

Extract: SALES DATA 1020 (CONDO)
Database: LIVE
Filter: SaleDate BETWEEN 01/01/2021 AND 12/31/2021
SalePrice > 1000
SaleType = QS
StateClassNonChpt IN 1020

Report #11: LA3S Report
Fiscal Year 2023

Mashpee, MA

Sort:

Sale Price > 1000

Sale Date	Parcel ID	Grantor	Grantee	Location	State Class	Sale Type	Sale Price	Time Adj	Time Adj Sale Price	Prior Value	Prop Value	Ratio	Comments
7/8/2021	17-1-4A	PFENNING, THOMAS H & DIANA M	PHILLIPS, SUSAN J	35-4A SANTUIT POND WAY	102	QS	310,000	1.000	310,000	257,800	295,600	0.95	
11/19/2021	27-22-3A	EARNEST, CHAD E	ROCK, CATHERINE S	35-3A ASHUMET RD	102	QS	225,000	1.000	225,000	167,400	205,400	0.91	
7/30/2021	27-22-5A	WOLFE, MARY GRACE	MILLER, MICHAEL	35-5A ASHUMET RD	102	QS	225,000	1.000	225,000	184,700	212,000	0.94	
8/5/2021	27-22-5D	MARTIN, CARA E	FULLIN, VERONICA	35-5D ASHUMET RD	102	QS	220,000	1.000	220,000	167,400	205,400	0.93	
10/7/2021	36-48-24A	ROMAN, JAMES E & KIMBERLY M	HARDY, DONNA D	24-A CENTER ST	102	QS	265,000	1.000	265,000	208,300	253,700	0.96	
12/14/2021	36-48-24D	OSULLIVAN, SUSAN J	LAMELIN, DOLORES &	24-D CENTER ST	102	QS	250,000	1.000	250,000	190,000	231,200	0.93	
10/21/2021	36-48-26C	MACGREGOR, J BRUCE ET AL TRS	TALHAM, ASHLEY ROSE	26-C CENTER ST	102	QS	266,100	1.000	266,100	208,400	253,800	0.95	
1/22/2021	47-29-32	DINEEN, LISBETH A	THE 15 BIRCH STREET LLC	21 HAMPTON CT	102	QS	349,900	1.000	349,900	329,300	385,400	1.10	
3/3/2021	47-29-41	SEIGAL, ALLAN H TR	ROSSI, THOMAS & MARTHA	69 STRATFORD PONDS RD	102	QS	450,000	1.000	450,000	415,400	509,100	1.13	
6/30/2021	47-29-42	ANTONELLIS REALTY LLC	WHEELER, SANDRA A	71 STRATFORD PONDS RD	102	QS	499,000	1.000	499,000	464,000	596,200	1.20	
6/30/2021	47-29-43	LAFLAMBOY, BEVERLY	PAPPAS, GEORGE S	5 ELIZABETH CIR	102	QS	680,000	1.000	680,000	565,300	692,600	1.02	
6/3/2021	47-29-51	WERRICK, CHARLOTTE F	GONSALVES, DULEEN C	3 BISHOPS PARK	102	QS	500,000	1.000	500,000	366,000	443,200	0.89	
10/12/2021	47-29-56	SIGEL, ROBERT A & SUSAN J	BURROWS II, CLARK B TR	11 DARBY PT	102	QS	530,000	1.000	530,000	366,600	495,900	0.94	
11/30/2021	47-29-60	HARRINGTON, MICHAEL J TRUSTEE	KATZ, NEAL I TR &	2 DARBY PT	102	QS	589,000	1.000	589,000	394,600	498,400	0.85	
5/21/2021	47-29-68	KELLY, JANET B	MATTHESON, WAYNE B &	16 BISHOPS PARK	102	QS	536,000	1.000	536,000	402,600	493,100	0.92	
9/2/2021	47-29-73	GARLAND, JOHN A & SANDRA C TR	OLIVA, LORRAINE TR &	6 BISHOPS PARK	102	QS	510,000	1.000	510,000	373,300	481,800	0.95	
5/25/2021	47-29-91	TRAUB, MARSHA K	PRESTON, MICHAEL J & SUSAN M	37 WINDSOR PT	102	QS	526,000	1.000	526,000	414,900	519,200	0.99	
8/31/2021	47-29-105	MACCOLL, JAMES ROBERTON IV &	VACCERELLO, RICHARD H TR	16 MAYFAIR CT	102	QS	535,000	1.000	535,000	372,500	465,600	0.87	
9/29/2021	47-29-107	MAHONEY, GAIL MARY TRUSTEE	GARDNER, PAMELA	12 MAYFAIR CT	102	QS	550,000	1.000	550,000	434,800	532,200	0.97	
9/24/2021	47-29-123	CHAMPAGNE, PATRICK &	HENRICH, CYNTHIA S	11 STRATFORD RIDGE	102	QS	579,900	1.000	579,900	441,700	535,700	0.92	
2/8/2021	47-29-138	SHEEHY, PATRICIA H	PALLEIKO, MARIE M TR	41 STRATFORD RIDGE	102	QS	455,000	1.000	455,000	398,800	488,200	1.07	
3/17/2021	54-21-3F	HOWARD, BARBARA	GILBRETH, JOAN	195-3F FALMOUTH RD	102	QS	318,000	1.000	318,000	250,200	296,800	0.93	
11/2/2021	54-21-4D	NICKELS, MARK W &	MUNOZ, CATHERINE	195-4D FALMOUTH RD	102	QS	330,000	1.000	330,000	230,600	292,600	0.89	
4/16/2021	54-21-5F	APUZZO, JAMES P & TAYLOR	MCCRACKEN, KINLEY &	195-5F FALMOUTH RD	102	QS	291,000	1.000	291,000	234,000	296,800	1.02	
