

Town of Provincetown 2002 Sales

Arms-Length Sales

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|-------------------------------|--|--------------------|-----------------------------|----------------------------------|------|-----------------|-----------|--------------------|--------------------|-------------|---|
| 013 | MIXED USE - PRIMARILY RESIDENTIAL | | | | | | | | | | |
| 1/30/2002 | 07-2-084-3-003 | 54 BRADFORD ST | RAINBOW TRUST | CABRAL BRIAN J | | SPC Apt | 570 | \$140,000 | \$115,000 | 0.82 | |
| Averages for Class 013 | | | | | | | | \$140,000 | \$115,000 | 0.82 | |
| 031 | MIXED USE - PRIMARILY COMMERCIAL | | | | | | | | | | |
| 5/14/2002 | 11-3-087 | 118 BRADFORD ST | DORANTES INC | FURLONG JAMES P ET AL | | C | 5,228 | \$600,000 | \$630,000 | 1.05 | |
| 3/1/2002 | 12-1-147 | 338 COMMERCIAL ST | VINCE PROPERTIES LLC | 513 DUVAL PARTNERSHIP | | C Other | 3,540 | \$750,000 | \$896,800 | 1.20 | |
| 5/29/2002 | 15-1-036 | 210 BRADFORD ST | THREE PEAKS GUEST HOUSE LLC | 141 BRADFORD STREET REALTY TRUST | | E Old Style | 12,958 | \$899,000 | \$808,000 | 0.90 | |
| 2/14/2002 | 11-1-012 | 177 COMMERCIAL ST | TRITON REALTY TRUST | SUNNY HARBOR FRONT LLC | | CW Other | 3,685 | \$1,121,000 | \$1,163,000 | 1.04 | |
| 2/20/2002 | 12-1-009 | 349 COMMERCIAL ST | POWERS WILLIAM E | MCMEEN ALBERT R III | | CW Old Style | 6,246 | \$1,250,000 | \$1,250,000 | 1.00 | |
| 4/3/2002 | 12-1-080 | 142 BRADFORD ST | SUNSET INN REALTY TRUST | A & J REALTY TRUST | | C Old Style | 11,670 | \$1,315,000 | \$1,230,900 | 0.94 | |
| 5/23/2002 | 07-2-004 | 165 COMMERCIAL ST | SIMPSON JOAN T ET AL | ZEMO STEPHEN J | | CW | 11,918 | \$1,700,000 | \$1,995,300 | 1.17 | |
| 4/14/2002 | 15-3-053 | 586 COMMERCIAL ST | MCNULTY WILLIAM A ET UX | DRAY ERIC E | | E | 16,677 | \$1,700,000 | \$1,659,900 | 0.98 | |
| Averages for Class 031 | | | | | | | | \$1,166,875 | \$1,204,238 | 1.04 | |
| 101 | SINGLE-FAMILY RESIDENCE | | | | | | | | | | |
| 1/11/2002 | 12-3-020-B | 7 OFF CEMETERY RD | BROWNHOLTZ ELIZABETH ET AL | MCMASTER RICHARD J | | NC Old Style | 5,193 | \$277,500 | \$239,100 | 0.86 | |
| 6/17/2002 | 13-1-019 | 12 AUNT SUKEYS WAY | SCHANTZ ELIZABETH HARPER | FREEMAN LAURENCE DOUGLAS | | NC Ranch | 4,760 | \$315,000 | \$276,300 | 0.88 | |
| 5/3/2002 | 07-4-031 | 32 COURT ST | VALENTINE LEROY F ET AL | KAHKEDJIAN GEORGE | | NC Ranch | 7,290 | \$323,000 | \$262,500 | 0.81 | |
| 4/12/2002 | 15-1-078 | 239 BRADFORD ST | SAMSON SCOTT R | BIDDLEMAN ROBERT A ET AL | | E Colonial | 2,775 | \$339,000 | \$304,200 | 0.90 | |
| 10/15/2002 | 08-1-009 | 1B JEROME SMITH RD | DAWLEY THOMAS R | SILVA CLEMENT A ET AL | | NC Ranch | 4,600 | \$340,000 | \$243,100 | 0.72 | |
| 3/29/2002 | 06-4-051 | 22 COTTAGE ST | ROLL PATRICK ET AL | HUNT ADAM J ET AL | | NW Old Style | 1,784 | \$341,250 | \$231,300 | 0.68 | |
| 3/7/2002 | 06-4-142 | 11 CARNES LN | PINKMAN PAUL E ET AL | RYAN NICHOLAS H C | | NW Ranch | 4,350 | \$350,000 | \$284,000 | 0.81 | |
| 8/9/2002 | 12-1-036 | 37 ALDEN ST | SIMMONS STEPHEN JR | GAMBRILL HILARY M G ET AL | | NC Old Style | 9,675 | \$355,000 | \$230,800 | 0.65 | |
| 11/18/2002 | 19-1-013 | 10 GARFIELD ST | GLASSMAN LAURIE ET AL | MCCARTHY MARY A ET AL | | BP Cottage | 2,700 | \$367,000 | \$191,300 | 0.52 | |
| 5/15/2002 | 12-1-104 | 153 BRADFORD ST | COZZI CIRIACO ET UX | ROBINSON J ALLAN ET AL | | C Old Style | 1,760 | \$375,000 | \$214,400 | 0.57 | |
| 1/24/2002 | 16-2-019 | 4 SOMERSET RD | RANDOLPH SARAH T F ET AL | HAUETER ROBIN | | SH Contemporary | 8,250 | \$382,000 | \$395,000 | 1.03 | VERY MOTIVATED SELLER; HOUSE NEEDS LOTS OF WORK |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|------------------------------------|------------|---------------------|-----------------------------------|-------------------------------|------|--------------|-----------|-------------|--------------------|-----------|--|
| 101 SINGLE-FAMILY RESIDENCE | | | | | | | | | | | |
| 8/6/2002 | 07-4-054 | 4 HOLWAY AVE | VEARA CECELIA F | FOLEY EDWARD | CL | Cape | 7,471 | \$390,000 | \$213,100 | 0.55 | |
| 5/22/2002 | 15-1-073 | 520 COMMERCIAL ST | 520 COMMERCIAL ST REALTY TRUST | COLE SARA ET AL | E | Cape | 2,263 | \$415,000 | \$259,100 | 0.62 | |
| 4/11/2002 | 12-2-039 | 5 PEARL ST | MEAD MORGAN N | DELAURENTIS BRIAN M ET AL | E | Old Style | 2,875 | \$420,000 | \$303,000 | 0.72 | |
| 8/9/2002 | 13-2-029 | 5 MAPLE CT | LISBON CHERYL ANN | NICOLAU DAVID M | MHW | Ranch | 20,000 | \$425,000 | \$385,000 | 0.91 | |
