincetown 2001 Condo Sales

Property Transfers for More Than \$10,000

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd	Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sale Price	Sale Code	FY 2002 Assessment	A/S Ratio	Comments	
102	RESIDENTIAL CONDOMINIUM																	
5/22/2001	12-4-132-0-003	24 BANGS ST	SHUPACK NANCY	HADI TONI SACHS	MHW	TH-End	382	2	1	1	0	None	\$15,000	J	\$153,400			
4/18/2001	13-4-006-0-03A	69 HOWLAND ST	FONTECCHIO MARISSA	MELAMED STEPHEN ET UX	MHW	Duplex	1,321	5	3	2	1	None	\$18,250	J	\$242,400		FONTECCHIO SOLD HER 1/4 INT MELAMEDS NOW OWN 100% INT	
3/1/2001	07-2-076-A-101	3 FRITZ'S WAY	RIPA RONALD ET AL	ROBERTS PAUL W	NW	House	775	4	2	2	0	None	\$50,000	J	\$192,200			
9/12/2001	19-2-001-2-035	963 COMMERCIAL ST	ERING CHARLES E	SEELEY ROBERT P ET UX	BP	Motel	298	1	1	1	0	None	\$55,000	N	\$61,100		PRIVATE SALE ; NO SQ RET'D; COMPARE UNIT 34 SALE FOR \$66K & UNIT 47 FOR \$68K	
11/20/2001	12-1-140-0-009	3 FREEMAN ST	FORSYTH NANCY	MURPHY JANICE C ET AL	C	Apt	455	1	0	1	0	15°	\$60,000	J	\$155,100			
5/29/2001	09-2-003-C-002	9 SEASHORE PARK DR	GERARD ROBERT V	SAYERS THOMAS M JR	NN	TH-Mid	1,416	5	2	1	1	None	\$60,000	J	\$229,100			
8/13/2001	19-2-001-2-033	963 COMMERCIAL ST	CARON RICHARD J ET UX	GERARD DAVID	BP	Motel	298	1	1	1	0	None	\$66,000	AL	\$61,100	0.93		
7/18/2001	19-2-001-2-047	963 COMMERCIAL ST	PARSONS LESLIE ET AL	BENSON CASSANDRA ET AL	BP	Motel	258	1	1	1	0	None	\$68,000	AL	\$57,300	0.84		
12/28/2001	07-2-140-0-002	176 COMMERCIAL ST	PELS EDITH	PELS EDITH ET AL	C	Apt	424	2	1	1	0	None	\$72,000	J	\$134,600			
4/4/2001	12-1-002-2-009	355 COMMERCIAL ST	FERGUSON LINDA	HORN RAINER ET AL	CW	Apt	178	1	0	1	0	None	\$77,000	AL	\$79,700	1.04	DEED HAS SECOND OWNER NAME MISPELLED	
7/30/2001	13-1-006-6-022	1 HENSCH LN	MALONE EDWARD	MCKINSEY WILLIAM REX II	NC	TH-End	590	2	1	1	0	None	\$87,000	N	\$87,000		AFFORDABLE WITH DEED RESTRICTION	
5/23/2001	13-1-006-3-010	1 HENSCH LN	MALONE EDWARD	ALON ARTURO A	NC	TH-End	612	3	1	1	0		\$87,000	N	\$92,600		AFFORDABLE HOUSING DEED RESTRICTED	
11/28/2001	13-1-006-8-021	1 HENSCH LN	MALONE EDWARD	GAYLORD DENISE L	NC	TH-Mid	628	2	1	1	0	None	\$87,000	N	\$87,000		AFFORDABLE UNIT	
5/29/2001	19-2-001-H-018	963 COMMERCIAL ST	TOGNARELLI PAULA ET AL	MELESKI REBECCA A ET AL	BP	Cottage	197	1	0	1	0	None	\$92,000	AL	\$81,000	0.88		
7/31/2001	07-4-077-7-00C	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	BROPHY SALLY ET AL	SPC	TH-End	1,039	3	2	2	0		\$93,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION	
6/8/2001	19-1-024-6-007	881 COMMERCIAL ST	BENSON CASSANDRA ET AL	BEIN VIRGINIA L	BP	Cottage	171	1	0	1	0	None	\$93,000	AL	\$79,100	0.85		
7/20/2001	07-4-077-6-00B	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	LANE GLEN A	SPC	TH-End	1,035	3	2	2	0		\$93,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION	
7/31/2001	07-4-077-7-00D	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	FERREIRA HELENA I	SPC	TH-End	1,437	3	1	2	1	120°	\$93,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION	
8/31/2001	07-4-077-1-00E	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	TARVERS CHRISTINA	SPC	TH-End	1,028	3	2	2	0		\$93,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION	
7/31/2001	07-4-077-6-00A	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	WASHINGTON JEANNE M	SPC	TH-End	1,035	3	2	2	0	None	\$93,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION	
6/27/2001	19-1-046-6-006	892 COMMERCIAL ST	DEMILLE GREGORY P ET UX	TYO GREGORY J	BP	Cottage	221	1	0	1	0	None	\$98,000	AL	\$84,000	0.86		

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd	Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sale Price	Sale Code	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM																	
3/14/2001	19-2-025-A-308	962 COMMERCIAL ST	CLARK MICHAEL ET AL	BRAINARD PATRICIA W ET AL	BP	Apt	265	1	0	1	0	None	\$98,000	AL	\$85,100	0.87	
11/13/2001	13-1-006-8-019	1 HENSCH LN	MALONE EDWARD	THOMPSON DAVID A ET AL	NC	TH-End	925	4	2	1	1	None	\$102,500	N	\$0		AFFORDABLE UNIT
6/14/2001	19-2-008-1-001	21 DEWEY AVE	TAYLOR DOUGLAS ET UX	PERKINS ALBERT R JR	BP	Cottage	235	3	1	1	0	None	\$105,000	AL	\$65,800	0.63	
2/2/2001	07-4-072-0-003	16 WINSLOW ST	WOOD ELIZABETH M ET AL	GROVE MARILYN	NC	Apt	475	2	1	1	0	None	\$105,000	N	\$118,100		BELOW MARKET SALE DUE TO RELATIONSHIP BETWEEN BUYER AND SELLER; COMPARE 07-4-005-0-00D (404 SF) FOR \$175K, 12-1-085-0-005 (455 SF) FOR \$217.5K, 07-2-084-0-001 (550 SF) FOR \$195K.