12/23/2021	54-21-6E	FOX, RYAN P	CHECKLICK, SUSAN	195-6E FALMOUTH RD	102	QS	341,000	1.000	341,000	225,600	286,100	0.84	
11/29/2021	54-21-7E	DALOMBA, MANUEL & ROSETTA	FAWCETT, JOHN & BARBARA	195-7E FALMOUTH RD	102	QS	350,000	1.000	350,000	220,700	279,800	0.80	
11/23/2021	54-21-8B	DALE, KENNETH J & RICKI S	BROWN, JENNIFER L	195-8B FALMOUTH RD	102	QS	351,000	1.000	351,000	230,400	292,400	0.83	
2/2/2021	54-21-10E	OJERHOLM, PETER V & SHARON	SEGOLINI, INES R	195-10E FALMOUTH RD	102	QS	285,000	1.000	285,000	239,300	300,400	1.05	
8/26/2021	54-21-12D	RIOS, RYAN A	JONES, WILLIAM R & DEBRA L	195-12D FALMOUTH RD	102	QS	365,000	1.000	365,000	223,200	299,400	0.82	
7/15/2021	54-21-13F	TWOMEY, ELAINE V	DEROSA, WILLIAM & SANDRA	195-13F FALMOUTH RD	102	QS	355,000	1.000	355,000	250,000	314,000	0.89	
5/14/2021	54-21-14B	HINDEN, PETER R TR	GATTA, MARK & BERNADETTE	195-14B FALMOUTH RD	102	QS	339,999	1.000	339,999	282,500	355,000	1.04	
2/5/2021	54-21-14C	CLIFFORD, LUCIENNE M	SULLIVAN, PATRICIA A	195-14C FALMOUTH RD	102	QS	290,000	1.000	290,000	223,200	279,800	0.97	
5/20/2021	54-21-16A	KOPACZEWSKI, ANN MARIE	TRAMMELL, GUY & SUSAN	195-16A FALMOUTH RD	102	QS	340,000	1.000	340,000	252,000	323,700	0.95	
5/4/2021	54-21-18C	LONG, MATTHEW D	RACZKA, STEPHEN & ELLEN	195-18C FALMOUTH RD	102	QS	311,000	1.000	311,000	220,700	279,800	0.90	
10/1/2021	54-21-18E	SILVA, WALTER J	HOLMES, ROBERT V & LINDA M	195-18E FALMOUTH RD	102	QS	320,000	1.000	320,000	230,200	292,100	0.91	
5/24/2021	55-12-1C	LASALA, A DIANE TR	FERRIGNO, KRISTINE	70-1C CAPE DR	102	QS	199,500	1.000	199,500	169,200	205,000	1.03	
8/27/2021	55-12-4B	BUSH, TAMMY	SULLIVAN JR, JOSEPH TR	70-4B CAPE DR	102	QS	233,100	1.000	233,100	175,000	212,200	0.91	
9/17/2021	55-12-7B	TOKLA, THERESA TRUSTEE	BELL, DAVID A & KATHERINE	70-7B CAPE DR	102	QS	218,000	1.000	218,000	167,200	202,600	0.93	
8/6/2021	55-12-8B	MORIN, LISANDRA	COGSWELL, MIKAYLA	70-8B CAPE DR	102	QS	210,000	1.000	210,000	167,200	202,600	0.97	
11/19/2021	55-12-13B	ROMAN, JAMES E & KIMBERLY M	PASQUALONE-COOPER, SANDRA L	70-13B CAPE DR	102	QS	225,000	1.000	225,000	167,200	202,600	0.90	
6/15/2021	55-12-15A	HARDY, MARQUETTE SUSAN	SMITH, PATRICK JOSEPH	70-15A CAPE DR	102	QS	205,000	1.000	205,000	167,200	202,600	0.99	
9/22/2021	55-12-17B	MILLS, ELIZABETH & DONNA L	CONNOLLY, MARY LOUISE &	70-17B CAPE DR	102	QS	185,000	1.000	185,000	167,200	202,600	1.10	
4/2/2021	55-27-18	DRAKE, LISA A	FAGAN, JAMES P & KATHLEEN E	224 DUNROBIN RD	102	QS	1,064,250	1.000	1,064,250	1,106,800	1,072,400	1.01	
5/17/2021	55-28-217	BEERS, SCOTT S	KRINTZMAN, B J	217 DUNROBIN RD	102	QS	675,000	1.000	675,000	454,100	626,800	0.93	
5/3/2021	55-28-219	BEERS, SCOTT S & PATRICIA	GRECO, MARTIN J &	219 DUNROBIN RD	102	QS	775,000	1.000	775,000	513,600	713,100	0.92	
10/6/2021	55-31-9	HOWARD, ALLEN L & MARY R	ZEA, HARRY & ALISON	5 HIDDEN OAKS LN	102	QS	1,495,000	1.000	1,495,000	869,600	1,330,600	0.89	
8/23/2021	60-3-10	SOULES, RICHARD & CAROLYN M	HIRTLE, JACQUELINE R	174-V10 LOWELL RD	102	QS	320,000	1.000	320,000	205,700	272,400	0.85	
10/13/2021	60-3-27	HUNT, LORRAINE G	TANSEY, HOWARD L	174-C27 LOWELL RD	102	QS	289,000	1.000	289,000	201,200	263,400	0.91	
7/14/2021	60-3-32	LOVETT, JUANITA	ALBANESE, MICHELE W TR	174-T32 LOWELL RD	102	QS	280,000	1.000	280,000	238,100	311,600	1.11	
5/24/2021	60-3-37	LACAVA, JOHN E	KOTSUR, YURIY & YELENA	174-D37 LOWELL RD	102	QS	360,000	1.000	360,000	216,200	288,400	0.80	