| 3/8/2002 | 07-2-037 | 25 MONTELLO ST | ESTATE OF RACHEL CALLAHAN | ARROYO JORGE ET AL | NW | Old Style | 4,249 | \$437,500 | \$322,000 | 0.74 | |
| 12/3/2002 | 13-1-008 | 16 OFF CONWELL ST | JACKSON ROBERT V ET AL | AKANOWICZ RONALD J | NC | Raised Ranch | 6,156 | \$450,000 | \$322,400 | 0.72 | |
| 2/1/2002 | 02-3-024 | 38 BAYBERRY AVE | WACHTMEISTER ELIZABETH ANNE ET AL | TODD JOHN R II | MVH | Cape | 10,181 | \$455,000 | \$482,200 | 1.06 | MOTIVATED SELLER. SELLER OVERPAID WHEN SHE BOUGHT PROPT IN 2001. IN A HURRY TO SELL WHICH IS WHY SALE PRICE WAS LOW. |
| 12/30/2002 | 12-1-093 | 3 CONWELL ST | SILVA RONALD F | SANDERSON LISA L REVER ET AL | NC | Old Style | 3,562 | \$456,000 | \$239,400 | 0.53 | |
| 11/18/2002 | 08-1-008 | 1A JEROME SMITH RD | OBRIEN CLARE W ET AL | JANOFF BARRY L ET UX | NC | Cape | 4,830 | \$468,000 | \$369,000 | 0.79 | |
| 5/7/2002 | 19-3-008 | 62 MAYFLOWER AVE | MURPHY MARGARET M ET AL | GALLARDO MIRIAM L ET AL | BP | Other | 6,055 | \$485,000 | \$359,200 | 0.74 | |
| 5/13/2002 | 12-4-083 | 12 WASHINGTON AVE | PARSEGHIAN GENE ET AL | CHAMBERS DAVID ET AL | E | Old Style | 2,367 | \$520,000 | \$360,600 | 0.69 | |
| 6/4/2002 | 06-1-020-C | 7 TELEGRAPH HILL RD | OZLAND REALTY LLC | 7 TELEGRAPH HILL REALTY TRUST | TH | Contemporary | 16,833 | \$525,000 | \$377,700 | 0.72 | |
| 11/20/2002 | 19-1-007-A | 5 GARFIELD ST | NELSON JOHN WILEY ET UX | GLASSMAN LAURIE ET AL | BP | Cottage | 11,500 | \$536,750 | \$395,200 | 0.74 | |
| 4/24/2002 | 05-3-036 | 1 PILGRIM HGTS RD | CULLEN BERNARD F ET AL | PILGRIM REALTY TRUST | MVH | Cape | 16,073 | \$537,500 | \$465,000 | 0.87 | |
| 6/3/2002 | 06-3-061 | 85 BAYBERRY AVE | VIOLETTE LEO | ROSS STEPHEN L ET UX | MVH | Cape | 10,164 | \$545,000 | \$451,900 | 0.83 | |
| 5/31/2002 | 07-1-066 | 16 KIMBERLY LN | BARRETT MICHAEL J | REARDON BRIAN A | MVH | Cape | 14,214 | \$565,000 | \$458,000 | 0.81 | |
| 4/12/2002 | 06-4-138 | 28 PLEASANT ST | ADLER BARNETT O | BOLIN SANDRA A ET AL | NW | Old Style | 6,654 | \$580,000 | \$315,100 | 0.54 | |
| 5/10/2002 | 06-3-030 | 39 FRANKLIN ST | BENZ EDWARD | MANCUSO ROBERT D | NW | Raised Ranch | 11,189 | \$600,000 | \$675,700 | 1.13 | |
| 7/16/2002 | 06-3-067 | 15 BLUEBERRY AVE | SHANDER CAROLE M | CONNELL DAVID BLAKE ET AL | MVH | Contemporary | 18,790 | \$615,000 | \$587,200 | 0.95 | |
| 9/25/2002 | 06-3-057 | 101 BAYBERRY AVE | 101 BAYBERRY AVE REALTY TRUST | WINGE ROBERT J | MVH | Ranch | 18,739 | \$635,000 | \$622,300 | 0.98 | |
| 11/1/2002 | 17-1-016 | 642 COMMERCIAL ST | MOULTON DAVID | LAPALME PAULA ET AL | E | Gambrel | 3,756 | \$650,000 | \$333,900 | 0.51 | |
| 4/25/2002 | 02-1-002 | 13 PILGRIM HGTS RD | ESTATE OF GWEN BLOOMINGDALE | MACRAE DAVID D | MVH | Colonial | 20,844 | \$650,000 | \$611,100 | 0.94 | |
| 9/17/2002 | 18-1-001 | 10 THISTLEMORE RD | ESTATE OF LUCY M WARD | PIRNIE NICOLE TUFO | SH | Contemporary | 14,594 | \$675,000 | \$665,600 | 0.99 | |
| 8/14/2002 | 06-4-023 | 117 COMMERCIAL ST | DAVIS W KENT ET AL | RAFANELLI BRYAN ET AL | WW | Old Style | 1,141 | \$725,000 | \$486,800 | 0.67 | |

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| 101 SINGLE-FAMILY RESIDENCE | | | | | | | | | | | |
| 1/11/2002 | 05-3-020-A | 54 POINT ST | SCHOOLMAN CHARITABLE NOMINEE TRUST | PLEBAN GERALD J ET AL | FWE | Contemporary | 24,991 | \$770,000 | \$800,000 | 1.04 | |
| 7/2/2002 | 06-2-036 | 8 ATWOOD AVE | DE MEGLIO JACQUELIN ET AL | ROBERTS THOMAS G | FWE | Cape | 3,459 | \$795,000 | \$290,400 | 0.37 | |
| 6/10/2002 | 15-3-028 | 575 COMMERCIAL ST | 575 COMMERCIAL ST REALTY TRUST | FARRELLY JOHN J ET UX | EW | Cape | 4,013 | \$1,000,000 | \$752,900 | 0.75 | |
| 3/13/2002 | 05-3-032 | 2 CREEK RND HILL RD | 2 ROUND CREEK HILL RD REALTY TRUST | CLIGGOTT DOUGLAS R ET UX | MVH | Contemporary | 15,685 | \$1,400,000 | \$438,900 | 0.31 | |
| 6/11/2002 | 12-4-001 | 479 COMMERCIAL ST | BUDINGER WILLIAM D ET UX | FREEMAN ELLEN S | EW | Old Style | 5,937 | \$1,825,000 | \$839,900 | 0.46 | |
| 6/7/2002 | 06-1-020-F | 8 TELEGRAPH HILL RD | REIL RONALD L | GARCIA-VELEZ CARLOS ET AL | TH | Contemporary | 25,322 | \$2,100,000 | \$940,400 | 0.45 | GARCIA-VELEZ 18% INT; DAVIS 82% INT. |
| Averages for Class 101 | | | | | | | | \$595,500 | \$414,512 | 0.75 | |
| 102 RESIDENTIAL CONDOMINIUM | | | | | | | | | | | |
| 2/1/2002 | 19-2-001-N-030 | 963 COMMERCIAL ST | BASILE ROSEMARIE ET AL | DUMONT JUDITH A | BP | Cottage | 116 | \$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 | \$75,000 | \$68,700 | 0.92 | |