4/30/2001	12-1-001-2-002	357 COMMERCIAL ST	VIRGILIO PHILIP C	MACCALLUM MARK R	CW	TH-End	186	1	0	1	0	15°	\$106,000	AL	\$96,500	0.91	
4/6/2001	13-1-006-A-009	1 HENSCH LN	MALONE EDWARD	STUBNER MONICA U	NC	TH-End	651	3	1	1	0	None	\$110,000	N	\$117,300		MODERATE INCOME
7/30/2001	19-2-001-6-023	963 COMMERCIAL ST	PALUMBO PAMELA	NEBLUNG LORI A ET AL	BP	Cottage	238	1	0	1	0	None	\$115,000	AL	\$100,700	0.88	
5/23/2001	13-1-006-3-008	1 HENSCH LN	MALONE EDWARD	WHITE CHARLENE MAY	NC	TH-End	1,316	5	3	2	0	None	\$119,000	N	\$125,100		AFFORDABLE HOUSING
3/23/2001	13-1-006-A-011	1 HENSCH LN	MALONE EDWARD	CANELA AGAPITO M ET UX	NC	TH-Mid	1,378	5	3	2	0	None	\$119,000	N	\$126,500		AFFORDABLE UNIT
7/26/2001	13-1-006-6-020	1 HENSCH LN	MALONE EDWARD	SENDAO CARLOS ET UX	NC	TH-End	1,255	5	3	2	0	None	\$119,000	N	\$0		AFFORDABLE WITH DEED RESTRICTION
10/11/2001	07-2-065-A-002	4 SHANK PAINTER RD	BENSON CASSANDRA ET AL	MANGALO GEORGE A	SPC	Apt	224	2	1	1	0	None	\$120,000	AL	\$0		
5/1/2001	11-3-066-0-001	7 WEBSTER PL	SEVEN WEBSTER PLACE REALTY TRUST	LAUB THOMAS M	C	Apt	229	2	1	1	0	None	\$124,500	AL	\$114,100	0.92	
9/18/2001	19-4-001-0-010	928 COMMERCIAL ST	WELLS MARY ALICE ET AL	PAVLIK DAVID J	BP	Motel	320	1	0	1	0	None	\$130,000	AL	\$83,800	0.64	
2/8/2001	19-2-001-B-006	963 COMMERCIAL ST	WOODMAN PAUL D ET UX	MELESKI REBECCA A ET AL	BP	Cottage	392	4	2	1	0	None	\$130,000	AL	\$111,500	0.86	
6/7/2001	19-2-008-8-008	21 DEWEY AVE	MITTENTHAL CHERIE J ET AL	CULLEN THOMAS A	BP	Cottage	225	3	1	1	0	None	\$130,000	AL	\$74,300	0.57	
9/21/2001	13-1-006-8-023	1 HENSCH LN	MALONE EDWARD	CARROLL MICHAEL	NC	TH-End	900	4	2	1	1	None	\$133,000	N	\$0		MODERATE INCOME UNIT
3/2/2001	13-1-006-4-014	1 HENSCH LN	MALONE EDWARD	REDIC ROBERT J	NC	TH-End	595	3	1	1	0	None	\$133,500	N	\$141,700		MODERATE INCOME HOUSING
1/5/2001	12-4-089-0-003	166 BRADFORD ST	BREDON RICHARD C	GULLUSCIO JAMES R ET AL	C	Apt	344	2	1	1	0	None	\$141,500	AL	\$141,200	1.00	
9/28/2001	06-4-150-0-00D	136 COMMERCIAL ST	RAINBOW PARTNERS REALTY TRUST	PHILLIPS GEORGE R	W	Apt	198	1	0	1	0	None	\$144,600	AL	\$0		
6/29/2001	12-1-090-0-001	4 RAILROAD AVE	JOHNSON W BUDDY ET UX	CAHILL PAUL A JR	C	TH-End	456	2	1	1	0	None	\$145,000	AL	\$131,200	0.90	
7/6/2001	12-1-090-0-002	4 RAILROAD AVE	JOHNSON W BUDDY ET UX	CAHILL MATTHEW	C	TH-Mid	456	2	1	1	0	None	\$145,000	AL	\$131,200	0.90	
8/31/2001	12-1-090-0-003	4 RAILROAD AVE	JOHNSON W BUDDY ET UX	CAHILL ROBERT	C	TH-Mid	456	2	1	1	0	None	\$145,000	AL	\$131,200	0.90	
2/21/2001	13-1-006-1-002	1 HENSCH LN	MALONE EDWARD	COLBOURN ANN S ET AL	NC	TH-End	960	4	2	2	0	None	\$147,500	N	\$156,200		AFFORDABLE HOUSING DEED RESTRICTION
12/10/2001	06-4-009-3-C02	149A COMMERCIAL ST	WALLENHORST JOHN F	LEBRON LINDA L ET AL	WW	Apt	238	1	0	1	0	15°	\$149,000	AL	\$125,400	0.84	
3/13/2001	07-2-065-A-003	4 SHANK PAINTER RD	WELLS MARY ALICE ET AL	BARON LAWRENCE H	SPC	Apt	315	3	2	1	0	None	\$154,000	AL	\$0		
8/28/2001	15-1-083-2-008	538 COMMERCIAL ST	ANDERSON DOUGLAS R ET UX	LUCKHURST CORINNE M	E	Apt	296	2	0	1	0	None	\$160,000	AL	\$137,800	0.86	