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9/1/2021	60-3-39	EVANS, MARGARET M	BAYLIS, KRISTEN W	174-D39 LOWELL RD	102	QS	336,000	1.000	336,000	205,400	270,600	0.81	
8/30/2021	60-3-77	MANN, ELI M & RODELL J TRS	KILLION, JULIE & ROSALIE E	174-G77 LOWELL RD	102	QS	318,000	1.000	318,000	220,500	293,400	0.92	
12/22/2021	60-3-112	LACAVA, MARGARET A	MILLER, ANDREW &	174-M112 LOWELL RD	102	QS	329,000	1.000	329,000	256,500	337,500	1.03	
8/30/2021	61-62-13D	EDWARDS, KRISTOPHER A & KATE N	POLK, KARINA A	300-13D FALMOUTH RD	102	QS	292,000	1.000	292,000	209,100	273,900	0.94	
8/27/2021	61-65-1B	HOOGENDYK, JAMES D	MULLINS, NATHANIEL	300-1B FALMOUTH RD	102	QS	233,500	1.000	233,500	200,500	259,800	1.11	
6/8/2021	61-8A-14C	KAMINSKI, WAYNE M & ANNE C	KLEIN, DOUGLAS	300-14C FALMOUTH RD	102	QS	290,000	1.000	290,000	200,200	262,300	0.90	
12/22/2021	63-89-1	SOUTHWORTH MASHPEE PROPS LLC	BOSSMAN, ROBERT A & FRANCIE E	4-A CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	139,800	1,168,000	1.03	
8/18/2021	63-89-3	SOUTHWORTH MASHPEE PROPS LLC	PAUL, RICHARD & HELENE	10-A CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	139,800	1,109,300	0.97	
8/6/2021	63-89-4	SOUTHWORTH MASHPEE PROPS LLC	PAUL, ROBERT E & LORI M	10-B CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	139,800	1,100,700	0.97	
7/2/2021	63-89-6	SOUTHWORTH MASHPEE PROPS LLC	WEINSTEIN, STEVEN J & SYDNA B	16-B CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	251,100	1,099,500	0.96	
8/17/2021	63-89-7	SOUTHWORTH MASHPEE PROPS LLC	ALLAIRE, DEBORAH TR	20-A CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	302,000	1,186,300	1.04	
7/23/2021	63-89-8	SOUTHWORTH MASHPEE PROPS LLC	BANE, RICHARD C TR &	20-B CLAYTON CIR	102	QS	1,140,000	1.000	1,140,000	285,000	1,093,300	0.96	
10/22/2021	63-89-19	SOUTHWORTH MASHPEE PROPS LLC	JOHN T DUNCAN LIVING TRUST	36-A CLAYTON CIR	102	QS	1,062,000	1.000	1,062,000	169,200	948,900	0.89	
10/1/2021	63-95-2	JOHNSON, FLOYD E & HELEN B	FIREMAN, JANE E TR & STEVEN TR	74-B SIMONS RD	102	QS	500,000	1.000	500,000	409,400	486,200	0.97	
9/20/2021	63-95-6	SOUTHWORTH MASHPEE PROPS LLC	NADLER, JEFFREY	72-B SIMONS RD	102	QS	450,000	1.000	450,000	424,800	503,200	1.12	
8/9/2021	63-95-9	MOUNTAIN, FRANCIS J & HARLIE	MARAGHY, PATRICK & GRACE	70-A SIMONS RD	102	QS	1,112,500	1.000	1,112,500	812,200	933,900	0.84	
9/30/2021	63-95-17	ADELSTEIN, ROBERT & CINDY	HATHAWAY, GEORGE & JOANNE	66-C SIMONS RD	102	QS	990,000	1.000	990,000	775,700	941,300	0.95	
2/16/2021	63-95-47	SOUTHWORTH MASHPEE PROPS LLC	KUSSELL, WILLIAM & ADA	9-A MATTHEW RD	102	QS	1,125,000	1.000	1,125,000	1,003,800	1,201,500	1.07	
1/7/2021	65-35-15	BELCHER, WALTER K	FERRIGNO, CLAIRE	2 PACIFIC AVE	102	QS	394,500	1.000	394,500	370,200	426,000	1.08	
9/28/2021	65-35-45	GREEN, ARNOLD & EDITH P TRS	COX, MARY ELLEN	48 PINE HILL BLVD	102	QS	485,000	1.000	485,000	366,800	433,000	0.89	
7/16/2021	65-35-56	BOLINDER, I CHRISTINE	ANDERSON, PAMELA M TR	17 MAINSAIL CIR	102	QS	450,000	1.000	450,000	431,600	509,500	1.13	
10/1/2021	65-35-60	COLLENTRO, WILLIAM V TR &	BURKE JR, WILLIAM JAMES &	12 MAINSAIL CIR	102	QS	569,000	1.000	569,000	373,100	467,500	0.82	
7/23/2021	65-35-77	ONEILL, LYA I TR	WHITE, MARK A & RUTH R	66 PINE HILL BLVD	102	QS	500,000	1.000	500,000	383,700	461,300	0.92	
9/10/2021	65-35-78	WILLIAMSON, LEE C	EGAN, DEBORAH	68 PINE HILL BLVD	102	QS	460,000	1.000	460,000	366,800	433,000	0.94	
4/6/2021	65-35-104	SMITH, MEREDITH	SOUTH, ZACHARY & KARA	7 UPLAND CIR	102	QS	390,000	1.000	390,000	375,900	443,800	1.14	
4/15/2021	65-35-113	BALAN, LYNNE	CARROLL, DONNA	21 PORTSIDE DR	102	QS	415,000	1.000	415,000	352,000	416,000	1.00	
10/29/2021	65-35-114	BECKER, NATALIE & PAMELA TRS	KYNOCH, ROBERT B & MAUREEN M	19 PORTSIDE DR	102	QS	515,000	1.000	515,000	372,000	439,200	0.85	
1/15/2021	65-35-131	GOW, JANET G TR	BIANCHI, THOMAS J & JEANNE G	11 ROLLING GREEN LN	102	QS	341,900	1.000	341,900	357,100	422,000	1.23	
5/6/2021	65-35-165	ODONNELL, MARILYNN TR	GROSS, TERRY C & JULIE B TRS	121 LEISURE GREEN DR	102	QS	449,900	1.000	449,900	390,100	460,700	1.02	
4/1/2021	65-35-174	GROSIK, DAVID M & ELLEN K	BUTYNSKI, JOHN J & DIANA L	149 LEISURE GREEN DR	102	QS	499,000	1.000	499,000	434,400	512,700	1.03	
11/1/2021	65-35-176	WOOLFE, GEORGE & THEODORA TRS	HOMKO, JOHN	157 LEISURE GREEN DR	102	QS	560,000	1.000	560,000	454,300	535,700	0.96	
7/15/2021	65-35-179	SUGRUE, LOIS A & PAUL J	GLUECK, LAWRENCE & KATHLEEN	167 LEISURE GREEN DR	102	QS	470,000	1.000	470,000	448,600	529,400	1.13	
7/26/2021	65-35-184	ROUNDS, MAUREEN C TRUSTEE	PAVAO, THOMAS & DALPE SALLY H	5 IRONWOOD PATH	102	QS	495,000	1.000	495,000	390,500	461,900	0.93	
12/20/2021	65-35-301	PLANTE, DOLORES A ET AL TRS	BURT, DAPHNE L &	11 WINDWARD ST	102	QS	440,000	1.000	440,000	367,500	429,700	0.98	
1/25/2021	65-35-302	TSARIDES, VERNON P & PRISCILLA	FRANK, LOUIS G & CAROL F TRS	9 WINDWARD ST	102	QS	392,000	1.000	392,000	384,800	440,200	1.12	
3/24/2021	65-35-328	LARSON, CECILIA A TR	VERROS, THALIA DULCHINOS	1 PUTTING GREEN PATH	102	QS	419,900	1.000	419,900	394,600	457,000	1.09	
4/29/2021	65-35-355	JACQUES, DANIEL J & SUSAN C	FARRINGTON, EDWARD &	8 DRIVER LN	102	QS	420,000	1.000	420,000	373,800	441,400	1.05	
4/6/2021	65-35-372	LEAVITT, JONATHAN	KOUMJIAN, KAREN L	3 PAR THREE CT	102	QS	446,000	1.000	446,000	387,500	458,000	1.03	
6/24/2021	65-35-374	BRAZIER, JOHN A TR	KELLEY, JOHN & GERMAINE	5 PAR THREE CT	102	QS	455,000	1.000	455,000	411,700	487,300	1.07	
7/6/2021	65-35-389	HOWITT, PATRICIA	LYONS, JANICE C	9 CHIPPERS LN	102	QS	489,900	1.000	489,900	393,900	465,200	0.95	
10/19/2021	65-35-394	GREEN, JENNIFER J TR	PURCELL, JOYCE A	4 CHIPPERS LN	102	QS	495,000	1.000	495,000	391,400	463,000	0.94	
8/6/2021	65-35-397	SALTZ, ELINOR	DRAKE, LISA	1 CHIPPERS LN	102	QS	468,000	1.000	468,000	354,900	419,400	0.90	
1/29/2021	65-35-418	GRAY, JOHN R & PHYLLIS J	GIAMPIETRO, JAYNE	7 PGA LN	102	QS	360,000	1.000	360,000	358,700	423,900	1.18	
6/4/2021	65-35-436	BARRY, PATRICIA M	SCHMIDT, IAN & ANNEMARIE	9 NORTH RIDGE RD	102	QS	449,900	1.000	449,900	377,400	445,500	0.99	
11/2/2021	65-35-439	GOULD, DANIEL Z & JANET TRS	GESING, JASON	12 NORTH RIDGE RD	102	QS	620,000	1.000	620,000	446,100	526,500	0.85	
11/4/2021	65-35-450	MCALENEY, SUSAN A TR	OMALLEY, SHERI E	23 NORTH RIDGE RD	102	QS	445,600	1.000	445,600	368,000	421,600	0.95	
10/29/2021	65-35-482	SULLIVAN, HENRY J & J CLARE	BRUNETTE, LYNDA A	7 CLASSIC CIR	102	QS	450,000	1.000	450,000	356,400	416,700	0.93	
11/12/2021	65-35-489	TIDEMAND, ODIN	SHANNON, LAURA JEAN	28 PEBBLE BEACH AVE	102	QS	480,000	1.000	480,000	370,800	438,200	0.91	
9/9/2021	65-35-491	DAWSON, JEAN W TR	HOWARD, ALLAN & MARY	144 LEISURE GREEN DR	102	QS	679,000	1.000	679,000	534,500	575,100	0.85	
9/3/2021	65-35-497	SHAPIRO, STEPHEN & SANDRA	KENNEDY JR, WALTER A &	132 LEISURE GREEN DR	102	QS	590,000	1.000	590,000	482,300	569,700	0.97	