| 10/15/2002 | 19-2-001-2-031 | 963 COMMERCIAL ST | ERING CHARLES E JR | GERARD DAVID | BP | Motel | 298 | \$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 | \$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 | \$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 | \$105,000 | \$0 | | |
| 11/1/2002 | 19-2-001-K-024 | 963 COMMERCIAL ST | DAVY ANNA | MORGAN SUZANNE ET AL | BP | Cottage | 118 | \$115,000 | \$80,700 | 0.70 | |
| 10/16/2002 | 19-2-025-A-307 | 962 COMMERCIAL ST | PBSL REALTY TRUST | BRIGGS TERRENCE | BP | Apt | 185 | \$115,000 | \$72,700 | 0.63 | |
| 5/1/2002 | 12-2-033-0-00D | 8 PEARL ST | MACK DIANE ET AL | LOVATI ELIZABETH J | C | Apt | 224 | \$130,000 | \$111,100 | 0.85 | |
| 6/24/2002 | 07-4-005-0-00A | 72-74 BRADFORD ST | COX STEPHEN R | PROVOST N THOMAS ET AL | NC | Apt | 296 | \$145,000 | \$158,400 | 1.09 | |
| 7/22/2002 | 07-2-135-0-02A | 2 WINTHROP PL | STAZ MICHAEL | PICARIELLO ANTOINETTA | C | Apt | 319 | \$145,000 | \$0 | | |
| 4/9/2002 | 15-1-083-2-006 | 538 COMMERCIAL ST | WELLS MARY ALICE | LETTERIELLO DONNA | E | Apt | 252 | \$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 | \$150,000 | \$143,300 | 0.96 | |
| 7/10/2002 | 15-1-080-0-005 | 233 BRADFORD ST | COLUCCI THOMAS M | PIERAZEK ROBERT J | E | TH-Mid | 365 | \$150,000 | \$125,000 | 0.83 | |
| 4/16/2002 | 15-3-053-1-002 | 586 COMMERCIAL ST | DRAY ERIC E | MURPHY BIANCA CODY | E | Apt | 300 | \$150,000 | \$0 | | |
| 2/25/2002 | 15-1-080-0-004 | 233 BRADFORD ST | BANKS RONALD L JR | BINDELL EILEEN R | E | TH-Mid | 365 | \$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 | \$154,000 | \$0 | | |
| 4/23/2002 | 15-3-053-1-001 | 586 COMMERCIAL ST | DRAY ERIC | RAITMAN MARJORIE E | E | Apt | 305 | \$157,500 | \$0 | | |
| 4/19/2002 | 12-4-024-1-006 | 422 COMMERCIAL ST | SESSA CARL G | SCHMIDT PEGGY ET AL | E | Apt | 310 | \$158,000 | \$129,600 | 0.82 | |
| 10/16/2002 | 19-2-025-A-308 | 962 COMMERCIAL ST | BRAINARD PATRICIA W ET AL | CANNEY THOMAS J | BP | Apt | 265 | \$165,000 | \$85,100 | 0.52 | |

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|------------------------------------|----------------|-----------------------|-------------------------|--------------------------|--------------|-----------|-------------|--------------------|-----------|---|
| 102 RESIDENTIAL CONDOMINIUM | | | | | | | | | | |
| 5/20/2002 | 15-1-080-0-007 | 233 BRADFORD ST | GILES LINDA E | CAHILL JOHN A ET AL | E TH-End | 365 | \$167,000 | \$125,000 | 0.75 | |
| 7/25/2002 | 07-2-135-0-02B | 2 WINTHROP PL | STAZ MICHAEL | MURPHY TERRY | C Apt | 370 | \$169,000 | \$0 | | |
| 7/19/2002 | 12-2-018-3-014 | 379 COMMERCIAL ST | HAPPY FISH CORPORATION | ESTEVEZ DEBORAH E | EW Apt | 484 | \$170,000 | \$144,500 | 0.85 | |
| 3/22/2002 | 06-2-010-1-JUP | 73½ COMMERCIAL ST | SKELTON JAMES D | CLARKIN SEAN | FWW Apt | 436 | \$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 |
| 3/12/2002 | 07-2-084-4-00A | 54 BRADFORD ST | SCANLON BRYAN | COMPANIK RICHARD P ET AL | SPC Cottage | 355 | \$175,000 | \$126,900 | 0.73 | |
| 8/2/2002 | 19-4-001-0-009 | 928 COMMERCIAL ST | MULLER KLARA E | DESAUTELS GERARD D | BP Motel | 525 | \$176,000 | \$105,600 | 0.60 | |
| 1/4/2002 | 12-4-132-0-003 | 24 BANGS ST | HADI TONI SACHS | RAYMOND EDWARD | MHW TH-End | 382 | \$180,000 | \$153,400 | 0.85 | |
| 8/8/2002 | 18-1-020-G-16C | 690 COMMERCIAL ST | LONDON FRANK J ET UX | DEVEAU RUSSELL ET AL | E Apt | 700 | \$180,000 | \$186,200 | 1.03 | |
| 11/4/2002 | 12-1-095-2-004 | 156 BRADFORD ST | MOREAU ROSEMARIE | NOONAN MARYELLEN | NC Apt | 309 | \$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 | \$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 | \$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 | \$193,000 | \$0 | | |
| 7/3/2002 | 11-3-069-0-007 | 96-98 BRADFORD ST | CURRY MICHAEL J | HAUSER KATRINA | C Full Flr | 740 | \$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 | \$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 | \$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 | \$205,000 | \$0 | | |
| 9/16/2002 | 07-2-013-0-002 | 39 BRADFORD ST | GALLAGHER HUGH J | TOURGEE RICHARD I | W Apt | 571 | \$210,000 | \$151,000 | 0.72 | |
| 7/29/2002 | 07-1-065-2-001 | 20 RACE RD | YUNGK JOSEPH R | BIANCUZZO ROBERT D | NW Full Flr | 450 | \$210,000 | \$160,800 | 0.77 | |
| 5/6/2002 | 07-2-124-1-003 | 25 WINTHROP ST | MULCAHY M DOROTHY | GOOSTRAY ALAN | NC Apt | 474 | \$210,000 | \$0 | | |