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102 RESIDENTIAL CONDOMINIUM																	
8/13/2001	19-1-024-1-001	881 COMMERCIAL ST	BAZARIAN KEVIN A	DANIELS LINDA ET AL	BP	Cottage	518	2	1	1	0	None	\$165,000	N	\$133,500		NO COMMISSION PAID
6/29/2001	12-1-054-0-00D	18 STANDISH ST	BASILE ROSEMARIE ET AL	WHITE SCOTT A	NC	Apt	223	1	0	1	0	None	\$165,000	AL	\$0		
7/16/2001	11-3-066-0-002	7 WEBSTER PL	KOTKES WILLIAM	LAUB THOMAS M	C	Apt	291	2	1	1	0	None	\$169,900	AL	\$128,600	0.76	
2/9/2001	12-4-087-0-003	162 BRADFORD ST	CULLEN CHARLENE J	SHANNON JAMES	C	Apt	520	2	0	1	0	None	\$170,000	AL	\$165,300	0.97	
3/2/2001	18-1-020-B-11A	690 COMMERCIAL ST	ROZELLE NOLAN C ET UX	SMITH THOMAS F	E	Apt	700	4	2	1	0	<15°	\$170,000	AL	\$157,300	0.93	
7/31/2001	12-2-003-2-00E	421 COMMERCIAL ST	PALMER SIMONE L ET AL	SHERWOOD RONNIE H ET AL	EW	Apt	215	2	1	1	0	150°	\$173,000	AL	\$161,700	0.93	
5/16/2001	07-4-005-0-00D	72-74 BRADFORD ST	FREIMAN JAMES S	NOVAK PAUL	NC	Apt	404	2	1	1	0	None	\$175,000	AL	\$178,300	1.02	
1/12/2001	07-1-065-3-005	20 RACE RD	PRATT KENNETH R ET AL	ROMANOW ROBERT S ET UX	NW	Full Flr	522	3	1	1	0	None	\$175,000	AL	\$173,000	0.99	
4/2/2001	12-2-017-1-006	381-383 COMMERCIAL ST	HAPPY FISH CORPORATION	VAN DAELE ORIANA N	EW	Apt	352	2	0	1	0	90°	\$178,000	AL	\$172,600	0.97	
4/3/2001	19-2-004-5-05D	945 COMMERCIAL ST	ZERHUSEN PATRICIA	HOLQUIST BARRY S	BP	Apt	750	3	2	1	0	45°	\$182,000	AL	\$169,300	0.93	UNIT SOLD AGAIN 4/02 FOR \$229K
5/1/2001	11-3-066-0-003	7 WEBSTER PL	SEVEN WEBSTER PLACE REALTY TRUST	LAUB THOMAS M	C	Full Flr	413	2	1	1	0	None	\$184,500	AL	\$158,400	0.86	
4/20/2001	07-2-137-0-004	3 WINTHROP ST	PATTULLO BRIAN J ET AL	GONZALEZ ANTONIO	C	Apt	255	2	1	1	0	None	\$184,500	AL	\$137,300	0.74	
7/26/2001	13-1-006-9-017	1 HENSCH LN	MALONE EDWARD	DESROSIERS ALLAN L	NC	TH-End	735	3	1	1	1	None	\$185,000	AL	\$0		MARKET
9/13/2001	15-3-064-1-006	616 COMMERCIAL ST	WEBSTER SUSAN S	WALKER WILLIAM H ET UX	E	Apt	288	1	0	1	0	None	\$187,000	N	\$117,600		BUYER OVERPAID (\$649/SF FOR 288 SF UNIT W/OUT DECK OR VIEW). COMPARE 15-3-064-1-013 FOR \$210K ON 3/16/01 (\$278/SF) & 15-3-064-2-016 FOR \$232K ON 3/26/01 (\$465/SF)
1/3/2001	12-1-140-0-006	3 FREEMAN ST	CARTER NANCY	JANARD MARIO	C	Apt	785	4	2	1	0	15°	\$187,500	F	\$201,400		CONFIRMATORY DEED TO CORRECT THE SALE PRICE FROM \$168,750 AS NOTED IN DEED OF 11/2/00
10/22/2001	12-4-087-0-002	162 BRADFORD ST	ROBINSON SYLVIA D ET AL	THORNTON JAMES R ET AL	C	Apt	615	3	1	2	0	None	\$189,000	AL	\$185,500	0.98	
9/19/2001	13-1-006-9-015	1 HENSCH LN	MALONE EDWARD	WARE MICHAEL	NC	TH-End	735	3	1	1	1	None	\$189,050	AL	\$0		MARKET
10/5/2001	19-1-026-1-001	21 HOBSON AVE	NELSON JOHN WILEY ET UX	HADI TONI SACHS	BP	Cottage	397	3	1	1	0	None	\$189,500	AL	\$0		
4/4/2001	13-1-006-4-012	1 HENSCH LN	MALONE EDWARD	KAMINSKI RICHARD W ET AL	NC	TH-End	595	3	1	2	0	None	\$189,600	AL	\$194,900	1.03	MARKET
9/21/2001	06-4-150-0-00B	136 COMMERCIAL ST	RAINBOW PARTNERS REALTY TRUST	DENTON GEOFFREY H	W	Apt	342	2	1	1	0	None	\$190,000	AL	\$0		