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4/22/2021	65-35-526	CAPE SOUTHPORT ASSOC LLC	MIKELS, GARY H TR	24 STONY BROOK DR	102	QS	495,000	1.000	495,000	550,300	592,600	1.20	
4/29/2021	65-35-587	MANTVILLE, MARYANN P	LABRECQUE, LORI S	4 CHADWICK CT	102	QS	515,000	1.000	515,000	460,700	496,300	0.96	
4/16/2021	65-35-588	URDA, JUDITH	BIRBIGLIA, VINCENT P &	18 CHADWICK CT	102	QS	544,900	1.000	544,900	453,000	483,100	0.89	
8/11/2021	65-35-607	LEVITT, BARRY N & SANDRA E	RESNICK, JERALD & MYRA TRS	16 CHADWICK CT	102	QS	542,500	1.000	542,500	436,300	510,300	0.94	
8/12/2021	65-35-616	RUSSAS, SHARON K PERS REP	HULL, GREGORY & KIMBERLI	22 SOUTHPORT DR	102	QS	585,000	1.000	585,000	489,300	527,000	0.90	
9/16/2021	65-35-620	BEGANNY, BARRY MICHAEL ET AL	ROBERTS JR, FREDERICK JOHN &	9 GREY HAWK DR	102	QS	569,000	1.000	569,000	469,400	518,400	0.91	
6/15/2021	65-35-630	WOLFSET, BRIAN A & MAXINE S TR	PITT, LINDA M &	31 GREY HAWK DR	102	QS	560,000	1.000	560,000	464,500	542,900	0.97	
7/16/2021	65-35-666	SCHECHTERMAN, ALBERT	OKEEFE, WILLIAM & FRANCES	64 GREY HAWK DR	102	QS	539,000	1.000	539,000	494,300	527,000	0.98	
10/20/2021	65-35-680	WEINGAST, MICHAEL & ARLENE	STOWE, JOANNE V	92 GREY HAWK DR	102	QS	590,000	1.000	590,000	448,500	529,900	0.90	
3/19/2021	65-35-689	HAROUTUNIAN, CAROLYN	FITZPATRICK, WILLIAM	110 GREY HAWK DR	102	QS	515,000	1.000	515,000	468,800	504,800	0.98	
4/2/2021	65-35-691	LANGE, PAMELA A	KAVALESKI, JOHN JR & MARILYN	114 GREY HAWK DR	102	QS	505,000	1.000	505,000	425,100	502,200	0.99	
4/2/2021	65-35-708	MARRAM, BEVERLY G ET AL TRS	HEALY, MICHAEL P & LINDA M	45 TWIN OAKS DR	102	QS	589,900	1.000	589,900	530,400	571,500	0.97	
6/1/2021	65-35-709	SLOAN, PAUL V & LINDA S	POCHER, LINDA M	43 TWIN OAKS DR	102	QS	560,000	1.000	560,000	558,100	600,700	1.07	
3/17/2021	65-35-742	VINING, RICHARD & KAREN TRS	MYRICK, SANDRA M TR	11 ATLANTIC CT	102	QS	490,000	1.000	490,000	443,200	477,400	0.97	
3/3/2021	67-3B-19	MATSAS, KAREN E	GORI, PATRICIA A	24-19 RYANS WAY	102	QS	250,000	1.000	250,000	217,000	263,200	1.05	
9/16/2021	68-86-8B	MORGAN, CAROLE A	AMARAL, PETER	300-8B FALMOUTH RD	102	QS	262,000	1.000	262,000	208,100	272,700	1.04	
10/1/2021	68-95-10B	AHERN, THOMAS J & CAROL A	CALHOUN, ERIN	300-10B FALMOUTH RD	102	QS	295,000	1.000	295,000	198,800	260,500	0.88	
5/18/2021	69-168-6	VALCHUIS, NANCY	COSTA, GUILHERME	6 EAGLE DR	102	QS	315,000	1.000	315,000	285,000	300,000	0.95	
9/28/2021	69-168-36	HATHAWAY, GEORGE F & JOANNE	GANNON, MICHAEL A	36 THE HEIGHTS	102	QS	1,455,000	1.000	1,455,000	714,800	1,479,400	1.02	
3/31/2021	69-168-58	SWARTZ, JEFFREY & PAMELA	FURMAN, AMY J & MARK S TRS	58 THE HEIGHTS	102	QS	1,485,000	1.000	1,485,000	930,700	1,273,900	0.86	
6/15/2021	69-168-75	HANNEY, BRIAN & WILLIAM J	VAN METER, GUY A & LEAH P	75 THE HEIGHTS	102	QS	1,550,000	1.000	1,550,000	1,105,700	1,472,000	0.95	
5/24/2021	69-168-95	SOUTHWORTH MASHPEE PROPS LLC	MCMAKIN, DANIEL D &	14 GRAND VISTA	102	QS	310,000	1.000	310,000	285,000	300,000	0.97	
7/21/2021	69-168-97	SOUTHWORTH MASHPEE PROPS LLC	PLEASANTWOOD HOMES LLC	18 GRAND VISTA	102	QS	315,000	1.000	315,000	285,000	300,000	0.95	
10/22/2021	69-168-132	ARONSON, STEVEN J & RONNA A	TANNENBAUM, DARRYL & SUZANNE	32 EAGLE DR	102	QS	1,295,000	1.000	1,295,000	742,400	1,052,300	0.81	
10/19/2021	69-168-135	FUENTE, LYNNE ET AL TRS	TRUBOW, LESLIE TR	35 EAGLE DR	102	QS	1,895,000	1.000	1,895,000	951,400	1,678,300	0.89	