| 5/6/2002 | 07-2-124-1-002 | 25 WINTHROP ST | MULCAHY M DOROTHY | DUNCAN KEVIN ET AL | NC Apt | 474 | \$212,000 | \$0 | | |
| 1/22/2002 | 15-1-083-2-011 | 538 COMMERCIAL ST | STONE ROBERTA M ET AL | HEERLEIN KAREN | E Apt | 545 | \$213,000 | \$227,800 | 1.07 | |
| 6/14/2002 | 07-2-140-0-004 | 176 COMMERCIAL ST | FREEMAN L DOUGLAS | QUIST SHERRI A ET AL | C Apt | 586 | \$215,000 | \$157,800 | 0.73 | |
| 4/1/2002 | 06-4-041-0-00C | 6 MECHANIC ST | PACKARD SUSAN M | DUBOUR MICHAEL A | FWE Apt | 380 | \$215,000 | \$161,100 | 0.75 | |
| 4/2/2002 | 06-4-150-0-00B | 136 COMMERCIAL ST | DENTON GEOFFREY H | LAMBORGHINI NITA ET AL | W Apt | 342 | \$215,000 | \$0 | | |
| 10/18/2002 | 15-2-049-A-303 | 262A BRADFORD ST | CAPELLE JEFFREY S ET AL | KANE DANIEL J ET AL | BH Cottage | 300 | \$215,000 | \$139,400 | 0.65 | |
| 6/17/2002 | 13-2-014-3-00C | 18 HOWLAND ST | CRAM RONALD N JR ET AL | BERENSON LAURA ET AL | MHW Cottage | 411 | \$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 | \$218,500 | \$170,700 | 0.78 | |
| 10/11/2002 | 12-2-003-2-00F | 421 COMMERCIAL ST | FALOTICO MICHELE A | BLACKINGTON WILLIAM T | EW Apt | 210 | \$220,000 | \$160,400 | 0.73 | |

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| 102 | RESIDENTIAL CONDOMINIUM | | | | | | | | | | |
| 11/1/2002 | 12-1-140-0-007 | 3 FREEMAN ST | MARRA JANICE T | DAVIES RUSSELL C | C | Apt | 645 | \$220,000 | \$182,000 | 0.83 | |
| 1/22/2002 | 12-1-054-0-00B | 18 STANDISH ST | BASILE ROSEMARIE ET AL | LLOYD KEITH A ET UX | NC | Full Flr | 620 | \$220,000 | \$0 | | |
| 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 | \$220,000 | \$206,300 | 0.94 | |
| 5/16/2002 | 07-2-084-1-002 | 54 BRADFORD ST | MAXFIELD DAVID A | MUSE GREGORY S | SPC | Apt | 550 | \$220,000 | \$115,700 | 0.53 | |
| 7/8/2002 | 18-1-020-G-16B | 690 COMMERCIAL ST | UNIT 16B REALTY TRUST | MEDVESKAS RICHARD ET UX | E | Apt | 700 | \$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 | \$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 | \$224,900 | \$0 | | |
| 5/3/2002 | 18-1-014-0-00D | 4 BRADFORD ACRES RD | PARSONS RALPH ET AL | BERARDI JOANNE | SH | TH-Mid | 917 | \$225,000 | \$161,600 | 0.72 | |
| 9/16/2002 | 06-4-010-0-L04 | 147 COMMERCIAL ST | KW REALTY TRUST | BURRILL JAMES D | WW | Apt | 341 | \$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 | \$225,000 | \$165,900 | 0.74 | |
| 10/15/2002 | 12-4-108-A-509 | 176 BRADFORD ST | CURRY MICHAEL J | MULLAY DANIEL | MHW | Full Flr | 371 | \$225,000 | \$182,200 | 0.81 | |
| 12/17/2002 | 12-1-132-0-00F | 14 CENTER ST | SCHIFFMAN MARK E | HURTEAU VINCENT | C | Apt | 415 | \$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 | \$228,500 | \$157,300 | 0.69 | |
| 11/25/2002 | 13-2-010-5-E09 | 208 BRADFORD ST | PILLARD RICHARD C | HOUSE TERRY M | MHW | Apt | 525 | \$229,000 | \$205,000 | 0.90 | |
| 4/30/2002 | 19-2-004-5-05D | 945 COMMERCIAL ST | HOLQUIST BARRY S | BRAGG MARY ANN | BP | Apt | 750 | \$229,000 | \$169,300 | 0.74 | |
| 5/28/2002 | 05-3-017-1-003 | 28 COMMERCIAL ST | HANZES ROGER M | LIBBY JEFFREY S ET AL | FWE | Apt | 271 | \$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 | \$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 | \$234,000 | \$0 | | |
| 1/25/2002 | 18-1-020-1-01B | 690 COMMERCIAL ST | MESERLIAN JEAN H | STEARNS MAXINE E ET AL | E | Apt | 700 | \$235,000 | \$236,700 | 1.01 | |
| 5/1/2002 | 15-3-064-1-011 | 616 COMMERCIAL ST | REED PIERCE J ET AL | TENDLER BARRY ET UX | E | Apt | 640 | \$235,000 | \$202,400 | 0.86 | |
| 4/12/2002 | 07-4-053-1-004 | 27-29 COURT ST | LISBON REALTY TRUST | PARRITT TIMOTHY A | CL | Apt | 690 | \$235,000 | \$158,200 | 0.67 | |
| 9/19/2002 | 12-2-003-2-00H | 421 COMMERCIAL ST | ESTATE OF LILLIAN FERNANDEZ | SULLIVAN ANDREW M | EW | Apt | 210 | \$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 | \$239,000 | \$188,600 | 0.79 | |
| 10/21/2002 | 12-2-025-2-00C | 5 ARCH ST | FALCO MICHAEL J | MADDEN PETER T | C | Cottage | 301 | \$239,000 | \$181,700 | 0.76 | |
| 5/1/2002 | 12-4-134-2-00C | 30 BANGS ST | L'HEUREUX MICHAEL R | BERGER FREDRIC J ET AL | MHW | TH-Mid | 429 | \$239,000 | \$227,400 | 0.95 | |
| 7/1/2002 | 12-4-134-2-00D | 30 BANGS ST | PICCO ROBERT W JR | SCHWORM BRENDA L ET AL | MHW | TH-Mid | 433 | \$239,000 | \$228,400 | 0.96 | |
| 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 | \$240,000 | \$0 | | BURLEY 75% INT, POMPEII 25% INT |
