

LA3	DATE RANGE FOR 101(single family) & 102 (Condos) is 1/1/18-12/31/18	FY 2020 SALES				(NAL)sale code blank								
Sale Date	Parcel ID	Seller	Buyer	street #	Altern	Street Name	all other sales 7/1/17-6/30/19	Prop Typ	is qualified	NAL Code	Sale Price	Assessmen	Proposed Val	As Ratio
								type id						
07/12/2018	004-003	LEWIS CHRISTIAN G & LAURA C	STREET JAMES & TRACEY	0		NORTH ST		132		G	550000	83500	83500	0.15
01/03/2018	016-033	LABRIOLA MICHAEL & BRIDGET	LABRIOLA LAURA LIPTAK	21		21 KIWANIS BEACH RD		101		H	180668	304800	319900	1.77
01/05/2018	005-020.27	PAGE CYNTHIA & DOYLE MARGARET	BURRITT JACKSON & AMY	17		17 HOWARTH DR		101			615000	584100	602400	0.98
01/05/2018	035-009.02	UPTON TOWN OF	BUTLER SCOTT	3		3 OAK DR		101		E	130000	218500	659900	5.08
01/08/2018	031-021	BROWNING A J & LORNA C	BERGER RUSS H & SHERRY I	117		117 SOUTH ST		101		O	880000	849800	1027800	1.17
01/11/2018	032-011	DEERY MARY K	ENGEL NATHAN & SPRAGUE DANIELL	149		149 CHESTNUT ST		101			400000	441100	424800	1.06
01/26/2018	024-064	BUTLER SCOTT	BINDER JAMES & SINEAD	78		78 MENDON ST		101			550000	457400	461600	0.84
02/01/2018	201-027	SHANGLE SUSAN L	MANDOZZI MICHAEL J	30		30 CHURCH ST		101			255000	244100	256100	1.00
02/02/2018	015-098.03	VAN KLEECK P KENNETH & BRENDA L	LEVY DANA P & HOWARD A	41		41 SCHOOL ST		101		F	520000	476600	480300	0.92
02/09/2018	012-078	FRISWELL DAVID R & JEANNE C	CAPPADONA JOHN JR & LEORA K	18		18 FOREST ST		101			324900	313100	295200	0.91
02/21/2018	204-027	PETERSON JEB R & ANITA	BADEN LANCE & KATHERINE	4		4 BRETON ROAD		101			440000	373100	377100	0.86
09/12/2017	015-066.01	LANE AMY	LUEDERS GREGORY & KIM	4		WESTBORO RD		106		V	275000	23800	23200	0.08
02/26/2018	002-032	MORROW WILLIAM III	LARSON KURT & HIGGINS DANIELLE	336		336 WESTBORO RD		101			350000	390500	380000	1.09
03/01/2018	024-038.06	MORGAN BRIAN & OLIVEIRA NICOLE	PETEL MATTHEW & LAMBERT JAMIE	35		35 MENDON ST		101			400000	379900	378500	0.95
03/06/2018	013-015.U28	LLD LAND DEVELOPMENT CORP	BROOKS DAVID W & JEANNIE	3		3 CRANBERRY CIR		102			574382	524100	532300	0.93
03/06/2018	203-026	MAPLE RIDGE REALTY INC	GOMES ADRIANO & VERONICA	1		6 HARTFORD AVE SOUTH		101		P	515000	508600	525900	1.02
03/09/2018	202-079	CARTER RODNEY D (LIFE ESTATE)	CRONIN PAUL & DENISE	15		PLEASANT ST		101			278000	301700	327400	1.18
03/12/2018	005-038.02	HOELL EDWARD F JR & DARA R	LUCK GAIL J	28		SOUTHBORO ST		101			190000	175400	208300	1.10
07/10/2018	015-118	FERRIS JAY C & KAREN L	FERRIS JASON & MOONEY ERYN	58		SCHOOL ST		104		A	290000	298600	324900	1.12
12/05/2017	015-119	SMART DEVELOPMENT LLC	BENOIT STEPHEN P	2		CROSS ST		959			135000	425200	495600	3.67
06/14/2018	015-119	BENOIT STEPHEN P	ADVOCATES INC	2		CROSS ST		959		K	559000	425200	495600	0.89
06/29/2018	015-124.02	MCKINNEY PATRICK & HEIDI	ZINK NORA	0		120 HIGH ST		132		V	209900	1800	2000	0.01
03/16/2018	002-014	V & J LLC	FINLAYSON LARA & JAMES	230		230 NORTH ST		101			420000	416400	435100	1.04
12/29/2017	015-149	BOUTHLETTE OMER A & LORRAINE	HARDING PAUL D	0		25 CHRUCH ST		131		V	232500	14900	14800	0.06
