

Kingston Property Sales
August, 2017

Rec. Date	Vol.	Page	Map	Lot	Grantor	Grantee	Property Address	Acreage	Use	Zone	Style	Br/ Bath	Approx. SF Finished Area	Year Built	Price	Assessed Value (F.V.)	Assess/Sale Ratio
08/01/2017	5840	1967	U8	1-2	Smith, Gladys M - TR	Sullivan, Karen A 2 Lantern Lane Kingston, NH 03848	2 Lantern Lane	N/A	Residential Condo	RR-Aq	Res Condo	1/1	870	2002	127,400	116,900	92%
08/01/2017	5840	2196	R4	20-28	Dept. of Housing & Urban Dev.	Clampa, Dustin 32 Pillsbury Pasture Road Kingston, NH 03848	32 Pillsbury Pasture	7.42	Residential	SFR-Aq	2S Colonial w/Attached Gargate	4/2.5	2,980	1998	405,000	359,000	89%
08/01/2017	5840	2378	R30	55	Schea, Kevin & Caroline A	Murabito, Anthony D & Lauren R. A. 37 Rockrimmon Road Kingston, NH 03848	37 Rockrimmon Rd	1.7	Residential	SFR-Aq	1.75S Cape w/Attached Garage	5/2	3,139	1968	388,000	301,300	78%
08/03/17	5841	2638	R7	20-41	Augusta, Robert & Valencia	GRSW Stewart Real Estate Trust 3000 Mill Creek Avenue Alpharetta, GA 30022	18 Colby Rd	2.38	Residential	SFR	2S Gambrel	3/2.5	1,913	1984	317,700	264,000	83%
08/03/17	5841	2643	R7	20-41	GRSW Stewart Real Estate Trust	Brown, Derrick J & Jennie R 3A Pine Street Stoneham, MA 02180	18 Colby Rd	2.38	Residential	SFR	2S Gambrel	3/2.5	1,913	1984	317,700	264,000	83%
08/04/17	5842	588	R33	27-33	Trendezza, LLC	Mucha, Lisa Mary 2105 Hunsberger Drive Limerick, PA 19468	27 Castle Court	N/A	Residential Condo	RR-Aq	Res Condo				324,533	N/A	N/A
08/07/17	5842	1730	U10	8	Albert, Ruth	Doyle, Daniel G & Sandi D 156 Main Street Kingston, NH 03848	156 Main Street	7.97	Residential	HD1-Aq	2.5S Colonial	4/2	5,310	1774	525,000	432,756	82%
08/08/17	5843	0455	R19	4	Devine, Tracy S	Keller, Douglas S Jr, Douglas S Sr & Joanne M Main Street Kingston, NH 03848	35 Main Street	1.7	Residential	SFR-Aq	1.5S Conventional w/attached garage	2/1	1,755	1947	175,000	179,000	102%
08/11/17	5844	0656	R31	2-2	Labbe, Doris B	Kulpa, Tiffani & Michael Melanson 56 North Road Kingston, NH 03848	56 North Road	1.99	Residential	SFR	2S Colonial	4/2.5	2,670	1990	355,000	288,100	81%
08/14/17	5844	1663	R35	38	Chamberlain, David & Erin	Lucey, John Redmond, III Maloney, Beatrice Juliette 7 Lucien Avenue Kingston, NH 03848	7 Lucien Avenue	0.9	Residential	SFR-Ag	1S Ranch w/ Attached Garage	3/2	1,734	1965	245,000	197,100	80%
08/14/17	5844	2414	R33	27-34	Trendezza, LLC	Cotoni, Michael A Jr. & Heidi L 225 Westminster Avenue Watertown, MA 02472	29 Castle Court	N/A	Residential Condo	RR-Aq	Res Condo				321,900	N/A	N/A
08/15/17	5844	2595	R33	20	J & M Realty Trust	Newton, Amy L Farrell, Jeffrey H 210 Fremont Road Sandown, NH 03873	54 Church Street	1.1	Vacant	RR-Aq (some C-III Uses)					100,000	69,700	70%
08/15/17	5845	0768	U3	90	Cox, Roland O	Dibartolomeo, Darren & Rosemary 20 Lakeview Drive Lynnfield, MA 01940	10 Babscott Lane	0.2	Residential	RR-Aq	1S Ranch	1/1	1,913	1962	175,000	177,100	101%
08/17/17	5845	2101	U8	1-23	Williams, Doris L Trust	Johnson, John J 74 Pond Street Newton, NH 03858	23 Lantern Lane	N/A	Residential Condo	RR-Aq	1S Condo w/ Garage Rights	1/1	870	2001	124,000	116,100	94%
08/18/17	5846	0707	R37	20	Bakes, William S	Woekel, Joseph & Kathy 3 Grand View Terrace Kingston, NH 03848	3 Grandview Terrace	1	Residential	SFR-Ag	1S Ranch w/ Attached Garage	2/1.5	877	1960	295,000	229,400	78%
08/18/17	5846	1346	R33	27-26	Trendezza, LLC	Pottle, Oliver Barlow, Robert & Cynthia 7 Partridge Circle Salem, NH 03079	11 Castle Court	N/A	Residential Condo	RR-Aq	1S Condo w/ Garage Under	2/2	2,010	2017	328,300	N/A	N/A
08/21/17	5846	2594	U2	23	Crescentini, Edo (Heirs)	Wardwell, Andrew 6 Maple Street Kingston, NH 03848	6 Maple Street	0.1	Residential	RR-Aq	1S Ranch	3/1.5	1,261	1955	172,000	154,000	90%
08/22/17	5847	1041	R35	45-17	Rieker, Christian B & Tracey	Apicella, James D & Janell L 22 Washington Way Kingston, NH 03848	22 Washington Way	3.05	Residential	SFR-Aq	2S Colonial w/Attached Gargate	4/2.5	3,439	1987	375,000	358,600	96%
08/24/17	5848	103	U3	83	Sylvester, Kenneth R	Rogers, Tara 5 Dulcie's Point Road Kingston, NH 03848	5 Dulcie's Pt. Rd.	0.2	Residential	RR-Aq	1S Ranch	3/1.5	1,007	1960	185,000	141,400	76%
08/25/17	5848	0585	R12	13	Bibeau, Scott & Sylvia	Lind, Dale & Natasha 29 Mill Road Kingston, NH 03848	29 Mill Road	0.7	Residential	RR-Aq	2S Gambrel	3/2.5	1,929	1985	281,500	217,000	77%