| 1/3/2002 | 15-3-001-0-003 | 633 COMMERCIAL ST | PERDUE MOLLY ET AL | CUNNINGHAM MICHAEL ET AL | EW | Apt | 548 | \$240,000 | \$196,600 | 0.82 | |
| 12/13/2002 | 12-1-140-0-008 | 3 FREEMAN ST | KANE TIMOTHY J ET AL | TEMPLES PHILIP E ET UX | C | Apt | 545 | \$240,000 | \$201,900 | 0.84 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|------------------------------------|----------------|---------------------|-------------------------------|------------------------------|------|----------|-----------|-------------|--------------------|-----------|----------|
| 102 RESIDENTIAL CONDOMINIUM | | | | | | | | | | | |
| 3/29/2002 | 15-3-064-1-015 | 616 COMMERCIAL ST | FOLEY EDWARD H | WEISS KELLY A ET AL | E | Apt | 898 | \$240,000 | \$213,900 | 0.89 | |
| 6/28/2002 | 12-4-040-0-001 | 442 COMMERCIAL ST | NICKELSEN JANICE R | DONOVAN STEPHEN | E | Apt | 571 | \$242,500 | \$0 | | |
| 5/6/2002 | 12-4-040-0-003 | 442 COMMERCIAL ST | NICKELSEN JANICE R | BOWLES BETSY ELLIS ET AL | E | Apt | 535 | \$245,000 | \$0 | | |
| 3/27/2002 | 05-3-046-0-001 | 5-7 POINT ST | LIPSITZ FRANK H | OBRIEN JOHN ET AL | FWE | Apt | 520 | \$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 | \$245,000 | \$0 | | |
| 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 | \$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 | \$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 | \$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 | \$255,000 | \$206,200 | 0.81 | |
| 9/23/2002 | 18-1-014-0-00C | 4 BRADFORD ACRES RD | RODRIGUES JOHN-PAUL | PISANO CHARLES R ET AL | SH | TH-Mid | 797 | \$259,000 | \$156,200 | 0.60 | |
| 11/8/2002 | 12-4-099-1-002 | 5 BREWSTER ST | CHIN DALE F ET AL | BECHOK BRADLEY S | MHW | Apt | 515 | \$259,000 | \$0 | | |
| 11/4/2002 | 18-1-020-8-08C | 690 COMMERCIAL ST | LOPEZ MONSERRATE ET AL | DROLET PATRICIA A ET AL | E | Apt | 700 | \$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 | \$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 | \$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 | \$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 | \$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 | \$265,000 | \$0 | | |
| 4/22/2002 | 07-4-053-1-003 | 27-29 COURT ST | HALLIDAY KENNETH C | RUBIN SUELLEN | CL | Apt | 791 | \$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 | \$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 | \$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 | \$277,500 | \$204,100 | 0.74 | |
| 4/23/2002 | 06-4-150-0-00E | 136 COMMERCIAL ST | RAINBOW PARTNERS REALTY TRUST | SESSA CARL G ET AL | W | Full Flr | 507 | \$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 | \$283,700 | \$191,600 | 0.68 | |
| 7/10/2002 | 15-1-037-1-12A | 12 HOWLAND ST | MEADOWS WILLIAM R | COLUCCI THOMAS M | E | TH-End | 1,061 | \$285,000 | \$0 | | |
| 10/4/2002 | 18-1-020-H-17D | 690 COMMERCIAL ST | STAVOLA MARCIA G | JACKSON MARJORIE A ET AL | E | Apt | 700 | \$285,000 | \$236,700 | 0.83 | |
| 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 | \$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 | \$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 | \$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 | \$295,000 | \$211,700 | 0.72 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|------------------------------------|----------------|---------------------|--------------------------------|-----------------------------|------|----------|-----------|-------------|--------------------|-----------|----------|
| 102 RESIDENTIAL CONDOMINIUM | | | | | | | | | | | |
| 5/31/2002 | 18-1-025-0-00A | 3 THISTLEMORE RD | HOCHARD ROBERT D ET AL | BARRETT MICHAEL J | E | TH-End | 990 | \$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 | \$296,000 | \$194,800 | 0.66 | |
| 11/1/2002 | 09-2-003-0-004 | 89 RACE POINT RD | GAL CLAUDIA A | MCHENRY PETER A ET AL | NN | Apt | 1,200 | \$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 | \$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 | \$305,000 | \$0 | | |
| 5/10/2002 | 13-1-006-5-018 | 1 HENSCHKE LN | MALONE EDWARD | MEEHAN ROBERT S | NC | TH-End | 840 | \$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 | \$312,500 | \$0 | | |
| 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 | \$315,000 | \$230,200 | 0.73 | |
| 7/19/2002 | 12-3-033-B-208 | 8 OLD COLONY WY | DIPAOLA LUCY ET AL | GRAMAZIO PAUL J | NC | TH-End | 1,165 | \$315,000 | \$223,100 | 0.71 | |
| 8/27/2002 | 13-1-006-5-016 | 1 HENSCHKE LN | MALONE EDWARD | ELDRIDGE JAMES G JR | NC | TH-End | 840 | \$316,000 | \$0 | | |