03/16/2018	023-032	ORBISON CORP	ALCORN ANDREW & SARAH	2		2 MAYFLOWER DR		101			594900	559100	584700	0.98
03/19/2018	032-002.12	COTTON ROBERT & MICHELLE	KUMAR ANIMESH & OCONNOR KRISTI	7		7 GOSS POND RD		101			620000	659200	671400	1.08
03/21/2018	002-029	F&D CENTRAL REALTY CORP. INC	EARLY JANET K	106		106 RIDGE RD		101			529900	559400	583500	1.10
03/22/2018	201-036.1E16	WILION HAROLD	COTTON ROBERT J	16		16 FIELDSTONE ST		102			250000	270800	246000	0.98
03/23/2018	025-020	VARNOLD WILLIAM & CHRISTINA	FAHMY KHALED & MARIAN ADEL NES	98		98 GROVE ST		101			365000	333800	354200	0.97
03/23/2018	203-101	MORRISSEY JOHN F	SCHRAFFT PETER	88	A	88 A MAIN ST		101			214000	223900	223300	1.04
03/28/2018	015-053	GARCEAU RAYMOND & JULIE	HAN JIE & CHEN POH LEE	106		106 HIGH ST		101			250600	258100	261500	1.04
03/30/2018	013-021	DALEY SHARON	YILMAZ BURAK & KING SARA	58		58 EAST STREET		101			378900	332800	329500	0.87
03/30/2018	029-020	THE BRANEY REALTY TRUST	PLOTKIN FILIPP & ALENA	6		6 PLUMBLY RD		101			530000	558900	559200	1.06
04/04/2018	201-100	BENOIT STEPHEN P	CONNORS JOHN & KATHLEEN	33		33 SCHOOL ST		101			489900	471500	472300	0.96
04/05/2018	032E-075	CAPISTRAN MAURICE & PAULINE A	BROHM MICHAEL E	59		59 SHORE DR		101			240000	263600	252700	1.05
04/11/2018	201-132	LANGIN JAME E & KATHLEEN M	LACASSE DANIEL & MEGHAN	6		6 SCHOOL ST		101			440000	334700	375800	0.85
04/11/2018	202-009	LIND MICHAEL ROBERT NEIL	HOOD DANIEL	30		30 STATION ST		101			375000	302200	302900	0.81
04/17/2018	013-015.U11	LLD LAND DEVELOPMENT CORP	DALY MICHAEL F & SUSAN L	55		55 ROCKWOOD LN		102			529034	466800	476000	0.90
04/27/2018	035-033	DEVRIES ROSANNE P	FINN ARKADIY & EMILY	168		168 SOUTH ST		101			659900	605200	628600	0.95
04/30/2018	002-005	CRONIN MELISSA & STEPHEN	WILLIAMS TIMOTHYP	236		236 NORTH ST		101			615500	617600	634500	1.03
04/30/2018	016-091	RICHARDS JOHN A & LOUISE TRUS	BRODERICK MARTIN	41		41 TAFT ST		101			421900	388300	409100	0.97
05/01/2018	005-020.10	HENTZ JAMES & YARA	SAYER STEVEN & SUSAN	20		20 FRANCIS DRIVE		101			642500	627400	643300	1.00
05/01/2018	031-042	DESILETS BARRY P & VIOLET E	ONEIL SEAN & AMANDA	6		6 GREEN LN		101			626000	538200	560700	0.90
05/01/2018	202-003	WADEHUL KEITH R & SUSAN F	CRONIN MELISSA	4		4 STATION ST		101			382500	297200	298000	0.78
05/07/2018	019-092.26	THOMAS JEFFREY J & LAURA J	VEERAIAH CHANDRAKALA C &	7		7 DAIRY DR		101			630000	609400	605600	0.96
05/08/2018	008-003	TROTTE ROBERT & FERRY CARA	MERRELL ROBERT & DOUGHERTY KAT	32		32 NORTH ST		101			460000	449300	456900	0.99
05/10/2018	201-090	BIEDRZYCKI JOSEPH L 1/2 INT &	CAMPBELL JENNIFER C	11		11 MAIN ST		101		O	150000	249300	269400	1.80
05/11/2018	013-015.U16	LLD LAND DEVELOPMENT CORP	RUSSCOL FRED & DIANE	45		45 ROCKWOOD LN		102			572031	532700	543500	0.95
05/15/2018	013-015.U42	LLD LAND DEVELOPMENT CORP	SMITH STEVEN & CHERYL	54		54 ROCKWOOD LN		102			552794	520200	530700	0.96
05/16/2018	014-044.02	TOBIN HATHAWAY LINDA	SCHAFFER DOROTHY &	49		49 OLD GRAFTON RD		101			589900	542100	559600	0.95
05/17/2018	014-084	MAZZONE JOHN M & DENISE E	MEYER JENNIFER	2		2 MEADOW DR		101			594000	484300	501200	0.84
