

Extract: SALES DATA 1010 (SF)
Database: LIVE
Filter: SaleDate BETWEEN 01/01/2022 AND 12/31/2022
SalePrice > 1000
SaleType = QS
StateClassNonChpt IN 1010

Report #11: LA3S Report
Fiscal Year 2024

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
6/30/2022	2-156-0	QUIRK, ILANA M	RIKER, MARY LOU TR	19 KATIAN WAY	101	QS	730,000	1.000	730,000	528,500	621,900	0.85	
8/24/2022	2-186-0	STEIN, MARK A & DONNA I TRS	PEREIRA, ROBERT J. & MARCIA E.	15 PREAKNESS LN	101	QS	708,000	1.000	708,000	583,100	678,100	0.96	
4/26/2022	3-7-2	GEORGE, CHRISTOPHER & LAURA	ADAMS JOHN B & REVA RENEE	828 COTUIT RD	101	QS	1,175,000	1.000	1,175,000	832,100	1,019,600	0.87	
1/28/2022	3-32-0	BERKLAND, DAVID J & FAITH E	SANTIAGO, KOGAN JEREMY	44 DEERFIELD RD	101	QS	330,000	1.000	330,000	322,800	368,600	1.12	
8/26/2022	3-88-0	MOORE, RANDALL W & SARAH E TR	HACHEY, AUDRA M &	11 NOTRE DAME LN	101	QS	715,000	1.000	715,000	629,200	739,100	1.03	
4/20/2022	13-26-0	MAGUFFIN, DANIEL & PATRICIA	REGAN, RORY	73 TROUT BROOK RD	101	QS	632,000	1.000	632,000	421,200	491,300	0.78	
1/11/2022	16-15-0	JTAYLOR LLC	BROOKES, DEAN &	555 COTUIT RD	101	QS	520,000	1.000	520,000	415,900	485,000	0.93	
9/16/2022	16-26-0	CRAM, ROBERT F & MARION P	ALVES, GILMAR JOSE &	1 LEAMINGTON LN	101	QS	440,000	1.000	440,000	379,100	438,300	1.00	
5/2/2022	16-76-0	MORAIS, HELBERT	RASCH, DARYN ANNA	25 DEVONSHIRE DR	101	QS	585,000	1.000	585,000	367,100	454,800	0.78	
5/18/2022	16-90-0	SH AidANI, NIKKO IDEEN &	JACKSON, JAMES COLBY &	5 GRENADIER LN	101	QS	606,000	1.000	606,000	432,600	500,600	0.83	
4/25/2022	21-7-0	MARCELLI, MARILYN DESROSIERS	HOPKINS, PETER G & SHEILA	30 MELISSA AVE	101	QS	925,000	1.000	925,000	851,000	945,700	1.02	
10/21/2022	21-18-0	LANGILL, LAURIE A TR	PACHECO, ANDREW	161 SOUTH SANDWICH RD	101	QS	435,000	1.000	435,000	339,500	389,100	0.89	
5/24/2022	21-42-0	DILLON, ROBERT E & RUTHANNE J	BRITTON, JESSICA J	57 FOX HILL RD	101	QS	540,000	1.000	540,000	535,000	625,400	1.16	
2/15/2022	21-84-0	RODRIGUES, JOHN W	CASSIDY JR, JOSEPH F &	14 SOUTHWIND CIR	101	QS	889,900	1.000	889,900	906,100	1,010,400	1.14	
3/4/2022	22-14-0	ONEIL, GARRIE C &	GINSBURG, LAWRENCE G & JANIE I	191 TIMBERLANE DR	101	QS	810,000	1.000	810,000	588,500	672,300	0.83	
4/5/2022	22-17-0	OLSON, CHRISTPHER TR	OLIVER, GUY	141 TIMBERLANE DR	101	QS	485,000	1.000	485,000	476,800	485,200	1.00	
1/4/2022	22-47-0	SATTIN, DELLA M	GILMORE, ARAN	398 COTUIT RD	101	QS	370,000	1.000	370,000	321,000	369,900	1.00	
6/3/2022	22-89-0	PATTON, RICHARD F JR	GRIMM, JOANNE, MARIANNE &	128 SCITUATE RD	101	QS	415,000	1.000	415,000	352,500	405,700	0.98	