1/14/2021	69-168-148	BENNNERS, CHRISTINE M &	KROCK, RICHARD H & PHYLLIS L	48 EAGLE DR	102	QS	1,031,500	1.000	1,031,500	1,163,700	1,259,300	1.22	
7/23/2021	69-168-149	ROGERS, KEVIN P	PEREZ, JOSEPH J & JILL I TRS	49 EAGLE DR	102	QS	1,495,000	1.000	1,495,000	1,059,900	1,418,000	0.95	
11/23/2021	69-168-154	KRAYER, PAUL EDWARD TR	WHITE, JONATHAN B & HEIDI R	54 EAGLE DR	102	QS	1,325,000	1.000	1,325,000	668,500	1,117,100	0.84	
6/10/2021	69-168-172	STARBUCK CONSTRUCTION SERV INC	LOW, ARNOLD E TR &	72 EAGLE DR	102	QS	1,425,000	1.000	1,425,000	479,000	1,224,600	0.86	
5/21/2021	69-201-0	LYNCH, PETER L & MADELINE A	TIRRELL, JOHN P & ANNE A TRS	25 NORTH GLEN DR	102	QS	1,800,000	1.000	1,800,000	1,562,200	1,988,100	1.11	
12/29/2021	70-40-11C	PALAZZI, MICHAEL J TR	ABATE, SAMUEL J & ANN MARIE	11-C RIVERVIEW AVE	102	QS	452,000	1.000	452,000	309,000	423,800	0.94	
1/11/2021	70-40-11G	LAPORTE, MIKEL D &	KONIKOWSKI, MATTHEW	11-G RIVERVIEW AVE	102	QS	300,000	1.000	300,000	282,600	334,700	1.12	
7/27/2021	70-40-15B	JOHNSTON, JENNIFER M	WING, PATRICK JOHN &	15-B RIVERVIEW AVE	102	QS	395,800	1.000	395,800	266,900	345,100	0.87	
8/10/2021	70-40-15D	FESSENDEN, ANDREW B	GUARDIANI, JOHN	15-D RIVERVIEW AVE	102	QS	340,000	1.000	340,000	279,800	331,400	0.98	
10/6/2021	75-11-21	HOPKINS, CALOGERA L TR	MARKS, BRUCE TR &	72 BLUE SPRUCE WAY	102	QS	649,900	1.000	649,900	477,900	617,100	0.95	
12/1/2021	75-11-39	WILCOX, ELLEN S	KINGSLEY, KAREN D	20 GOLD LEAF LN	102	QS	652,000	1.000	652,000	479,400	615,900	0.95	
6/15/2021	75-11-64	DUNCAN, JOHN T & PAMELA A	TOIA, PHILLIP L &	12 GREEN IVY LN	102	QS	629,000	1.000	629,000	539,000	674,300	1.07	
10/4/2021	75-11-74	BULLOCK, JAYNE L TR	COLLENTRO, WILLIAM V TR &	26 GOLD LEAF LN	102	QS	679,000	1.000	679,000	459,400	611,200	0.90	
12/3/2021	75-11-113	BILIA, LINDA A	SUSIDKO, STEPHEN W TR &	67 GOLD LEAF LN	102	QS	679,000	1.000	679,000	469,200	616,500	0.91	
11/12/2021	75-11-114	GOUDREAU, GEORGE V &	STONE, DARRELL CRAIG TR &	9 GREEN IVY LN	102	QS	715,000	1.000	715,000	497,200	667,100	0.93	
12/13/2021	75-11-134	KASTNER, WARREN F &	ZAPPONE, SUSAN	10 RED CEDAR RD	102	QS	500,000	1.000	500,000	404,600	511,500	1.02	
5/24/2021	81-3-19C	LEONARD, PATRICIA A	VINSUN, SHERYL NUCCIO	19-C SHELLBACK WAY	102	QS	350,000	1.000	350,000	271,700	329,300	0.94	
9/3/2021	81-3-40F	WALDEN, JOHN W & JOYCE M	BRUNELL, TIMOTHY W	40-F SHELLBACK WAY	102	QS	345,000	1.000	345,000	292,600	358,800	1.04	
4/22/2021	81-3-51H	FREI, CHELSEA BRIANA &	DOCKERY, BRIAN	51-H SHELLBACK WAY	102	QS	364,000	1.000	364,000	272,400	334,100	0.92	
3/1/2021	81-3-59J	GROSSMAN, STANLEY & CELESTE	GEOGHAN, JOHN P & MARYELLEN	59-J SHELLBACK WAY	102	QS	339,000	1.000	339,000	288,400	353,700	1.04	
6/24/2021	81-3-63J	MCGRATH, CHRISTOPHER PR	BRESNAHAN, CHRISTINE & ROGER	63-J SHELLBACK WAY	102	QS	425,000	1.000	425,000	323,700	396,900	0.93	
12/17/2021	81-3-64K	RODRIGUES, WILLIAM M TR	DAVIS, CHRISTINE L	64-K SHELLBACK WAY	102	QS	412,500	1.000	412,500	314,300	385,400	0.93	
3/31/2021	81-3-79M	ALTY, KATIE L	TATA, CAROLYN J	79-M SHELLBACK WAY	102	QS	320,000	1.000	320,000	272,000	333,600	1.04	
8/16/2021	81-3-84M	AGNES, FRANK C	JOYCE, ELIZABETH	84-M SHELLBACK WAY	102	QS	429,000	1.000	429,000	291,600	357,500	0.83	
11/2/2021	81-68-154X	IRONFIELD, ELAINE B	WALTERS, ALLISON, C &	154-X SHELLBACK WAY	102	QS	373,000	1.000	373,000	270,400	327,800	0.88	