05/17/2018	022-037.04	PRESSWOOD JACQUELINE	CANO SAMUEL & MAFIOLETTI PATRI	173		173 EAST ST		101			540000	510800	534900	0.99
05/29/2018	201-007	SMITH RAYMOND & SANTELICES MAR	GOULET ERIC & SANTELICES JACQU	30	A	30 FISKE AVE		101			225000	242900	235300	1.05
05/30/2018	013-015.U13	LLD LAND DEVELOPMENT CORP	CANBY LAURA A	51		51 ROCKWOOD LN		102			573955	480600	488400	0.85

Sale Date	Parcel ID	Seller	Buyer	street #	Altern Street Name	type id	NAL Code	Sale Price	Assessmen	Proposed Val	As Ratio
05/30/2018	202-131	PERRY JUDITH	ROSA WALISON & ROSEANE	27	27 GROVE ST	101		273000	275500	279900	1.03
06/07/2019	021-032	AMES GAIL,TARA & SHACKLETON D	BERTNELL REALTY INC	0	126 OAK ST	131	V	180000	74600	77000	0.43
05/30/2018	203-125.08C	UNION EXCHANGE LLC	PATEL VIJAYKUMAR & HIRAL	27	27 KNOWLTON CIR	102		360000	293400	343000	0.95
05/31/2018	021-063	LAMBERT ARMAND A & MARSHA J	NIRO DANA & CRYSTAL	12	12 PEARL ST	101		445000	366100	373800	0.84
06/01/2018	202-039	BERTNELL REALTY INC	COTTON MICHELLE M	20	20 PLEASANT ST	101		339000	232300	273400	0.81
06/05/2018	203-089.24	HAMLET DARREL & CAMILLE M	TRUMPIS TODD	11	11 FLORENCE CIR	101		539000	443500	458100	0.85
06/08/2018	002-004.01	M&T BANK	MCELLIGOTT BRIAN	216	216 NORTH ST	101	S	435900	497200	515700	1.18
06/08/2018	005-009	CHIRCO LAND DEVELOPMENT INC	BASAMULA NICHOLAS & DIANA	168	NORTH ST	101		635000	612200	626500	0.99
06/11/2018	015-096	CARON ALAN &SUSANNE M SKINNER	HENNESSY LISA THORNTON	20	20 NORTH MAIN ST	101		426000	364900	402500	0.94
06/14/2018	024-019.05	KANE EVAN J & JENNIFER E	CIARMAICOLI ANTHONY & COURTNEY	10	10 JOSIAH DR	101		460000	414300	431400	0.94
06/15/2018	017-011.01	PROPHET KRISTEN A	FEENEY JAMES M & HEATHER S	82	82 TAFT ST	101		559900	488000	480000	0.86
06/20/2018	012-033	THAYER 10 NOMINEE REALTY TR OF 2016	LIANG ZHU & WANG GU	13	13THAYER ST	101		527000	500600	523000	0.99
02/28/2019	021-118.01	ROUTE 140 REALTY TRUST	ASHLAND-CHESTNUT REALTY LLC	0	MILFORD ST	130	V	3100000	161600	185700	0.06
02/28/2019	021-118.02	ROUTE 140 REALTY TRUST	ASHLAND-CHESTNUT REALTY LLC	0	MILFORD ST	130	V	3100000	157900	181400	0.06
06/28/2018	032-028.06	MOSCA LIVING TRUST	GROSS HEATHER & STEPHEN	34	34 JUNIPER RD	101		630000	576600	587000	0.93
06/29/2018	005-020.22	PATIL SHIVAKUMAR C	HANLEY SEAN & LAILA	27	27 HOWARTH DR	101		621000	582100	599700	0.97
02/28/2019	021-135	ROUTE 140 REALTY TRUST	ASHLAND-CHESTNUT REALTY LLC	0	120 QUARRY DR	131	V	3100000	247400	252500	0.08
06/29/2018	015-060	MCKINNEY PATRICK R &	ZINK NORA	120	120 HIGH ST	101	V	209900	226100	250400	1.19
06/29/2018	024-013	LUCAS JOHN	MENCOBONI KRISTIAN & SUSAN	53	53 MAPLE AVE	101		499000	450300	469000	0.94
06/29/2018	024-038.03	COREY JOSEPH P JR & CHRISTINE	PARREIRA BEATRIZ J	56	56 PLEASANT ST	101		365000	336600	344600	0.94
02/09/2018	022-010.05	SARAIVA MANUEL R	D & F AFONSO BUILDERS INC	47	189 MAIN ST	106	O	159000	175500	198500	1.08
07/03/2018	202-045	EATON JOHN M TRUSTEE	ST ANDRE JULIE RENEE	18	18 WARREN RD	101		261900	250100	266400	1.02
07/05/2018	023-036.U1	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	1	SHANNON WAY	102	V	900000	0	362700	0.40