1/18/2022	22-100-0	SANTOS, LUIZ & KELLEY	CARLINO, JUANITA L & DANIEL	89 SCITUATE RD	101	QS	442,000	1.000	442,000	375,200	422,800	0.96	
3/28/2022	22-106-0	AMATO, GABRIELLA N &	ENTNER, SAMUEL A	8 RADCLIFFE RD	101	QS	500,000	1.000	500,000	381,100	440,800	0.88	
9/29/2022	22-126-0	SAARMANN, IAN	BURKE, JOSHUA ADAM & KAITLYN	52 OREGON RD	101	QS	430,000	1.000	430,000	337,800	384,200	0.89	
11/14/2022	23-91-0	KEYES, PAUL & LESLIE	BOWN, ISABELLA J &	13 BAYBERRY DR	101	QS	500,000	1.000	500,000	400,300	459,700	0.92	
4/21/2022	23-126-0	HOPKINS, PETER G & SHEILA F TR	BRETAGNE, RICHARD F TR &	61 EDGEWATER RD	101	QS	540,000	1.000	540,000	434,900	503,000	0.93	
7/6/2022	23-180-0	WARD, DUSTIN	PACHECO, MANUEL & SUSAN	92 SANTUIT POND RD	101	QS	460,000	1.000	460,000	383,000	438,800	0.95	
12/5/2022	23-193-0	KELLEY, ROBERT	ROBINSON, RUSHDA &	4 FAWN RD	101	QS	430,000	1.000	430,000	437,000	470,000	1.09	
6/13/2022	26-4-0	MENDOZA, DAVID P & LAKIESHA L	GORGIEV, MIHAIL	185 ASHUMET RD	101	QS	725,000	1.000	725,000	618,500	716,700	0.99	
11/1/2022	26-18-0	COTE, STUART E & KATHERINE J	PREPPER, FRAN &	123 ASHUMET RD	101	QS	700,000	1.000	700,000	496,800	566,100	0.81	
5/2/2022	27-71-0	SERINO, MICHELE F	WENGENROTH, RAYMOND & LESLIE	32 BIRCH WAY	101	QS	800,000	1.000	800,000	531,000	614,700	0.77	
6/8/2022	27-142-0	LEVESQUE, DAVID A & MARY P	O'NEILL, ANNA	38 OLD COLONY DR	101	QS	530,000	1.000	530,000	382,200	440,800	0.83	
10/31/2022	28-114-0	DUTRA, JOSEPH A	HINCKLEY JR, MICHAEL THOMAS	8 LAKEWOOD DR	101	QS	432,011	1.000	432,011	382,600	438,500	1.02	
3/15/2022	28-117-0	PAXTON, STEPHEN D & MAUREEN D	BROWN, STEPHANIE M & DYLAN J	24 LAKEWOOD DR	101	QS	550,000	1.000	550,000	441,200	506,600	0.92	
1/27/2022	28-118-0	LADD, BRENT L & JOANNE M	DEOLIVEIRA, CELIO M	30 LAKEWOOD DR	101	QS	625,000	1.000	625,000	638,000	655,100	1.05	
4/20/2022	28-147-0	CHUTE, MICHAEL A &	DUPONT, MAKENZIE &	50 SOUTH SANDWICH RD	101	QS	555,000	1.000	555,000	437,300	513,200	0.93	
2/28/2022	28-548-0	FITZPATRICK, JAMES W & KAYLA A	DUANE, MARY P & JOSEPH P	118 LAKEWOOD DR	101	QS	535,000	1.000	535,000	446,600	510,600	0.95	
8/3/2022	29-56-0	SCHMALZ, CHARLIE EDWARD	BASSO, FABIO & DUCIMARA BALDIN	54 BEECHWOOD DR	101	QS	515,000	1.000	515,000	470,500	540,100	1.05	
7/15/2022	29-73-0	LAPORTE, FRANCIS T	KINCADE-CREAN, RYAN J &	42 FOREST DR	101	QS	550,000	1.000	550,000	452,600	533,900	0.97	
5/12/2022	29-81-0	NADÉAU, JOANN M	FERNANDEZ-SIGUENCIA, JOSE V	347 COTUIT RD	101	QS	450,000	1.000	450,000	362,900	418,100	0.93	
3/17/2022	29-134-0	MARINO, ALVYS ALEXANDER &	SARKISIAN, MELS &	2 WINDSOR WAY	101	QS	590,000	1.000	590,000	475,000	550,700	0.93	