Extract: SALES DATA 1020 (CONDO)
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SalePrice > 1000
SaleType = QS
StateClassNonChpt IN 1020

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Mashpee, MA

Sort:

Sale Price > 1000

Sale Date	Parcel ID	Grantor	Grantee	Location	State Class	Sale Type	Sale Price	Time Adj	Time Adj Sale Price	Prior Value	Prop Value	Ratio	Comments
4/22/2021	81-69-102P	BENT, MARGARET A	TIERNEY, PATRICIA A &	102-P SHELLBACK WAY	102	QS	337,000	1.000	337,000	293,900	356,500	1.06	
1/29/2021	81-69-122S	THE 4RK LLC	BRESNAHAN, ROBERT G	122-S SHELLBACK WAY	102	QS	349,900	1.000	349,900	314,600	373,000	1.07	
5/17/2021	81-69-140V	MARKGREN, HELEN	BRITT, ELIZABETH	140-V SHELLBACK WAY	102	QS	350,000	1.000	350,000	268,700	325,700	0.93	
10/1/2021	121-7-21	GOLDEN, ROBERT S & DONNA B	HUNDERT, MICHAEL & AMY	381-21 GREAT OAK RD	102	QS	675,000	1.000	675,000	511,300	630,300	0.93	
6/16/2021	121-7-26	MARINO, VINCENT C & ELIZABETH	SIFLINGER, DEAN & NATALIA	381-26 GREAT OAK RD	102	QS	675,000	1.000	675,000	511,300	626,600	0.93	
11/2/2021	126-4-7010	TRETHEWEY, MICHAEL A & ROSALIE	BRYANT, KELLI A	100-7010 MID-IRON WAY	102	QS	625,000	1.000	625,000	397,800	537,300	0.86	
2/26/2021	126-9-523	NORCROSS, KENNETH TRS	EKKM HOLDINGS LLC	68-7527 MID-IRON WAY	102	QS	320,000	1.000	320,000	278,300	301,500	0.94	
7/22/2021	126-4A-2	N S SHACK LLC	KAUFMAN, MICHAEL &	2 QUINNS WAY	102	QS	710,000	1.000	710,000	578,800	708,900	1.00	
5/21/2021	126-4A-19	WEBBER, LINDA J TR	BRONSTEIN, MARC E & BETH A	19 QUINNS WAY	102	QS	750,000	1.000	750,000	547,600	670,500	0.89	
6/30/2021	126-4A-31	BURBICK, RONALD L & JOAN M	WARD, TERRANCE & MARYANNE	31 QUINNS WAY	102	QS	690,000	1.000	690,000	567,700	694,200	1.01	
5/18/2021	126-50-7511	SNELL, TODD & JULIA ABRAMOVICH	MCCANN, PAUL J JR	22-7511 MID-IRON WAY	102	QS	345,000	1.000	345,000	312,900	338,900	0.98	
2/26/2021	126-50-7522	KARELITZ, JAMES A	RUDIAK, JOHN P	22-7522 MID-IRON WAY	102	QS	330,000	1.000	330,000	300,200	325,300	0.99	
10/8/2021	127-75-601	ROWE, DAVID J & KELLY D	BEAUMONT, ERIN C	2 MILESTONE WAY	102	QS	675,000	1.000	675,000	467,300	596,900	0.88	
4/16/2021	127-75-615	GILLOOLY, LINDSEY	RUSSO, GEORGE J & MICHELLE L	31 LANDMARK AVE	102	QS	540,000	1.000	540,000	374,300	477,900	0.89	
3/23/2021	127-75-624	CHRISTOPHER, MICHAEL S &	VARGAS, CARLOS F & KATHLEEN E	11 MILESTONE WAY	102	QS	545,000	1.000	545,000	464,600	593,400	1.09	
5/12/2021	127-75-633	KRINTZMAN, B J	SCAVONE, LOUIS J & MARION G	4 VINEYARD VIEW LN	102	QS	585,000	1.000	585,000	494,800	631,200	1.08	
6/18/2021	127-75-635	MARAGHY, PATRICK B & GRACE E	TRILLIUM RENTAL PROPS LLC	12 VINEYARD VIEW LN	102	QS	986,000	1.000	986,000	816,200	1,043,600	1.06	
10/21/2021	127-75-664	HUNDERT, AMY	SULLIVAN, JOSEPH M	20 HYDRANGEA LN	102	QS	725,000	1.000	725,000	495,200	631,900	0.87	
7/7/2021	127-75-668	MARTIN, SARAH	SARKISSIAN, JEAN &	2 CLIFFSIDE LN	102	QS	641,000	1.000	641,000	464,800	606,700	0.95	
4/30/2021	127-75-688	JACQUEL, THOMAS L	WAITE, THOMAS	4 RACE POINT RD	102	QS	645,000	1.000	645,000	534,800	683,000	1.06	
11/2/2021	127-75-702	BLAKE, DAVID A & CAROL A	TRILLIUM RENTAL PROPERTIES LLC	4 COLEMANS WAY	102	QS	626,000	1.000	626,000	389,600	497,300	0.79	
2/26/2021	127-75-713	COURIER, PHILIP & MELANIE	BLAIN, SHARON PRATT TR	7 FLYING CLOUD CIR	102	QS	405,000	1.000	405,000	348,100	434,200	1.07	
9/22/2021	127-75-714	DOOLITTLE, PETER C & STEFFANY P	RISEBERG, DOUGLAS T & ROBYN S	5 FLYING CLOUD CIR	102	QS	632,222	1.000	632,222	495,600	632,300	1.00	
10/18/2021	127-75-724	KRINTZMAN, B J	TURO, ANN MARIE &	42 LANDMARK AVE	102	QS	525,000	1.000	525,000	359,500	459,000	0.87	