| 4/29/2002 | 13-1-006-A-013 | 1 HENSCHKE LN | MALONE EDWARD | HOMES SIMON R ET AL | NC | TH-End | 1,162 | \$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 | \$319,000 | \$322,900 | 1.01 | |
| 11/18/2002 | 06-4-066-1-003 | 10A BRADFORD ST | WADE JERRY ET AL | BREDON RICHARD CHARLES | NW | Full Flr | 712 | \$320,000 | \$244,300 | 0.76 | |
| 4/4/2002 | 05-3-011-A-A08 | 12 COMMERCIAL ST | LITTLEFIELD BARBARA L | NAHACZEWSKI STEPHEN M ET AL | FWE | Apt | 1,146 | \$320,000 | \$303,100 | 0.95 | |
| 5/31/2002 | 06-3-005-2-00F | 38 CREEK RD | BURNS GREGORY S ET AL | LITWIN SHAREN | NW | Apt | 880 | \$320,000 | \$231,000 | 0.72 | |
| 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 | \$325,000 | \$0 | | |
| 10/15/2002 | 12-2-018-3-012 | 379 COMMERCIAL ST | TOD PATRICIA J | LAPALME PAULA ET AL | EW | Apt | 483 | \$329,000 | \$278,000 | 0.84 | |
| 12/10/2002 | 12-4-073-6-009 | 4-14 YOUNGS CT | YOUNGS COURT WEST REALTY TRUST | TAYLOR MARK A | E | Cottage | 870 | \$330,000 | \$0 | | |
| 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 | \$330,000 | \$251,600 | 0.76 | |
| 9/5/2002 | 06-4-069-0-003 | 23 MECHANIC ST | JAMES-SOMMER PATRICIA W ET AL | DESCOTEAUX STEVEN | NW | Full Flr | 656 | \$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 | \$332,500 | \$0 | | |
| 1/11/2002 | 12-1-084-3-00C | 21 CENTER ST | ANDERSON JAY C | BERNIER RICK T | NC | House | 940 | \$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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$349,000 | \$344,800 | 0.99 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|------------|--------------------------------|-----------------------|---|--------------------------------|------|----------|-----------|-------------|--------------------|-----------|---|
| 102 | RESIDENTIAL CONDOMINIUM | | | | | | | | | | |
| 6/17/2002 | 08-2-038-0-00B | 4 GEORGE'S PATH | MEADS KATHLEEN J | AHLERS JANICE K ET AL | NC | TH-End | 864 | \$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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$375,000 | \$0 | | |
| 7/15/2002 | 06-4-010-0-L05 | 147 COMMERCIAL ST | WEINBERG STANLEY | RHEA JAMES T | WW | Apt | 370 | \$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 | \$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 | \$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 | \$389,500 | \$339,100 | 0.87 | |
| 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 | \$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 | \$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 | \$393,500 | \$310,300 | 0.79 | |
| 10/2/2002 | 06-1-009-F-58A | 58 WEST VINE ST | EDGEWATER NOMINEE TRUST | YASKOFF JONATHAN A | MVH | TH-End | 1,215 | \$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 | \$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 | \$399,000 | \$0 | | |
| 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 | \$399,000 | \$0 | | |
| 11/5/2002 | 07-4-077-9-00O | 24 CAPT BERTIE'S WAY | GARY S SILVA TRUST | CHANNELL STEPHEN E ET AL | SPC | TH-End | 1,314 | \$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 | \$399,000 | \$0 | | |
| 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 | \$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 | \$412,500 | \$376,700 | 0.91 | |
| 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 | \$425,000 | \$380,600 | 0.90 | ONEILL 1/2 INT; SALERNO & SANDERS 1/2 INT |
| 3/29/2002 | 06-3-056-1-006 | 100 BAYBERRY AVE | BERNSTEIN ALAN S ET AL | LIPSITZ FRANK H | MVH | TH-Mid | 2,135 | \$425,000 | \$400,900 | 0.94 | |
| 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 | \$425,000 | \$0 | | |
| 7/1/2002 | 06-2-074-1-001 | 19 TREMONT ST | FLAX EMILY ET AL | AVRUCH STEVEN N ET AL | FWE | TH-End | 885 | \$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 | \$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 | \$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 | \$439,000 | \$326,300 | 0.74 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|------------------------------------|----------------|-----------------------|------------------------------|----------------------------------|-----------------|-----------|------------------|--------------------|-------------|---|
| 102 RESIDENTIAL CONDOMINIUM | | | | | | | | | | |
| 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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$469,000 | \$324,400 | 0.69 | |