2/25/2022	29-169-0	PLEASANTWOOD HMS LLC	FRATALIA, MICHAEL & BETH	11 TUDOR TER	101	QS	800,000	1.000	800,000	556,800	734,300	0.92	
5/6/2022	29-170-0	PLEASANTWOOD HMS LLC	RUMIN, RONALD CARL & THERESA	9 TUDOR TER	101	QS	1,019,000	1.000	1,019,000	516,300	875,000	0.86	
1/7/2022	29-175-0	NIKITAS, MARK J & LINDA M	DAVIS, DOUGLAS LEE & JANE ELLE	23 SHEFFIELD PL	101	QS	625,000	1.000	625,000	477,700	554,100	0.89	
11/8/2022	29-33G-0	CLOUTIER, TODD J ET AL TRS	KARAMIAN, OSHIN & ELIORA TRS	9 FIR CT	101	QS	695,000	1.000	695,000	678,900	765,100	1.10	
11/28/2022	29-51F-0	GRADY DAVID J & THERESA G	SERDTA, ION	15 BEECHWOOD DR	101	QS	473,000	1.000	473,000	407,400	447,100	0.95	
5/19/2022	30-1-0	BLAKE, RONALD L JR & SUSAN M	GARVEY, JOHN L	65 SANTUIT LN	101	QS	755,000	1.000	755,000	593,500	685,700	0.91	
7/8/2022	35-33-0	SOUZA, CHRISTOPHER J	HALL, WILLIAM L	36 LOVELLS LN	101	QS	408,000	1.000	408,000	283,600	354,100	0.87	
9/22/2022	35-71-0	BENOIT, MARK R & NOREEN J	PELLETIER, STEVEN J &	11 HANE RD	101	QS	559,000	1.000	559,000	466,300	519,200	0.93	
9/30/2022	36-79-0	HOWARD, CHRISTOPHER E &	COLLINS, ROBERT B & COURTNEY F	40 WOOD HAUL RD	101	QS	739,000	1.000	739,000	673,100	788,300	1.07	
3/10/2022	36-88-0	KAUFMAN, JACK B & FATIMA L	PEREL, LEONID & SVETLANA	18 RIVER HILL RD	101	QS	566,000	1.000	566,000	464,100	539,100	0.95	
5/16/2022	37-40-0	JOAO, ANGELO D &	MOREIS, LAMAR	240 COTUIT RD	101	QS	485,000	1.000	485,000	429,100	498,300	1.03	
4/13/2022	37-47-0	WIDDISS, BRITTANY	ARAUJO, DAVID T & JENNIFER L	193 MAIN ST	101	QS	640,000	1.000	640,000	502,100	588,000	0.92	

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5/25/2022	37-132-0	BRODY, ABRAHAM & STEPHANIE	DOMINGOS, SILVESTRE &	10 MICHELLE LN	101	QS	555,000	1.000	555,000	512,800	598,600	1.08	
9/21/2022	37-151-0	O'HEIR-COELHO, SHEILA	WEBER, BRYAN & BAZINET, JULIE	38 WOOD HAUL RD	101	QS	490,000	1.000	490,000	455,700	525,400	1.07	
11/18/2022	41-66-0	CAREY, RYAN P TR	JOHNSON, PETER & CAROLYN TRS	38 HILLTOP RD	101	QS	735,000	1.000	735,000	527,100	614,200	0.84	
3/14/2022	42-7-0	MACDONALD, MALCOM & PATRICIA T	TRAIL ROAD MNGMNT, LLC	41 VALLEY RD	101	QS	450,000	1.000	450,000	455,700	498,500	1.11	
1/24/2022	44-13-0	ITRON, WILLIAM C	SCHWARTZ, BRIAN & STEPHANIE &	32 QUASHNET RD	101	QS	290,000	1.000	290,000	286,400	325,000	1.12	
10/18/2022	44-24-0	PUNTINI, MICHAEL R & KIM M	SCHNEIDER, DIOGO, C	29 COOMBS LN	101	QS	499,900	1.000	499,900	367,300	425,100	0.85	
4/7/2022	44-34-0	BENNETT, RUTH &	TEEHAN, JACOB D	38 COOMBS LN	101	QS	385,000	1.000	385,000	344,000	397,100	1.03	