07/05/2018	023-036.U137	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	12	SHANNON WAY	102	V	900000	0	299400	0.33
07/16/2018	022-030.01	High Acres Farm -CHR REALTY TR	WINSHMAN PAUL R & KIMBERLY J	150	GLENVIEW ST	130		200000	172100	197700	0.99
07/11/2018	022-030.07	High Acres Farm -CHR REALTY TR	VICHARE MAHENDRA	103	CHRISTIAN HILL	130		230000	172300	197900	0.86
07/05/2018	023-036.U138	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	10	SHANNON WAY	102	V	900000	0	323600	0.36
07/05/2018	023-036.U139	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	8	SHANNON WAY	102	V	900000	0	356900	0.40
09/15/2017	022-053	WHITEWOOD DEVELOPMENT CORP	UPTON TOWN OF	0	1 MAIN ST	936	H	215250	228300	259500	1.21
07/05/2018	023-036.U2	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	3	SHANNON WAY	102	V	900000	0	398400	0.44
07/05/2018	023-036.U3	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	5	SHANNON WAY	102	V	900000	0	373900	0.42
07/05/2018	023-036.U4	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	7	SHANNON WAY	102	V	900000	0	355700	0.40
07/05/2018	023-036.U5	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	9	SHANNON WAY	102	V	900000	0	367500	0.41
07/05/2018	023-036.U6	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	11	SHANNON WAY	102	V	900000	0	372400	0.41
07/05/2018	023-036.U7	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	13	SHANNON WAY	102	V	900000	0	157100	0.17
07/05/2018	023-036.U8	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	15	SHANNON WAY	102	V	900000	0	117900	0.13
07/05/2018	023-036	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	0	HARTFORD AVE S	130	V	900000	394200	394200	0.44
07/05/2018	023-036.U9	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	17	SHANNON WAY	102	V	900000	0	151700	0.17
07/05/2018	023-036.U123	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	1	CADEN CT	106	V	900000	0	27000	0.03
07/05/2018	023-036.U124	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	3	CADEN CT	106	V	900000	0	27000	0.03
07/05/2018	023-036.U125	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	5	CADEN CT	106	V	900000	0	27000	0.03
07/05/2018	029-044	MITCHELL ERIC C	FERENCZY JAMES J & JENNIFER M	98	98 SOUTH ST	101		403000	341600	363000	0.90
07/13/2018	024-019.41	KRASNECKY DAVID & CINDY C	VAILLANCOURT KEVIN J & RACHEL	6	6 HENRY`S PTH	101		495000	441300	457300	0.92
07/16/2018	203-032	ULIAMO CORINNE & JOSEPH	PURKIS MARK A & STEPHANIE M	10	10 HARTFORD AVE SOUTH	101		345000	321100	349200	1.01
07/17/2018	008-050.05	RITTS DANIEL A &	DECOSTA ROBERT J & ROSE T	5	5 BRADISH FARM RD	101		549000	490700	501600	0.91
07/19/2018	010-004.01	MITCHELL TERRI & HOLSAPPLE E.	WOLDORF NICHOLAS & KRISTINA	50	50 ORCHARD ST	101		585000	549100	556700	0.95
07/20/2018	009-001	GOODALE AARON IV & TRINA	KNOX ROBERT & STACEY	16	16 THAYER ST	101		550000	470800	493900	0.90
07/27/2018	007-044.01	STREET JAMES & TRACEY	WOOD MATTHEW & MARCHETTA ALEXANDRA	0	5 KENSINIGTON WAY	101		860000	883000	834100	0.97
07/05/2018	023-036.U50	VANBOSSUYT RUFIN JR	PULTE HOMES OF NEW ENGLAND LLC	46	SIENNA CIR	999	V	900000	0	394200	0.44