8/3/2021	127-75-726	SAULNIER, BRUCE PAUL ET TRS	LI, YALI & AKSENOVE, SERGEY	46 LANDMARK AVE	102	QS	654,500	1.000	654,500	472,700	603,000	0.92	
6/14/2021	127-75-734	BURKE HOLDING CORPORATION	MILLER, DAVID R & CRYSTAL L	23 FLYING CLOUD CIR	102	QS	600,000	1.000	600,000	448,900	572,800	0.96	
5/14/2021	127-75-742	IORIO, GAYE	NEMIA, FRANCIS JOSEPH &	1 BARNEYS AVE	102	QS	490,000	1.000	490,000	345,100	450,900	0.92	
10/7/2021	127-75-744	CAGNINA, VALERIE D	TRILLIUM RENTAL PROPERTIES LLC	6 HAMMOCK POND RD	102	QS	640,000	1.000	640,000	413,400	527,000	0.82	
9/8/2021	127-75-762	RUSSELL, MELANIE B TR	TRILLIUM RENTAL PROP LLC	21 BRANT ROCK RD	102	QS	555,000	1.000	555,000	389,800	497,900	0.90	
1/4/2021	127-75-765	LI, WILSON C & PEGGY S	OHANIAN, GARY & IRINA	15 BRANT ROCK RD	102	QS	667,588	1.000	667,588	564,600	720,700	1.08	
9/3/2021	127-75-775	KAUFMAN, JEFFREY	SANDY FEET LLC	17 HYANNIS POINT RD	102	QS	614,000	1.000	614,000	478,500	617,600	1.01	
1/21/2021	127-75-783	FAHEY, CHRISTOPHER E & TRACEY A	YEGUMIANS, ARLETTE	7 HYDRANGEA LN	102	QS	487,500	1.000	487,500	454,200	573,400	1.18	
11/30/2021	127-75-785	WILLIAMS, MICHAEL & SUSAN TRS	15 HYDRANGEA LANE LLC	15 HYDRANGEA LN	102	QS	727,500	1.000	727,500	509,000	656,900	0.90	
10/4/2021	127-75-789	GHOSHROY, SRELLA	TRILLIUM RENTAL PROP LLC	14 HAMMOCK POND RD	102	QS	637,500	1.000	637,500	421,900	537,900	0.84	
6/4/2021	127-75-790	CASEY, DAVID M &	LABELLE, MARY A	3 HYANNIS POINT RD	102	QS	480,000	1.000	480,000	349,300	445,900	0.93	
10/13/2021	127-75-807	PERRON, JOAN TR	TRILLIUM RENTAL PROP LLC	17 SEAGRASS LN	102	QS	659,000	1.000	659,000	472,500	609,800	0.93	
10/19/2021	127-75-809	CLOUD, JOHN A JR & MARY E	WEINBERGER, JOSHUA RUBIN &	11 SEAGRASS LN	102	QS	569,000	1.000	569,000	407,200	537,300	0.94	
5/28/2021	127-75-819	ROSEN, MARK A & MARGERY J	TRILLIUM RENTAL PROPERTIES LLC	40 BRANT ROCK RD	102	QS	675,000	1.000	675,000	492,300	635,300	0.94	
3/22/2021	127-75-821	VARGAS, CARLOS F & KATHLEEN E	HAVEN, JOHN B & KATHLEEN L	36 BRANT ROCK RD	102	QS	394,500	1.000	394,500	350,800	453,000	1.15	
7/30/2021	127-75-826	WILLIAMS, JO ANN &	BULLOCK, ALAN H & JUDITH A	38 FLYING CLOUD CIR	102	QS	700,000	1.000	700,000	503,400	684,300	0.98	
8/13/2021	127-107-25	HUDSON, MATTHEW D & CAROL M	CHRISTOPHER, MICHAEL & ALLISON	3 SOUTHEAST PASS	102	QS	740,000	1.000	740,000	619,800	759,000	1.03	
4/1/2021	127-112-8029	SCHWARTZ, ANGELA R	ISNER, JOSHUA & CHRISTINA M	27 SEA VIEW LN	102	QS	1,350,000	1.000	1,350,000	905,200	1,228,400	0.91	
7/8/2021	127-112-8046	POLIMENO, PHILIP L & KRISTEN M	KAHN, ROBERT C & IRINA R	60 SEA VIEW LN	102	QS	1,175,000	1.000	1,175,000	798,300	1,280,400	1.09	
12/10/2021	127-112-8048	OLSHAKER, JONATHAN S &	SCHULTZ, DAVID & TIMM, CASEY	64 SEA VIEW LN	102	QS	1,330,000	1.000	1,330,000	757,900	1,248,800	0.94	
10/29/2021	127-114-1	ZANNOITI, ROBERT J	HARRIS, MARY K & RICHARD A	15 NORTHWEST LNDG	102	QS	900,000	1.000	900,000	620,800	792,200	0.88	
11/1/2021	128-2-662	DESJOURDY, AMEE	SIMPSON, BRIAN	23 HYDRANGEA LN	102	QS	599,000	1.000	599,000	450,300	574,900	0.96	
3/5/2021	128-2-683	THE 14 RACE POINT DRIVE LLC	COVE, SARA E	14 RACE POINT RD	102	QS	694,000	1.000	694,000	473,700	604,300	0.87	
12/22/2021	132-1-4C	BRONSTEIN, DAVID G TR	CHESTERTON JR, THOMAS	94-2107 SHORE DR WEST	102	QS	630,000	1.000	630,000	541,000	605,000	0.96	
2/23/2021	132-1-5B	MEHTA, NAUSHIRWAN & DARA	SCHNEIDER, BRUCE S & TRACY E TR	94-3108 SHORE DR WEST	102	QS	379,000	1.000	379,000	335,000	374,400	0.99	
3/12/2021	132-1-7B	MACK, ELEANOR	KAMIREDDI, SESHAREDDY & MADHAVI	94-4112 SHORE DR WEST	102	QS	375,000	1.000	375,000	367,800	411,100	1.10	