10/1/2001	11-3-089-1-002	127 BRADFORD ST	PELLETIER IVAN A	BURKE JOHN E ET AL	C	Full Flr	578	3	1	1	0	None	\$192,000	AL	\$181,100	0.94	
9/19/2001	15-1-017-0-019	501 COMMERCIAL ST	ANDERSON ELAINE ET AL	KAIN JENNIFER M	EW	Apt	518	2	1	1	0	45°	\$192,000	AL	\$177,900	0.93	
12/26/2001	15-1-026-2-003	484 COMMERCIAL ST	CAROL REALTY TRUST	GALATI ANNETTE T ET AL	E	Apt	454	3	1	1	0	30°	\$195,000	AL	\$0		
5/22/2001	13-2-014-3-00C	18 HOWLAND ST	SHIMKO GEORGE M	IZZO GENNARO M ET AL	MHW	Cottage	411	2	1	1	0	None	\$195,000	AL	\$0		
7/9/2001	13-2-014-2-00B	18 HOWLAND ST	SHIMKO GEORGE M	MISCIKOSKI PETER J ET UX	MHW	Cottage	411	2	1	1	0	None	\$195,000	AL	\$0		

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102 RESIDENTIAL CONDOMINIUM																	
7/23/2001	07-2-084-1-001	54 BRADFORD ST	THOMAS ROBERT J	VAUGHAN DONALD E	SPC	Apt	550	3	2	1	0	None	\$195,000	AL	\$131,900	0.68	
7/6/2001	07-1-065-2-002	20 RACE RD	DONEGAN KIRK THOMAS	EAGLESON JANE S	NW	Full Flr	426	3	1	1	0	None	\$195,000	AL	\$164,200	0.84	
7/9/2001	12-1-073-2-003	19 STANDISH ST	ESTATE OF VIRGINIA J STEINBUCH	DELANEY KATHLEEN M ET AL	NC	Full Flr	790	4	2	1	0	None	\$195,000	N	\$208,500		BUYER HAD RIGHT OF FIRST REFUSAL AND PREFERENTIAL PRICING BY ESTATE; PRIVATE SALE, NO COMMISSION OR BROKER
6/8/2001	06-2-010-2-ORI	73½ COMMERCIAL ST	ORION AT CAPTAIN JACKS LLC	DIROCCO DON C	FWW	Apt	390	2	1	1	0	150°	\$199,000	AL	\$162,700	0.82	
7/3/2001	07-2-059-1-001	23 CONANT ST	CONNORS JEAN M	DILWORTH BARTON J ET AL	NW	Apt	620	4	2	1	0	None	\$200,000	AL	\$194,900	0.97	
3/30/2001	15-3-064-1-015	616 COMMERCIAL ST	JORDAN BRIAN R ET AL	FOLEY EDWARD H	E	Apt	898	4	2	1	0	None	\$204,000	AL	\$213,900	1.05	
3/30/2001	09-2-003-B-002	5 SEASHORE PARK DR	KOSKO JOHN A ET AL	MANSFIELD JEFFREY S ET AL	NN	TH-Mid	1,285	4	2	1	1	None	\$209,000	N	\$219,900		ESTATE SALE. SELLER AND BUYER ARE FRIENDS
3/16/2001	15-3-064-1-013	616 COMMERCIAL ST	LICOSTIE NADINE	MOYNIHAN JOHN S	E	Apt	755	2	1	1	1	45°	\$210,000	N	\$235,800		SOLD FOR LESS THAN 2002 ASSESSED VALUE; PRIVATE SALE; NO BROKER
12/20/2001	06-2-010-1-LOC	73½ COMMERCIAL ST	BENSON MARY L ET AL	RANDOLPH SARAH T F	FWW	Apt	111	1	0	1	0	105°	\$210,000	N	\$85,000		VENUS & LOCKER
12/20/2001	06-2-010-1-VEN	73½ COMMERCIAL ST	BENSON MARY L ET AL	RANDOLPH SARAH T F	FWW	Apt	204	1	0	1	0	150°	\$210,000	N	\$131,500		VENUS & LOCKER
12/3/2001	15-1-026-1-001	484 COMMERCIAL ST	CAROL REALTY TRUST	DISAVINO ROSEMARY ET AL	E	Cottage	390	3	1	1	0	30°	\$210,000	AL	\$0		
10/19/2001	15-1-026-2-004	484 COMMERCIAL ST	CAROL REALTY TRUST	RUBINO DONALD ET AL	E	Apt	439	3	1	1	0	45°	\$210,000	AL	\$0		
4/23/2001	15-3-064-1-011	616 COMMERCIAL ST	ROBINSON HARLOW ET AL	REED PIERCE J ET AL	E	Apt	640	3	1	1	1	None	\$213,000	AL	\$202,400	0.95	
8/28/2001	12-1-085-0-005	19 CENTER ST	WILLIS CLAIRE B	COUCH STEVEN A	C	Apt	485	3	1	1	0	None	\$215,000	AL	\$187,000	0.87	
4/10/2001	06-2-010-1-SNR	73½ COMMERCIAL ST	MEAD MORGAN N	PAINE JENIFER DEWOLF	FWW	Apt	705	3	1	1	0	90°	\$215,000	AL	\$184,800	0.86	
12/6/2001	18-1-020-B-11D	690 COMMERCIAL ST	SPENGLER CAROLYN ET AL	POLLEN TED III	E	Apt	700	4	2	1	0	45°	\$216,200	AL	\$186,200	0.86	