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08/25/17	5848	1629	R33	27-30	Trendezza, LLC	Driggs, Barry L & Susan Gillia 21 Castle Court Kingston, NH 03848	21 Castle Court	N/A	Residential Condo	RR-Aq				2017	37,670	N/A	N/A
08/29/17	5849	1118	R35	45-18	Phillips, Susan C	Hilfer, Linnhardt N 49 Greenfield Road Westport, MA 02790	20 Washington Way	2.89	Residential	SFR-Aq	2S Colonial w/Garage Under	3/2.5	3,087	1992	355,000	334,200	94%
08/29/17	5849	1481	R7	20-38	Lemire, Marlete E - TR	Erickson, Jonathan R 24 Colby Road Kingston, NH 03848	24 Colby Road	3.2	Residential	SFR	2S Gambrel	4/2	1,737	1985	292,000	214,800	74%
08/30/17	5849	2456	R39	25	Bender, Richard L & Nancy L	Seaman, Arthur E & Melanie Spearman 3 Schooner Landing Hampton, NH 03842	6 Riverwood Rd	1.3	Residential	SFR-Ag	1.75S Gambrel w/ Attached Garage	3/2	2,761	1973	389,000	306,600	79%
08/31/17	5850	1014	R22	32	Crosby, John Jr	Kali, Robert 26 Chase Island Road Atkinson, NH 03811	19 Page Road	1	2-Family Residential	RR	2S Conventional	8/4	5,401	1960	175,000	341,700	195%
08/31/17	5850	1396	R11	23-3	CMS Sullivan, Inc.	Miele, David & Karen-TR 5 Mill Road Kingston, NH 03848	5 Mill Road	3.77	New SF Res	RR-Aq				2017	424,000	n/a	N/A