07/27/2018	011-029	RANKINS RICHARD	HORAN KENNETH W	39	90 HIGH ST	101		135000	218100	623500	4.62
07/27/2018	013-015.U58	LLD LAND DEVELOPMENT CORP	MCAREE RICHARD D & ALLISON I	2	2 ROCKWOOD LN	102	0	610634	533700	536200	0.88
07/30/2018	005-020.44	HOODA SIMMI & MITTAL SUMIT	SHANKAR NEELAABH & BHUMIKA	17	17 FRANCIS DR	101		690000	642000	656600	0.95
07/30/2018	029-030	TADDEI JOHN & ROSEMARIE	BURDZEL NANCY & BRYAN J	26	26 PLUMBLY RD	101		545000	566000	566500	1.04
07/31/2018	015-006.25	KELLEHER TIMOTHY	STISI RHONDA	1	1 JONATHANS WAY	101		635000	525500	541800	0.85
08/01/2018	029-078.03	TRAVERS JANICE SPENCER	PERRY EDWARD & MEAGHAN	108	108 CHESTNUT ST	101		525000	533800	558400	1.06
08/01/2018	035-023	THE GEORGE JOSEPH JR REVOC. TR	NOORJANIAN GREGORY & JENNIFER	34	34 OAK DR	101		574000	467700	548100	0.95
08/02/2018	013-015.U47	LLD LAND DEVELOPMENT CORP	RIDGWAY WADE JR & DENISE	38	38 ROCKWOOD LN	102		582672	274700	542000	0.93

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08/10/2018	002-013	SCHNIDMAN EVAN& PHIPPS WHITNEY	SLOAN LISA & CIVIN KEITH	235	235 NORTH ST	101		520000	441700	489100	0.94
08/13/2018	021-101	BEAU CHEVAL FARM INC	NORTON JUDY S	80	80 PROSPECT ST	101		1500000	1105400	1324500	0.88
08/17/2018	022-030	High Acres Farm -CHR REALTY TR	MALM DANIEL A & ANDREA	99	38 SCHOOL ST	101		190000	172400	198000	1.04
08/23/2018	015-092	HENNESSY MELIESSA GAIL	BATES PETER & LANSPERY SUSAN 2 25%	29	29 NORTH MAIN ST	101		485000	427400	464500	0.96
08/23/2018	202-062	BURDZEL BRYAN I & NANCY	BURKE ADAM & JENNIFER	34	34 MENDON ST	101		422000	336900	351100	0.83
08/24/2018	013-015.U6	LLD LAND DEVELOPMENT CORP	PRANGE THOMAS W & RAGINA M	65	65 ROCKWOOD LN	102		558185	250800	540300	0.97
08/24/2018	017-049	HAYWARD STACY	PARCHER DOUGLAS & RACHEL	12	12 CROCKETT RD	101		525000	488500	511300	0.97
08/24/2018	029-035	WINSON LINDA D	TOLMAN NICHOLAS & CAITLIN	12	12 FARRAR RD	101		605000	554700	556500	0.92
08/29/2018	015-006.24	BROSSI DANIEL S & CATHERINE	HOSMER PETER & GRAVELINE ANDRE	3	3 JONATHANS WAY	101		534000	443300	460800	0.86
08/30/2018	015-006.12	GRANDBOIS MATTHEW L & KATHRYN	DALESSANDRO MICHAEL & NICOLE	27	27 MERRIAM WAY	101		524500	473900	494800	0.94
08/31/2018	021-003	CHENEVERT CRAIG O	WPS REVEST LLC	49	49 GROVE ST	101	U	148500	227500	282100	1.90
09/04/2018	019-065	PAVIA ROBERT W & ELIZABETH A	ERICKSON LAURA & JAMES	9	9 GLEN AVE	101		396000	315300	336300	0.85
09/05/2018	005-015.01	SABA WALID & GRETCHEN	FROBERG SCOTT E & ELIZABETH M	165	165 NORTH ST	101		675000	560400	654800	0.97
09/05/2018	026-003	DEERING JAMES R & CAROLYN M	LOBISSER BUILDING CORP	20	20 GLENVIEW ST	101	V	100800	116700	513500	1.33
09/10/2018	014-089.01	ZEIMETZ JUSTIN & STUDLEY ASHL	PADULA MATTHEW M & ERIN R	25	25 FOWLER ST	101		470000	397500	411700	0.88
02/28/2019	025-052.01	ROUTE 140 REALTY TRUST	ASHLAND-CHESTNUT REALTY LLC	0	MILFORD ST	130	V	3100000	550700	576300	0.19
09/12/2018	028-019	MORTGAGE ELECTONIC REISTATION SYS	LEWIS BRIAN DANIEL	144	11 WHITNEY RD	101	L	208000	315000	343600	1.65
09/14/2018	013-015.U48	LLD LAND DEVELOPMENT CORP	LOCKE SEAN & RAMONA TRUSTEES	34	34 ROCKWOOD LN	102		610254	0	619600	1.02