| 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 | \$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 | \$475,000 | \$0 | | |
| 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 | \$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 | \$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 | \$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 | \$514,000 | \$0 | | |
| 4/16/2002 | 12-2-017-1-003 | 381-383 COMMERCIAL ST | CONNOLLY EDWARD T JR | RUSSELL CHERYL L ET AL | EW Apt | 810 | \$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 | \$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 | \$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 | \$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 | \$607,500 | \$0 | | |
| 3/25/2002 | 19-1-032-3-004 | 795 COMMERCIAL ST | CIRINO MARIA A | LYON CRAIG | EW House | 2,016 | \$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 | \$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 | \$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 | \$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 | \$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 | \$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 | \$1,095,000 | \$758,100 | 0.69 | |
| Averages for Class 102 | | | | | | | \$308,922 | \$168,080 | 0.80 | |
| 104 TWO-FAMILY RESIDENCE | | | | | | | | | | |
| 1/4/2002 | 09-2-023-E | 9 NELSON AVE | IZZO KATHLEEN | MAZOCHI DAVID | NN Raised Ranch | 6,397 | \$429,000 | \$368,500 | 0.86 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|---------------------------------------|------------|----------------------|----------------------------|---------------------------------|------|-----------|-----------|------------------|--------------------|-------------|--|
| 104 TWO-FAMILY RESIDENCE | | | | | | | | | | | |
| 11/20/2002 | 06-4-165 | 8 MONTELLO ST | BROWN SHEILA F | NEILY HILDA | W | Old Style | 3,430 | \$435,000 | \$357,400 | 0.82 | |
| 6/14/2002 | 12-3-003 | 14 CONWELL ST | ROBINSON LEE | LOMBARDI RICHARD A | NC | Old Style | 5,852 | \$450,000 | \$348,700 | 0.77 | |
| 6/24/2002 | 06-3-036 | 30 MECHANIC ST | CARTER KIRK ET AL | WONG TIN-CHEE | NW | Ranch | 3,056 | \$490,000 | \$356,700 | 0.73 | |
| 11/1/2002 | 12-1-109 | 11 JOHNSON ST | SALVADOR AGNES F | MOULTON DAVID | C | Old Style | 3,792 | \$595,000 | \$386,400 | 0.65 | |
| 11/18/2002 | 06-4-140 | 17 CARNES LN | COOK KARIN S | KASSEL PETER E ET AL | NW | Colonial | 5,204 | \$595,000 | \$379,200 | 0.64 | |
| 5/21/2002 | 06-2-072 | 4 NICKERSON ST | REIS MARY E | FLAX EMILY ET AL | FWE | Old Style | 3,889 | \$700,000 | \$403,100 | 0.58 | |
| Averages for Class 104 | | | | | | | | \$527,714 | \$371,429 | 0.72 | |
| 105 THREE-FAMILY RESIDENCE | | | | | | | | | | | |
| 7/31/2002 | 11-3-053 | 101 BRADFORD ST | ORAREO CHARLES RICHARD | BARRY TIMOTHY F | C | Old Style | 2,377 | \$407,500 | \$422,800 | 1.04 | |
| 7/2/2002 | 06-4-088 | 24 FRANKLIN ST | ESTATE OF NANCY A MAROTTO | PACHECO MANUEL | W | Old Style | 4,100 | \$460,000 | \$445,700 | 0.97 | |
| 5/13/2002 | 06-4-127 | 23 BRADFORD ST | REGO LORRAINE E | MCDERMOTT JAMES ET UX | W | Old Style | 4,797 | \$481,000 | \$481,000 | 1.00 | |
| 9/6/2002 | 12-1-070 | 27 STANDISH ST | BARANSKY MINDY | OCONNOR ROBERT J ET AL | NC | Colonial | 5,298 | \$635,000 | \$366,900 | 0.58 | |
| 9/20/2002 | 06-2-073 | 6 NICKERSON ST | POSEY JOHN ET AL | AANONSEN PAUL C | FWE | Cape | 3,567 | \$805,000 | \$537,000 | 0.67 | |
| Averages for Class 105 | | | | | | | | \$557,700 | \$450,680 | 0.85 | |
| 109 MULTIPLE RESIDENTIAL BLDGS | | | | | | | | | | | |
| 10/18/2002 | 12-1-075 | 7 STANDISH AVE | SILVA CUSTODIO J ET UX | LONG SHEILA D ET AL | NC | | 5,668 | \$475,000 | \$475,500 | 1.00 | |
| 5/10/2002 | 15-1-047 | 226 BRADFORD ST | HOLDEN WELTER B ET AL | BOWEN ALBERT L JR ET AL | E | | 4,034 | \$515,000 | \$538,000 | 1.04 | |
| 10/17/2002 | 12-2-060 | 412 COMMERCIAL ST | EGAN LEONA | HARRINGTON TIMOTHY | E | | 3,787 | \$550,000 | \$519,400 | 0.94 | |
| 7/22/2002 | 06-4-060 | 11 COTTAGE ST | COWNIE DOUGLAS H ET UX | CARTER KIRK A ET AL | FWE | | 3,945 | \$675,000 | \$420,700 | 0.62 | |
| 3/18/2002 | 12-1-053 | 16 STANDISH ST | WHITAKER WILLIAM A ET AL | FONTANA LAURENCE | NC | | 4,630 | \$800,000 | \$342,100 | 0.43 | |
| 5/29/2002 | 12-4-111-C | 15 STANDISH WAY | CASH CONNACHT ET AL | TOYLAND REALTY TRUST | MHW | | 8,768 | \$800,000 | \$732,400 | 0.92 | |