1/29/2001	12-2-017-1-009	381-383 COMMERCIAL ST	SCHOLL PHILIP D	CLICK KAREN S ET AL	EW	Apt	586	4	2	1	0	75°	\$216,500	AL	\$216,100	1.00	
12/3/2001	12-1-085-0-003	19 CENTER ST	GONCALVES J PAUL	ZEMEL DOUGLAS E	C	Apt	455	3	1	1	0	None	\$217,500	AL	\$180,900	0.83	
7/19/2001	18-1-020-2-02A	690 COMMERCIAL ST	DUCZEK CARLENE ET AL	MEEK KENNETH S ET AL	E	Apt	700	4	2	1	0	15°	\$218,000	AL	\$164,500	0.75	
11/5/2001	18-1-020-I-18A	690 COMMERCIAL ST	MATTHEWS ELLEN C	SIMPSON ROY L ET AL	E	Apt	700	4	2	1	0	120°	\$219,000	N	\$236,700		DISTRESS SALE--HUSBAND DIED; DIFFICULTY EVICTING YEAR-ROUND TENANTS; UNIT SHOWED POORLY; COMPARE SALES OF #2A FOR \$218K ON 7/19/01 & #11D FOR \$216K ON 12/6/01--BOTH UNITS HAVE MINIMAL VIEWS WHEREAS THIS UNIT HAS PANORAMIC VIEW.
9/28/2001	09-2-003-D-10A	10 SEASHORE PARK DR	LANNING ANETTE L ET AL	SIRVENT NANCY M	NN	TH-End	1,570	5	2	2	0	None	\$220,000	AL	\$228,300	1.04	
1/4/2001	06-4-178-1-003	148 COMMERCIAL ST	GASPA REALTY TRUST	COHN MERYL R	W	Full Flr	1,128	4	2	1	0	90°	\$225,000	N	\$309,400		SELLER DIDN'T TAKE COMMISSION; NO SQ RET'D
11/6/2001	07-4-053-1-003	27-29 COURT ST	GOLDBERG NANCY	HALLIDAY KENNETH C	NC	Apt	791	4	2	1	0	None	\$225,000	AL	\$184,400	0.82	

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102 RESIDENTIAL CONDOMINIUM																	
3/26/2001	06-2-010-1-BRI	73½ COMMERCIAL ST	STAHL JAN HENDRICK	SCORE REALTY TRUST	FWW	Apt	688	4	2	1	0	120°	\$230,000	AL	\$222,400	0.97	
8/30/2001	09-2-003-H-A02	105 RACE POINT RD	ANDERSON ELAINE J ET AL	KENNEDY EILEEN	NN	TH-Mid	1,335	4	2	1	1	None	\$230,000	AL	\$206,600	0.90	
1/26/2001	12-4-134-2-00C	30 BANGS ST	PROVINCETOWN RENTAL CO	REBOLO MICHAEL ET AL	MHW	TH-Mid	429	3	2	1	0	None	\$232,000	AL	\$227,400	0.98	
3/26/2001	15-3-064-2-016	616 COMMERCIAL ST	CROTEAU MARC G ET AL	HINDEN WENDY L ET AL	E	Cottage	498	3	1	1	0	None	\$232,000	AL	\$218,700	0.94	
1/26/2001	06-3-021-2-004	62 FRANKLIN ST	WHITE RONALD ET UX	CONNORS MELVIN JR ET AL	NW	Cottage	875	5	3	1	0	None	\$235,000	AL	\$231,300	0.98	
3/5/2001	09-2-003-E-408	8 SEASHORE PARK DR	TURNER SANDRA M	RIPA ROANLD A	NN	TH-End	1,320	3	2	1	1	None	\$236,000	AL	\$242,500	1.03	
3/2/2001	09-2-003-E-611	8 SEASHORE PARK DR	GOHLKE ROBERT L	GRUNZ JOHN PAUL ET AL	NN	TH-End	960	3	2	1	1	None	\$237,000	AL	\$211,700	0.89	
12/10/2001	09-2-003-D-20C	10 SEASHORE PARK DR	BINDELL EILEEN R	LEBLANC RENE J	NN	TH-End	1,600	5	2	1	1	None	\$238,000	AL	\$227,700	0.96	
12/21/2001	13-2-014-1-00A	18 HOWLAND ST	SHIMKO GEORGE M	MACK DIANE ET AL	MHW	Cottage	627	2	1	1	0	None	\$239,000	AL	\$0		
6/29/2001	12-4-039-0-003	444 COMMERCIAL ST	GAGLIARDI REVOCABLE TRUST	DEWEY ROBERT G ET AL	E	Apt	631	3	1	1	0	15°	\$239,000	AL	\$236,800	0.99	
7/30/2001	06-4-150-0-00C	136 COMMERCIAL ST	RAINBOW PARTNERS REALTY TRUST	WILBRAHAM THOMAS ET AL	W	Apt	353	2	1	1	0	30°	\$239,000	AL	\$0		
4/26/2001	15-3-001-0-006	633 COMMERCIAL ST	ROBERT MOTHERWELL TRUST	CUNNINGHAM MICHAEL ET AL	EW	Apt	660	2	1	1	0	180°	\$240,000	N	\$289,100		PRIVATE SALE - NOT EXPOSED TO MKT.
