August 2019 Kingston Property Sales

Rec. Date	Vol.	Page	Map	Lot	Grantor(s)	Grantee(s)	Property Address	Acreage	Use	Zone	Style	Br/ Bath	Approx. SF Finished Area	Year Built	Price	Assessed Value (F.V.)	Assess/Sale Ratio
08/01/19	6022	2742	U3	43	Curtis, Alexandra N.	Spinney, Derek R.	20 Circuit Drive	0.2	1F Residential	RR-AQ	1.0 S Frame Ranch	2/1	890	1960	180,000	159,200	88%
08/01/19	6022	2979	R35	27	Medeiros, Fernando E.	Fitzpatrick, Sarah A. & Vincent	14 Independence Avenue	0.8	1F Residential	SFR-AGR	1.75 S Frame Salt Box	3/2	2206	1975	365,000	299,800	82%
08/02/19	6023	590	R25	1-1	Zajas, Kevin M.	Clark, Jacqueline & Bryan	71 Ball Road	2.01	1F Residential	SFR	2.0 S Frame Gambrel	3/1.5	2287	1983	343,000	308,600	90%
08/05/19	6023	1388	U4	223	Nathan, Evelyn J., Trustee	Lambert, Jesse M.	15 Great Pond Road	0.4	1F Residential	SFR	1.0 S Frame Ranch	2/1	1095	1950	186,000	166,900	90%
08/12/19	6025	1262	R23	49-2	Guerin, Jillian N.	Ciuffetti, Suzanne M. & Michael J. 265 Kingston Road Danville, NH 03819	2 Long Pond Road	0.84	1F Residential	RR-AQ	Vacant				394,933	4,600	1%
08/14/19	6025	2995	R20	9B-13D	Patten, Jennifer L.	Mulcahy, Fiona M.	14D Folly Brook Terrace	0	1F Residential	RR-AQ	1.75 S Frame Condo	1/1.5	1221	1995	214,933	196,900	92%
08/14/19	6026	614	U4	68	Connell, Anthony J.	Connell, Linda & Lawrence, Co-Trustees Lawrence Connell Revocable Trust 720 Central Road, PO Box 206 Rye Beach, NH 03871	29 Fourth Street	0.25	1F Residential	SFR	1.0 S Frame Camp	1/1	821	1950	105,000	114,300	109%
08/16/19	6026	2432	R24	5C	Caillouette, Edmund J., Heirs	Perna, Kelly L. & Michael A.	54 Ball Road	5.95	1F Residential	SFR	1.0 S Frame Ranch	3/2	1768	1987	349,933	274,700	79%
08/16/19	6027	258	R33	8	Consentino, Philip J. & Maureen B.	Gabor, Maureen B.	5 Dolliver Lane	0.4	1F Residential	SFR-AQ	1.75 S Frame Cape	2/1.5	2045	1972	261,533	262,100	100%
08/16/19	6027	459	R37	28	Vitkauskas, Ann	Doyle, Kara	99 Exeter Road	0.8	1F Residential	SFR-AGR	1.5 S Frame Cape	3/1	1858	1930	326,000	244,600	75%
08/19/19	6027	1692	R15	22	Brigham, Ranald J. & Amy P.	Chenevert, Ryan E. & Dylan P.	93 New Boston Road	4.5	1F Residential	RR-AQ	2.0 S Frame Colonial	3/1.5	2003	1997	325,000	330,000	102%
08/19/19	6027	1723	R3	4-LU4008	Valenti, Charles H. & Nancy A.	Plante, Sharon, Trustee	16 Bent Grass Circle	0	1F Residential	C3-AQ	1.5 S Frame Condo	2/2.5	2344	2014	360,000	381,000	106%
08/20/19	6027	2604	R7	20-38	Erickson, Jonathan R.	Walfield, Christopher & McRae, Kimberly	24 Colby Road	3.2	1F Residential	SFR	2.0 S Frame Gambrel	4/2	1737	1985	338,000	268,000	79%
08/29/19	6031	363	R39	39	Houghton, Katherine E., Trustee	Ames, Dale D. & Morgen N.	51 Little River Road	1.2	1F Residential	HD2	2.0 S Frame Farm House	6/2.5	5171	1819	497,533	488,800	98%
08/30/19	6031	1446	U4	100	Hayes, Kathryn L.	Second Empire Homes, LLC 17 Route 125, Unit 17 Kingston, NH 03848	66 Great Pond Road	0.1	1F Residential	SFR	Vacant				40,000	52,500	
			U4	101	Hayes, Kathryn L.	Second Empire Homes, LLC 17 Route 125, Unit 17 Kingston, NH 03848	17 First Street	0.2	1F Residential	SFR	1.0 S Frame Camp	2/1	568	1950		100,200	
																152,700	382%
08/30/19	6031	1590	U2	26	Bouzianis, Dena	Curtis, Alexandra & Ouellette, Keith	9 Maple Street	0.2	1F Residential Waterfront	RR-AQ	2.0 S Frame Convention	3/2	1907	1970	254,000	258,800	102%
08/30/19	6031	2633	R35	45-21	Delloue, Pascal & Catherine	MacDonald, Kevin M. & Melanie A.	14 Washington Way	1	1F Residential	SFR-AQ	2.0 S Frame Colonial	4/2.5	2712	1985	494,933	413,200	83%