| 12/17/2002 | 15-1-074 | 522 COMMERCIAL ST | MCCURDY DANIEL P ET AL | GLEN ROAD REALTY TRUST | E | | 13,530 | \$1,345,000 | \$947,100 | 0.70 | |
| 4/24/2002 | 12-4-073 | 4-14 YOUNGS CT | YOUNG'S COURT REALTY TRUST | YOUNG'S COURT WEST REALTY TRUST | E | | 12,700 | \$1,500,000 | \$1,310,700 | 0.87 | |
| 5/17/2002 | 05-3-025 | 5-15 BRADFORD ST EXT | MOORS REALTY TRUST | RACE POINT RESIDENCE LLC | FWE | Other | 28,356 | \$1,900,000 | \$907,000 | 0.48 | 005-3-025 & 05-3-024 (COMBINED INTO 05-3-025 1/1/02) |
| Averages for Class 109 | | | | | | | | \$951,111 | \$688,100 | 0.78 | |
| 111 APARTMENTS - 4 TO 8 UNITS | | | | | | | | | | | |
| 3/29/2002 | 06-4-041-A | 7 COTTAGE ST | ROGERS EUGENIA R | GOLEMBESKI RICHARD B ET AL | FWE | Old Style | 4,142 | \$815,000 | \$501,200 | 0.61 | |
| Averages for Class 111 | | | | | | | | \$815,000 | \$501,200 | 0.61 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments | |
|--|----------------|--------------------|--------------------------|---------------------------------------|------|-----------|-----------|-------------------------------|--------------------|------------------|--|--|
| 130 DEVELOPABLE VACANT LAND | | | | | | | | | | | | |
| 6/18/2002 | 09-2-001-F | 64 RACE POINT RD | SULLIVAN BARBARA E ET AL | GIULIANO LOUISE B ET AL | NN | | 12,303 | \$150,000 | \$118,300 | 0.79 | | |
| 7/23/2002 | 06-3-076 | 64 BAYBERRY AVE | MEADOWVIEW HEIGHTS TRUST | PORCUPINE REALTY TRUST | MVH | | 12,313 | \$157,500 | \$138,900 | 0.88 | | |
| | | | | | | | | Averages for Class 130 | \$153,750 | \$128,600 | 0.83 | |
| 316 STORAGE | | | | | | | | | | | | |
| 1/3/2002 | 12-2-053-2-008 | 5-7 WASHINGTON AVE | SHULTZ PATRICIA R ET AL | 406 COMMERCIAL ST REALTY TRUST | E | | 244 | \$15,000 | \$15,700 | 1.05 | | |
| 10/30/2002 | 12-2-018-4-021 | 379 COMMERCIAL ST | HAPPY FISH CORPORATION | SILVA CHRISTOPHER | EW | | 123 | \$32,500 | \$9,400 | 0.29 | | |
| 10/30/2002 | 12-2-018-4-020 | 379 COMMERCIAL ST | HAPPY FISH CORPORATION | CAMMARATA FRANK A ET UX | EW | | 126 | \$33,000 | \$9,600 | 0.29 | | |
| 11/25/2002 | 12-2-018-4-023 | 379 COMMERCIAL ST | BENSON CASSANDRA ET AL | BOONE TORRENCE ET AL | EW | | 122 | \$75,000 | \$9,300 | 0.12 | | |
| | | | | | | | | Averages for Class 316 | \$38,875 | \$11,000 | 0.44 | |
| 325 SMALL RETAIL | | | | | | | | | | | | |
| 7/3/2002 | 12-2-018-2-19A | 379 COMMERCIAL ST | SHIMKO GEORGE M | MUMFORD MARY S | EW | | 180 | \$168,000 | \$147,700 | 0.88 | | |
| 6/28/2002 | 07-2-143-1-002 | 182 COMMERCIAL ST | PRESCRO INCORPORATED | MEILLEUR LARRY | C | | 413 | \$235,000 | \$225,400 | 0.96 | | |
| 12/30/2002 | 15-1-039 | 212 BRADFORD ST | STARK FRANCIS W JR ET UX | 212 BRADFORD ST NOMINEE TRUST | E | Cottage | 5,735 | \$420,000 | \$461,600 | 1.10 | | |
| 9/4/2002 | 12-1-008 | 351 COMMERCIAL ST | PALMS TO PINES INC | THOM & VIGLIOTTI NOMINEE REALTY TRUST | CW | Old Style | 820 | \$525,000 | \$279,000 | 0.53 | | |
| 8/30/2002 | 11-3-111-0-001 | 306 COMMERCIAL ST | PELAGIE INVESTMENTS INC | STEBLEIN EDWARD J | C | | 973 | \$687,500 | \$0 | | | |
| | | | | | | | | Averages for Class 325 | \$407,100 | \$222,740 | 0.87 | |
| 326 EATING AND DRINKING ESTABLISHMENT | | | | | | | | | | | | |
| 1/11/2002 | 12-1-002-1-004 | 355 COMMERCIAL ST | WILSON ELIZABETH S ET AL | 353-4 COMMERCIAL ST REALTY TRUST | CW | | 564 | \$200,000 | \$197,000 | 0.99 | | |
| | | | | | | | | Averages for Class 326 | \$200,000 | \$197,000 | 0.99 | |
| 337 PARKING LOT | | | | | | | | | | | | |
| 5/17/2002 | 05-3-024 | 15 BRADFORD ST EXT | MOORS REALTY TRUST | RACE POINT RESIDENCE LLC | FWE | | 7,405 | \$1,900,000 | \$113,300 | 0.06 | 005-3-025 & 05-3-024 (COMBINED INTO 05-3-025 1/1/02) | |
| | | | | | | | | Averages for Class 337 | \$1,900,000 | \$113,300 | 0.06 | |
| 361 ART GALLERY | | | | | | | | | | | | |
| 12/9/2002 | 11-3-058-1-001 | 89 BRADFORD ST | STEBLEIN EDWARD J | BURROWS JOHN | C | | 525 | \$155,000 | \$127,700 | 0.82 | | |
| | | | | | | | | Averages for Class 361 | \$155,000 | \$127,700 | 0.82 | |

| Deed Date | MAP | Property Address | Grantor | Grantee | Nbhd | Style | Area (sf) | Sales Price | FY 2002 Assessment | A/S Ratio | Comments |
|-----------|-----|------------------|---------|---------|------|-------|-----------|-------------|--------------------|-----------|----------|
|-----------|-----|------------------|---------|---------|------|-------|-----------|-------------|--------------------|-----------|----------|

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 |