09/05/2018	026-004	DEERING JAMES R & CAROLYN M	LOBISSER BUILDING CORP	20	20 GLENVIEW ST	132	V	100800	4300	4300	0.04
05/28/2019	026-004	LOBISSER BUILDING CORP	CHEPKIY MIKHAIL & CHEPKAYA DIANA	20	20 GLENVIEW ST	132	V	575000	4300	4300	0.01
09/14/2018	032-024.01	DEMARZO DAVID M & SHAWN	SMITH MARY	11	11 MISCOE HILL RD	101		685000	656600	665100	0.97
09/17/2018	028-009.05	GORIUS AARON H & SUSAN H	BUTLER MICHAEL & LYNNE	8	8 RIVER BEND RD	101		725000	736400	735800	1.01
07/06/2017	026-019.01	UPTON SELF STORAGE LLC	NSA PROPERTY HOLDINGS LLC	226	MILFORD ST	316	C	4600000	1756700	1715400	0.37
09/19/2018	005-020.46	KOCH ROBERT M & JAQUELINE B	PERRY JOSEPH J & LEEANNE R	21	21 FRANCIS DR	101		689900	631800	628800	0.91
09/25/2018	203-037	WILLIAMS SIOBHAN	KISTNER NANCY J	15	15 FARM ST	101		350500	267600	335800	0.96
05/22/2019	027-011	LABRECQUE MARCUS & SARA	LOPEZ DONNY L	0	PLEASANT ST	132	V	510000	12600	14500	0.03
09/25/2018	203-068	WHITE BENJAMIN J & LINDA S TRS	BZ HOLDINGS LLC	111	111 MAIN ST	101		355000	275500	346200	0.98
10/01/2018	015-082	MORENGO ROBERT E & CHERYL A	MCCAULEY KELLEY	31	31 WESTBORO RD	101		430000	387500	408300	0.95
10/10/2018	017-036	WOLLOCK EMILY	COLWELL PROPERTY TRUST LLC	57	111 CROCKETT RD	101		190000	153300	179000	0.94
10/15/2018	013-015.U38	LLD LAND DEVELOPMENT CORP	WHITELEY BRIAN E & KIMBERLY M	68	68 ROCKWOOD LN	102		589649	0	580600	0.98
10/17/2018	022-016.06	PANDISCIO JOHN N	DALTORIO MARK A & YVETTE M	2	2 TYLER RD	101		582500	598400	595500	1.02
10/19/2018	012-029	KERIVAN WILLIAM S & DAWN L	CLICK DAVID M & KIRSTIN W	4	4 STEARNS RD	101		475000	433100	457400	0.96
10/19/2018	203-122	SHANAHAN CHARLES MICHAEL ETUX	BATISTA FABIO JUNIOR ^ MAYARA LAIS	18	18 MAPLE AVE	101		324900	311100	322500	0.99
10/26/2018	028-009.21	BRIEN BRUCE A & PAMELA A	LANGNER ULRICH WILHELM & ANNETTE	5	5 RIVER BEND RD	101		722000	734600	733900	1.02
10/26/2018	032-024.02	BALCHA MURALIDHOR& VIJAYALOXMI	CHAUDHRY MUZAFFAR A & FAQUIHA	9	9 MISCOE HILL RD	101		605000	544300	555600	0.92
10/26/2018	035-044	CULLINANE	MISTLER PATRICK J & WOODWARD HEATHER P	8	8 PINE ST	101		611750	537100	551300	0.90
10/30/2018	013-015.U53	LLD LAND DEVELOPMENT CORP	MILLER ALEXANDER & MARILYN	26	26 ROCKWOOD LN	102		562090	0	542200	0.96
10/30/2018	023-021	DEVANE CHARLES J & MARLA B	DEMARZO DAVID M & SHAWN M	101	101 GLEN AVE	101		425000	403700	423600	1.00
11/02/2018	032E-118	HACKENSON EDWARD F GARY P &	FILHO SERGIO F & THAYER NATALICIA M	9	9 SHORE DR	101	O	219000	270700	257200	1.17
11/05/2018	019-053.12	ANGIULO STEPHANIE &	MTGLQ INVESTORS LP	20	ROCKDALE HILL CIR	101	L	436000	400400	419000	0.96
11/05/2018	201-082	BLACKLER SAMUEL & ANDREA S	BIBEAU DEVIN B & DIANA F	24	24 MAIN ST	101		337000	266800	291000	0.86
06/01/2018	029-068	BLACKSTONE VALLEY VOCATIONAL	D & F AFONSO BUILDERS INC	56	189 MAIN ST	130	V	360000	354900	317700	0.88
06/01/2018	029-068.01	BLACKSTONE VALLEY VOCATIONAL	D & F AFONSO BUILDERS INC	58	CHESTNUT ST	130	V	360000	0	211800	0.59
06/27/2019	029-068.01	D & F AFONSO BUILDERS INC	BELO ANTONIO & FILOMENA	58	CHESTNUT ST	130		200000	0	211800	1.06