3/24/2022	44-44-0	SNELL, JACQUELINE R TR	MACHADO, KERI ANN	218 GREAT NECK RD, NORTH	101	QS	345,000	1.000	345,000	311,100	341,900	0.99	
12/16/2022	44-96-0	CRAWFORD, CYNTHIA J	LEVINE, RICHARD & VALERIE TR	19 SADDLEBACK RD	101	QS	525,000	1.000	525,000	385,500	438,300	0.84	
11/29/2022	44-98-0	MAURO, MICHAEL J &	SMITH, BRANDON	27 SADDLEBACK RD	101	QS	575,000	1.000	575,000	452,000	525,900	0.92	
5/27/2022	45-2-0	CONSTITUTION PROP LLC	BURGESS, DAKOTA QUINN	1 QUASHNET RD	101	QS	411,000	1.000	411,000	279,700	369,500	0.90	
3/15/2022	46-20-0	MERRIGAN, WILLIAM H & EDITH	AULT, JOSHUA K	142 NOISY HOLE RD	101	QS	580,000	1.000	580,000	411,300	474,600	0.82	
10/3/2022	46-77-0	HURLEY, MELISSA J &	LETTES, DAVID	117 SUNSET STRIP	101	QS	480,000	1.000	480,000	438,000	504,100	1.05	
6/30/2022	47-49-0	CHALKER, MARK R & THERESA M	ROSE, CRAIG & JILL &	32 MEADOW HAVEN DR	101	QS	460,000	1.000	460,000	407,000	472,100	1.03	
1/31/2022	48-2-0	MODZELEWSKI, JOAN &	LAWRY, J THOMAS & LOUISE L	55 HORSESHOE BEND WAY	101	QS	1,000,050	1.000	1,000,050	928,200	960,200	0.96	
5/25/2022	49-80-0	BROWN, ANDREW R	SLOWLY, ONIEL NATHANIE &	72 HIGHLAND ST	101	QS	589,000	1.000	589,000	401,700	458,000	0.78	
5/19/2022	49-185-0	SUTHERLAND, JAMES JOSEPH III &	PALACIOS, NICKOLAS D &	7 HILLSIDE AVE	101	QS	635,000	1.000	635,000	437,300	506,100	0.80	
6/3/2022	50-5-0	MURRAY, AUBREY & ANDREW TRUSTE	RODRIGUEZ, ADRIAN A &	31 HIGHVIEW AVE	101	QS	565,000	1.000	565,000	504,300	579,300	1.03	
7/28/2022	52-139-0	NICHOLAS, DIANA K TR	SIEGMANN, GLENN C & JEANNE M	48 REGATTA DR	101	QS	807,000	1.000	807,000	655,500	763,400	0.95	
11/29/2022	53-18-0	AGS DEVELOPMENT CORP	OLIVEIRA, ZILDETE	278 MEETINGHOUSE RD	101	QS	528,000	1.000	528,000	387,700	440,600	0.83	
11/18/2022	53-27-0	WALSH, MATTHEW C &	SILVA, TIMOTHY J & JENNIFER	35 SEWALL DR	101	QS	540,000	1.000	540,000	433,700	504,400	0.93	
3/17/2022	55-5-0	HALL, PHILIP A &	FERNALD, NICHOLAS &	29 QUIPPISH RD	101	QS	510,000	1.000	510,000	403,200	466,800	0.92	
5/20/2022	57-54-0	CALZINI, ROBERT J & JANICE I	BROCHU, BRIAN	32 CRESCENT RD	101	QS	1,195,000	1.000	1,195,000	1,013,800	1,154,600	0.97	
10/11/2022	59-24-0	MARSTERS, KENNETH TRS	NAJEMY, DANIEL D	4 DUVAL LN	101	QS	1,107,900	1.000	1,107,900	291,300	1,006,400	0.91	
4/29/2022	59-31-0	MARSTERS, KENNETH TRS	GUINEY, JAMES & CLAUDE	3 DUVAL LN	101	QS	1,059,900	1.000	1,059,900	668,200	1,007,300	0.95	
2/28/2022	60-43-0	CROSS DEVELOPMENT LLC	GARABEDIAN, KATE &	70 LOWELL RD	101	QS	600,000	1.000	600,000	445,700	542,100	0.90	
1/28/2022	62-72-0	GORTZ, MATTHEW J	EZ STAY LLC	7 SAVANNAS PATH	101	QS	560,000	1.000	560,000	495,900	583,000	1.04	