4/23/2001	12-1-054-0-00A	18 STANDISH ST	BASILE ROSEMARIE ET AL	ROY CAROL A ET AL	NC	Full Flr	636	3	2	1	0	None	\$244,000	AL	\$0		
9/18/2001	06-4-032-1-001	98 COMMERCIAL ST	SYTA STEPHEN	MATRULLO MICHAEL	W	Apt	570	3	1	1	0	None	\$245,000	AL	\$194,600	0.79	
1/29/2001	07-2-042-0-002	38 BRADFORD ST	RL CHAPMAN PROPERTIES-GENEVA LLC	JOHNSON SCOTT C	NW	Full Flr	1,595	5	3	2	0	30°	\$247,500	O	\$243,100		OWNER DID COMPLETE GUT REHAB AFTER SALE; ON MKT FOR \$495K
4/20/2001	07-2-065-A-001	4 SHANK PAINTER RD	BENSON CASSANDRA ET AL	POWERS THOMAS L JR	SPC	TH-End	1,005	4	2	2	0	None	\$250,000	AL	\$0		
4/20/2001	13-2-010-4-D07	208 BRADFORD ST	FRENCH PAMELA P ET AL	MCGARRAH JAMES R ET AL	MHW	TH-End	652	6	2	1	0	None	\$260,000	AL	\$215,100	0.83	
9/24/2001	12-4-134-2-00B	30 BANGS ST	PROVINCETOWN RENTAL CO	COYNE JEFFREY T	MHW	TH-End	487	4	2	1	0	None	\$262,500	AL	\$241,500	0.92	
12/4/2001	12-4-087-0-001	162 BRADFORD ST	SKUTNIK PHYLLIS V ET AL	FRAPPOLLI STEVEN	C	Apt	1,005	5	2	1	0	None	\$264,000	AL	\$228,200	0.86	
10/29/2001	09-2-003-H-A04	105 RACE POINT RD	LACASSE RICHARD L	HOLQUIST BARRY S	NN	TH-End	1,310	4	2	2	0	None	\$265,000	AL	\$208,100	0.79	
11/28/2001	13-4-006-0-03A	69 HOWLAND ST	MELAMED STEPHEN ET UX	SILVA PAUL S	MHW	Duplex	1,321	5	3	2	1	None	\$270,000	AL	\$242,400	0.90	
6/29/2001	12-4-119-1-00B	15 MILLER HILL RD	COHEN CYNTHIA ET AL	MITCHELL MARK D ET AL	MHW	TH-End	711	4	2	1	1	None	\$275,000	AL	\$238,300	0.87	
1/12/2001	07-2-042-0-001	38 BRADFORD ST	RL CHAPMAN PROPERTIES-GENEVA LLC	PRATT KENNETH R ET AL	NW	Full Flr	1,194	4	2	1	0	None	\$275,000	AL	\$274,200	1.00	
6/12/2001	13-4-005-0-02A	73 HOWLAND ST	PILIERE MICHAEL J ET UX	COHEN ALLEN I ET AL	MHW	Duplex	1,750	5	3	2	1	None	\$278,000	AL	\$276,200	0.99	
12/4/2001	12-3-006-0-003	20 CONWELL ST	CORSICA KAREN M ET AL	SHERMAN ALBERT ET AL	NC	Apt	995	4	2	2		None	\$280,000	AL	\$230,300	0.82	
1/29/2001	12-4-094-1-00A	19 BREWSTER ST	MOORE EDWARD J ET AL	MARPE KARY J	MHW	Full Flr	918	7	2	2	0	None	\$290,000	AL	\$315,000	1.09	
11/5/2001	06-4-106-0-002	3 FRANKLIN ST	KOEHL JEFFREY F	MOLLINEAUX RICHARD	W	Full Flr	697	4	2	1	0	15°	\$290,000	N	\$0		BELOW MKT SALE. FIRST SALE IN COMPLEX

Deed Date	MAP	Property Address	Grantor	Grantee	Nbhd	Style	Area (sf)	Total Rooms	Bed Rooms	Full Baths	Half Baths	View	Sale Price	Sale Code	FY 2002 Assessment	A/S Ratio	Comments
102 RESIDENTIAL CONDOMINIUM																	
11/27/2001	12-4-113-2-006	18 MILLER HILL RD	SILVA PAUL S	FREIMAN-POLLI JAMES ET AL	MHW	TH-End	1,120	4	2	2	0	None	\$292,000	AL	\$241,900	0.83	
12/10/2001	07-2-152-0-001	20 COURT ST	DERUYTER PAUL	REICHARD THOMAS W	NC	TH-End	1,295	3	2	1	0	None	\$292,500	AL	\$272,600	0.93	
10/22/2001	12-3-030-1-001	27B CONWELL ST	BYGOTT JOHN P ET AL	JONES ALDEN	NC	TH-End	1,403	5	3	1	1	None	\$295,000	N	\$289,400		12-3-030-1-001 & 12-3-030-1-005
10/1/2001	12-4-108-A-305	176 BRADFORD ST	KOLISH ANTHONY G	COHN LAURIE G ET AL	MHW	TH-End	863	4	2	2	0	None	\$295,000	AL	\$290,400	0.98	MOTIVATED SELLER? NO SQ RET'D
3/19/2001	12-3-034-3-00F	14 OLD COLONY WY	CAPUTO JOAN P ET AL	CULLEN CHARLENE J	NC	TH-End	1,670	5	2	2	1	None	\$295,000	AL	\$272,700	0.92	
8/3/2001	13-1-006-1-004	1 HENSCH LN	MALONE EDWARD	BERMAN HOWARD A	NC	TH-End	1,043	8	2	2	0	None	\$295,000	AL	\$295,000	1.00	