06/01/2018	029-068.02	BLACKSTONE VALLEY VOCATIONAL	D & F AFONSO BUILDERS INC	60	189 MAIN ST	130	V	360000	0	286000	0.79
11/13/2018	014-069	STUPAK MARIE D	KENNEY LAURA	71	71 FOWLER ST	101	N	260000	386300	411100	1.58
11/19/2018	013-015.U14	LLD LAND DEVELOPMENT CORP	WESTERLING JOHN K & LUANNE V	49	49 ROCKWOOD LN	102		549865	0	511000	0.93
11/27/2018	016-108	CARCHEDI ROBERT & SUSAN TRUSTE	HENNING PAUL C & CARCHEDI BETHANY	53	53 ELM ST	101		550000	459744	476500	0.87
11/29/2018	014-029.02	BERGER RUSS & SHERRY	CHIRCO JACLYN M	56	56 WEST MAIN ST	101		265000	275600	275300	1.04
11/29/2018	202-113	MCNEILL CHARLES J	WPS REVEST LLC	37	MAIN ST	101	V	110000	264500	293900	2.67
11/30/2018	013-015.U39	LLD LAND DEVELOPMENT CORP	LYNN BARRY KEITH & PATRICIA TRUSTEES	66	66 ROCKWOOD LN	102		604762	0	605300	1.00
12/06/2018	016-083.02	FARINEAU DONALD M & CHERYL A	GINGRAS RANDI LYNN & ARTHUR III	24	24 TAFT ST	101		465000	453300	453700	0.98
12/12/2018	002-052	PAULSON STEPHEN & ET AL	PAULSON NICKILAS A	89	89 RIDGE RD	101	A	75000	284900	302000	4.03
12/12/2018	029-018	WOODBURY ROBERT W JR& DENISE	DEANE JUDITH B & STUART S	13	13 PLUMBLY RD	101		590000	551200	552300	0.94
12/14/2018	012-054	VASIS BENEDIT	JP DEVELOPMENT PROPERTIES LLC	133	133 HOPKINTON RD	101	H	229000	340500	353000	1.54
12/14/2018	202-086	HART ZACHARY & BREANNA	GOULD KEVIN R	48	48 MAIN ST	101		275000	219000	240400	0.87
12/17/2018	019-084	SADLER BETSY J TRUSTEE	MCCARTHY JAMES A III & JENNIFER ALDEN TRI	46	52 WILLIAMS ST	101		240000	230200	247000	1.03

Sale Date	Parcel ID	Seller	Buyer	street #	Altern Street Name	type id	NAL Code	Sale Price	Assessmen	Proposed Val	As Ratio
12/18/2018	021-129	LATIMORE JUDITH A	KLAR PETER H & ELIZABETH S	16	16 BROOKS ST	101		245000	232000	244200	1.00
06/06/2019	032-019	MISCO HILL REALTY TRUST	JORGENSEN BRIAN D & JILL M	0	12 MISCOE HILL RD	812	T	225000	97080	102480	0.46
12/19/2018	031-017.02	D & F AFONSO BUILDERS INC	SINIBALDI MARK A & KRISTEN E BOUSQUET	170	170 WEST RIVER ST	101		530241	321800	528000	1.00
12/19/2018	203-034.01	CROSBY EARLE & SYLVIA	BOMBA JAMES C & WALSH SANDRA J	18	18 FARM ST	101		355000	328400	341200	0.96
12/21/2018	007-042	GERLT CHRISTOPHER & SARAH	ADAMS STEPHEN & ANDELINA	21	21 GRAFTON RD	101		430000	429500	447900	1.04
12/21/2018	013-015.U37	LLD LAND DEVELOPMENT CORP	DONAHUE LOUISE G E TRUSTEE	15	15 ROCKWOOD LN	102		599104	0	588500	0.98
06/16/2018	032E-058	PALLI DEAN M	DEMNIC PROPERTIES INC	0	SHORE DR	132	V	22000	18000	18900	0.86
06/18/2018	032E-059	PALLI DEAN M	DEMNIC PROPERTIES INC	0	SHORE DR	132	V	22000	18000	18900	0.86
12/21/2018	031-017	D & F AFONSO BUILDERS INC	MANSFIELD PAUL S	166	166 WEST RIVER ST	101		605000	409000	608200	1.01
12/26/2018	204-030	MARCHESI JARROD & KAROLYSHYN L	LONG JOHN G & FRANCES B	10	10 BRETON RD	101		349999	292700	323900	0.93
03/20/2019	035-028.03	DECARLO ELISABETH & THOMAS &	MAHONEY-PICK CHRISTEN R & LAUREN	0	1237 MENDON ST	132	G	485000	8600	8600	0.02
10/17/2017	201-040	MALONEY JAMES F & LEANNE W	OTT GARRETT & ALYSSA	3	13 JUNIPER RD	104		319900	258000	290600	0.91
06/27/2019	201-042	MALONEY LEANNE W	BAUER JOSEPH A IV	10	1018 PLEASANT ST	104		455000	405900	446600	0.98