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 SalePrice > 1000
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Report #11: LA3S Report
 Fiscal Year 2023

Mashpee, MA

Sort:

Sale Price > 1000

Sale Date	Parcel ID	Grantor	Grantee	Location	State Class	Sale Type	Sale Price	Time Adj	Time Adj Sale Price	Prior Value	Prop Value	Ratio	Comments
3/16/2021	132-1-9B	WALLENSTEIN, ARNOLD R & LOIS I	CIMENO, THOMAS E JR &	94-4110 SHORE DR WEST	102	QS	490,000	1.000	490,000	367,800	411,100	0.84	
12/22/2021	132-1-13B	ACERRA, LEO J & RITA	GUIGAUDI, PAVEL & HOLLY MARIE	94-2210 SHORE DR WEST	102	QS	524,900	1.000	524,900	367,800	455,000	0.87	
6/4/2021	132-9-8002	FOX, SHERYL A TR	BREITMAN, PAMELA	3 SAND DUNES CT	102	QS	850,000	1.000	850,000	674,100	736,600	0.87	
6/4/2021	132-9-8004	WHEELER, DONNA COSTA ET AL TRS	MEANEY, PAUL J	7 SAND DUNES CT	102	QS	851,000	1.000	851,000	698,300	734,800	0.86	
6/18/2021	132-9-8005	SDC NS LLC	WALTUCK, BENJAMIN H &	9 SAND DUNES CT	102	QS	725,000	1.000	725,000	477,000	675,800	0.93	
8/20/2021	132-1B-9C	FISHER, DAVID & ANNE	STEELE, RHONDA ELLEN	90-9C SHORE DR WEST	102	QS	505,000	1.000	505,000	306,700	446,100	0.88	
11/16/2021	132-1B-15D	LINNELL, ALICE	MOON, DYANNA EVIE &	90-15D SHORE DR WEST	102	QS	312,000	1.000	312,000	217,100	315,400	1.01	