11/5/2001	06-4-106-0-001	3 FRANKLIN ST	KOEHL JEFFREY F	PACHECO LISA J	W	Full Flr	629	4	2	1	0	None	\$299,900	AL	\$0		
6/11/2001	15-3-112-2-002	298A-304 BRADFORD ST	JORDAN MORIAH P	FERRICK MELISSA P	BH	House	950	6	2	1	0	None	\$300,000	AL	\$283,800	0.95	
1/5/2001	06-3-032-0-00A	36 FRANKLIN ST	MERRIFIELD KEN ET AL	MOLL BARBARA A	NW	TH-End	1,074	5	2	1	1	105°	\$300,000	AL	\$299,300	1.00	
9/24/2001	06-3-032-0-00F	36 FRANKLIN ST	DUCELLO DANNY P ET AL	RAYMOND DOUGLAS S ET AL	NW	TH-Mid	1,018	4	2	1	1	105°	\$305,000	AL	\$292,000	0.96	
6/28/2001	12-4-016-0-00B	441 COMMERCIAL ST	OUELLET JOEL	BURKE JOHN P ET UX	EW	Bsmt	915	2	0	1	0	165°	\$315,000	AL	\$307,600	0.98	
7/6/2001	08-2-016-2-M02	23 CAPT BERTIES WY	KLEIN FREADA R	SUTHERLAND CHRISTOPHER A ET AL	NC	TH-End	1,429	5	3	2	0	15°	\$326,000	AL	\$330,900	1.02	
11/19/2001	13-1-025-A-305	50-52 HARRY KEMP WAY	HOCHMUTH TERRY L	PISATURO FRANK J JR ET AL	MHW	TH-End	1,247	3	2	2	0	None	\$330,000	AL	\$293,700	0.89	
10/22/2001	15-3-078-2-00B	303 BRADFORD ST	SICILIANO RICHARDSON FAMILY NOMINEE TRUST	NOVER MICHAEL L ET UX	E	House	1,248	3	1	2	0	None	\$333,000	AL	\$0		
4/9/2001	12-2-017-1-007	381-383 COMMERCIAL ST	HAPPY FISH CORPORATION	LARSSON JANE E ET AL	EW	Apt	482	3	1	1	0	180°	\$338,000	AL	\$289,400	0.86	
1/25/2001	13-1-025-A-408	50-52 HARRY KEMP WAY	HARRY KEMP CORPORATION INC	MONACO JUDITH P	MHW	TH-End	1,164	3	2	2	0	None	\$339,000	AL	\$299,400	0.88	
4/2/2001	12-2-017-1-07B	381-383 COMMERCIAL ST	HAPPY FISH CORPORATION	DRAPKIN LISA J	EW	Apt	492	3	1	1	0	180°	\$340,000	AL	\$292,300	0.86	
3/28/2001	13-1-025-A-407	50-52 HARRY KEMP WAY	HARRY KEMP CORPORATION INC	HASELTINE BRIAN ET AL	MHW	TH-End	1,227	3	2	2	0	None	\$350,000	AL	\$307,400	0.88	
6/8/2001	12-1-001-1-012	357 COMMERCIAL ST	POLETTO DEBRA ET AL	MITTENTHAL CHERIE J ET AL	CW	Full Flr	940	6	4	1	0	105°	\$352,500	AL	\$347,700	0.99	
11/6/2001	09-2-006-1-00C	6-6A NELSON AVE	COSTA MYLAN J ET UX	SULLIVAN CLAIRE E	NN	House	1,600	5	3	2	0	None	\$360,000	N	\$315,800		PRIVATE SALE, NO BROKER, NO COMMISSION, NOT ADVT TO PUBLIC
9/28/2001	15-1-026-2-002	484 COMMERCIAL ST	CAROL REALTY TRUST	TOBIN JESSELYN ET AL	E	Full Flr	1,224	5	2	2	0	30°	\$365,000	AL	\$0		
2/28/2001	11-3-065-0-00B	8 WEBSTER PL	WILSON STANLEY F ET AL	ORLANDO MICHAEL R III ET AL	C	Full Flr	945	5	2	1	0	None	\$369,900	AL	\$310,300	0.84	
7/17/2001	09-2-006-2-00D	6-6A NELSON AVE	KEIZER BERNARD W ET AL	RIDDLE SABRINA H ET AL	NN	House	1,354	7	2	2	0	None	\$370,000	AL	\$297,000	0.80	
2/12/2001	12-3-069-3-003	34B PEARL ST	LASKOWSKI MATTHEW W	WILSON STEVEN F ET AL	C	House	748	4	2	2	0	None	\$375,000	AL	\$386,900	1.03	
10/29/2001	13-2-016-4-008	4 WILLOW DR	MICHAELSON MARTIN ET UX	DAVIS PARK H ET AL	MHW	TH-End	1,065	4	2	1	1	150°	\$378,000	AL	\$377,500	1.00	SOLD FOR FY02 ASSESSMENT
6/29/2001	07-4-077-5-00M	24 CAPT BERTIES WAY	SANJO REALTY TRUST	SPIG PARTNERSHIP LLC	SPC	TH-End	1,377	4	2	2	1	135°	\$379,000	AL	\$0		
10/9/2001	06-1-009-H-54A	54 WEST VINE ST	EDGEWATER NOMINEE TRUST	COLUCCI JOANNE ET AL	MVH	TH-End	775	3	2	2	1	None	\$385,000	AL	\$0		

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102 RESIDENTIAL CONDOMINIUM																	
8/31/2001	07-4-077-4-00K	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	RADELL MICHAEL	SPC	TH-End	1,860	4	2	2	1	135°	\$389,000	AL	\$0		