09/20/2017	201-045	USTINOWICH MARIE E	FEDERAL NATIONAL MORTGAGE ASSO	14	NORTH MAIN ST	130	L	160171	173400	147400	0.92
02/26/2018	201-045	FEDERAL NATIONAL MORTGAGE ASSO	SABATINELLI E LOUIS	14	NORTH MAIN ST	130	S	116000	173400	147400	1.27
12/08/2017	201-055	UPTON CROSSINGS, LLC	UPTON TOWN OF	3	1 MAIN ST	931	E	187000	214300	214300	1.15
12/29/2017	201-134	UPTON TOWN OF	MARTIN JUSTIN	0	10 SCHOOL ST	132	E	5000	10600	10600	2.12
07/23/2018	201-146	WEAH INC	ANGELFISH LLC	32	108 GROVE ST	316		179000	179700	173200	0.97
08/01/2018	201-153	GLADDEN JULIET N & ASHLEY	SPARGO ANDREA B	57	57 HARTFORD AVE NORTH	109		420000	343800	398700	0.95
01/29/2019	201-154	TOWNSEND ELINOR C TRUSTEE	LOBISSER & FERREIRA CONSTRUCTION CORP	51	HARTFORD AVE NORTH	130	O	290000	303600	149700	0.52
01/29/2019	201-154.20	TOWNSEND ELINOR C TRUSTEE	LOBISSER & FERREIRA CONSTRUCTION CORP	35	FISKE AVE	130	O	290000	0	140600	0.48
01/29/2019	201-154.21	TOWNSEND ELINOR C TRUSTEE	LOBISSER & FERREIRA CONSTRUCTION CORP	33	FISKE AVE	130	O	290000	0	140600	0.48
11/29/2018	201-201	MCNEILL CHARLES J & BARBARA R	WPS REVEST LLC	0	MAIN ST	130	V	110000	3800	3800	0.03
04/25/2019	201-201	WPS REVEST LLC	FORD NICOLE	0	MAIN ST	130	V	375000	3800	3800	0.01
12/22/2017	202-008	UPTON TOWN OF	DEMNIC PROPERTIES INC	0	STATION ST	132	E	4000	122900	10300	2.58
10/31/2017	202-077	PISAPIO LAWRENCE T & GAIL M &	STEVENS JOYCE	21	PLEASANT ST	105		410500	391800	402700	0.98
01/03/2018	202-109	PEDERSEN FAMILY LIVING TRUST	UPTON CHAPEL LLC	45	MAIN ST	355		635000	625600	610400	0.96
04/30/2019	202-114	BOYLAN LEAH H	H & B ENTERPRISES LLC	33	33 MAIN ST	340		185000	195400	182000	0.98
06/26/2019	203-072	WILLIS ELIZABETH &	WILLIS ELIZABETH A	103	103 MAIN ST	104	A	60000	272800	290800	4.85
06/29/2018	203-118	SALEDA SALLY C	CHACHING PR LLC	12	MAPLE AVE	104	O	288500	301100	338800	1.17
01/26/2018	204-003	GAGNER JEFFERY	TURNING POINT INVESTMENTS LLC	140	MAIN ST	111	N	50000	124900	473100	9.46
01/26/2018	204-003	TURNING POINT INVESTMENTS LLC	140 MAIN STREET REALTY LLC	140	MAIN ST	111	O	92000	124900	473100	5.14
07/17/2017	204-022	BOSSOLT JOHN & JESSICA	QUEZADA RAMON E JR	14	14 HARTFORD AVE N	104		358000	337100	349500	0.98
01/03/2018	204-025	UPTON TOWN OF	UPTON AFFORDABLE HOUSING TRUST	28	HARTFORD AVE NORTH	970	E	150000	169100	186200	1.24

**property type**

101 single family home  
102 condo  
130-132 land  
106 land with improvement le barn, garage, foundation  
900-999 exempt land  
104 two family  
111 four to eight unit apartment bldg

**NAL Non-Arms Length sales code**

blank =qualified sale  
A = family sale  
C= sale which includes real and personal property  
E =sale to or from federal, state or local gov  
F= Corrective deed  
G= sale of only a portion of the asseesed unit  
K= sale to/from an educational, charitable or religious organization  
L= sale of a foreclosed property  
N= other(short sale etc.)  
O= sale of peoperty were substantial physical change has occurred  
P= sale of property with a change in use  
S= foreclosed property  
T= property sold to an abutter  
V= sale of multiple parcels