4/20/2001	06-2-055-7-G02	25 TREMONT ST	LEWIS JANET M	TRUMP MARY L ET AL	FWE	TH-End	1,088	5	2	2	0	75°	\$394,000	AL	\$354,900	0.90	
2/16/2001	11-3-065-0-00A	8 WEBSTER PL	WILSON STANLEY F ET AL	MARDOCK DARIN	C	Full Flr	1,048	5	3	2	0	None	\$395,000	AL	\$333,200	0.84	
3/16/2001	06-1-015-A-B03	26 WEST VINE ST	MACINTYRE MICHAEL	ONEILL GREGORY R	FWE	Apt	967	4	2	2	0	45°	\$399,000	AL	\$352,700	0.88	
8/3/2001	07-4-077-3-001	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	FINIGAN PATRICK JOSEPH	SPC	TH-End	1,410	4	2	2	1	135°	\$400,000	AL	\$0		
7/16/2001	05-3-009-1-009	10 COMMERCIAL ST	DIROCCO DON C ET AL	GAROFALO LUCAS N ET AL	FWE	TH-End	945	4	2	1	0	45°	\$410,000	AL	\$404,800	0.99	
5/1/2001	06-3-056-1-005	100 BAYBERRY AVE	SANDERS MICHAEL JAY	CALLAHAN KEITH E ET AL	MVH	TH-Mid	2,140	6	2	2	1	90°	\$418,000	AL	\$401,400	0.96	
10/15/2001	06-2-055-2-B01	25 TREMONT ST	TURONIS FRANK R ET AL	MCGUIRE JAMES F	FWE	House	887	4	2	1	1	90°	\$419,500	AL	\$381,400	0.91	
8/3/2001	07-4-077-5-00L	24 CAPT BERTIE'S WAY	SANJO REALTY TRUST	KILMURRAY CHRISTINE R ET AL	SPC	TH-End	1,398	4	2	2	1	135°	\$420,000	AL	\$0		
10/25/2001	12-1-084-1-00A	21 CENTER ST	ANDERSON JAY C	MANSOUR MARC P	C	House	1,436	3	2	2	0	None	\$425,000	AL	\$389,800	0.92	
7/2/2001	15-1-017-0-01D	501 COMMERCIAL ST	ROBERTS JASON	TAYLOR JAMES F ET AL	EW	Apt	1,505	4	2	2	0	105°	\$450,000	AL	\$361,500	0.80	
5/15/2001	06-3-056-A-020	102 BAYBERRY AVE	CONNOLLY STEVEN G ET AL	LARSEN PETER H	MVH	TH-Mid	2,160	6	2	2	1	75°	\$470,000	AL	\$404,000	0.86	
2/13/2001	12-1-084-2-00B	21 CENTER ST	ANDERSON JAY C	BARCZEWSKI DANIEL S	C	House	1,434	6	2	2	1	None	\$482,500	AL	\$459,700	0.95	
5/13/2001	06-3-056-A-013	102 BAYBERRY AVE	WILSON DAVID L ET AL	WINGE ROBERT J	MVH	TH-End	2,160	6	2	2	1	75°	\$485,000	AL	\$402,100	0.83	
9/14/2001	05-3-023-A-206	75 PROVINCE LANDS RD	NORMANDEAU DENNIS A ET AL	KOONCE RICHARD H ET AL	FWE	Apt	1,404	4	2	2	0	105°	\$489,900	AL	\$361,000	0.74	
11/20/2001	12-4-011-0-003	453 COMMERCIAL ST	WOLLASTON JARED A ET AL	BALISZEWSKI ROBIN ET AL	EW	Full Flr	900	5	2	2	0	195°	\$550,000	AL	\$494,200	0.90	
10/10/2001	05-3-007-2-00B	8D COMMERCIAL ST	LILAC REALTY TRUST	MALLRD NOMINEE REAL ESTATE TRUST	FWE	House	948	3	2	2	0	30°	\$850,000	N	\$465,200		BUYER PAID ABOVE-MARKET PRICE TO ENCOURAGE NEIGHBOR TO SELL

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Key to Neighborhood Codes

BH	Bradford Hgts
BP	Beach Point
C	Town Center
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

Key to Sale Codes

A	Family Sale
AL	Arms-Length Sale
B	Intra-Corporate Sale
C	Sale Includes Personalty or Good Will
CC	Condo Conversion
D	Substantial Physical Changes AFTER Assessment Date, BEFORE Sale
E	Grantor or Grantee is a Government Agency
F	Transfer of Convenience
G	Sale of a portion of Assessed Unit/Parcel
H	Sale Resulting from Court Order
I	Sale Proceedings of Bankruptcy
J	Sale of an Undivided Interest
K	Grantor or Grantee is a Tax-Exempt Org
L	Repossession of a Foreclosed Property
M	Zoning or Highest and Best Use Changed AFTER Assessment Date, BEFORE Sale
N	Other/Multiple Properties
O	Substantial Physical Change AFTER the Sale
P	Change in Use AFTER the Sale
Q	Sale Included Cash and a Trade of Property
R	Multiple Sale of Same Property within the Year
S	Sale of a Foreclosed Property
X	Transfer of Property by Will
Z	Confirmatory Deed to correct error