4/1/2022	63-20-0	NOVICKI, MELISSA J - PERS REP	BANDANZA, DANIEL K & DEBORAH A	126 SAMPSONS MILL RD	101	QS	500,000	1.000	500,000	422,300	486,400	0.97	
4/29/2022	63-33-0	PICARD, ALISON	SMITH, KEVIN & AMY &	39 CRANBERRY RIDGE RD	101	QS	465,000	1.000	465,000	465,100	529,300	1.14	
10/28/2022	63-52-0	SAMIAGIO, JENNIFER & JASON	DELUCA, PAUL W & ANGELA	123 SAMPSONS MILL RD	101	QS	530,000	1.000	530,000	447,200	520,500	0.98	
8/18/2022	63-53-0	BAMEL, DAVID A TR	MOSESSO, PATRICK F TR	46 CRANBERRY RIDGE RD	101	QS	1,995,000	1.000	1,995,000	1,290,400	1,824,600	0.92	
2/14/2022	63-70-0	LEVINE, ALEXANDER M TRUSTEE	ENDYKE, DANIEL TR	185 WILLOWBEND DR	101	QS	2,750,000	1.000	2,750,000	1,838,800	2,465,800	0.90	
11/7/2022	63-79-0	YORKS, JULIE &	SAHNI, NIKHIL	212 WILLOWBEND DR	101	QS	3,232,500	1.000	3,232,500	1,988,700	2,894,000	0.90	
10/28/2022	63-82-0	ROGERS, RANDALL	RABANAL, ROBERTO SIMON &	244 WILLOWBEND DR	101	QS	2,445,000	1.000	2,445,000	1,417,600	2,289,200	0.94	
8/30/2022	64-15-0	RONHOCK, MICHAEL J &	CARROLL, DAVID A & ARIANA	82 SUNSET CIR	101	QS	810,000	1.000	810,000	637,300	740,000	0.91	
6/17/2022	64-55-0	MARTINI, RICHARD D & SUSAN R	JENSEN, CARL S & COLLEEN K	110 JAMES CIR	101	QS	785,000	1.000	785,000	574,100	676,000	0.86	
11/4/2022	65-30-0	COGSWELL, PETER	GRAY, MARK W	3 MOHAWK RD	101	QS	515,000	1.000	515,000	421,400	484,400	0.94	
1/20/2022	65-94-0	DOUGHERTY, DALE A & DEBORAH J	THIELE, WILLIAM	192 NINIGRET AVE	101	QS	1,250,000	1.000	1,250,000	722,700	973,900	0.78	
5/24/2022	65-100-0	LAVALLE, JOSEPH	RESTREPO, DIEGO A & GLORIA P	191 NINIGRET AVE	101	QS	605,000	1.000	605,000	380,300	505,400	0.84	
8/10/2022	65-120-0	MUNZERT, WILLIAM M & LEE ANN	SHEEHAN, JUNE E	40 ONEIDA AVE	101	QS	462,500	1.000	462,500	410,400	454,100	0.98	
12/15/2022	65-508-0	MCGARTY, MICHAEL & MARYELLEN	SHEA, ROBERT & PATSY ELAINE	143 NINIGRET AVE	101	QS	731,500	1.000	731,500	661,300	715,500	0.98	
9/1/2022	65-120B-0	GRAHAM, MICHAEL	OBRIEN, KATHERINE MARIE &	25 SENeca AVE	101	QS	460,000	1.000	460,000	377,000	429,900	0.94	
5/19/2022	66-46-0	COSGROVE, BRIAN C & MARTHA J	SULLIVAN, JOANNE & WILLIAM	22 PALMER RD	101	QS	819,000	1.000	819,000	608,800	736,000	0.90	
6/21/2022	66-68-0	OHARA, DAVID B & CAROL A	BANISTER, MARK JOSEPH &	12 HOGAN DR	101	QS	785,000	1.000	785,000	683,700	743,000	0.95	
3/29/2022	67-23-0	MCCUE, MICHAEL & ETHEL	GUSELLA, JAMES &	147 OLD BARNSTABLE RD	101	QS	1,050,000	1.000	1,050,000	1,023,800	965,700	0.92	
4/28/2022	67-30-0	KENNEDY, DANIEL C TR &	BECRELIS, KATHERINE T &	12 WATSON DR	101	QS	630,000	1.000	630,000	506,400	583,500	0.93	
12/20/2022	67-32-0	MOONEY, ERIN	FRONTERO, ELAINE S	20 WATSON DR	101	QS	515,000	1.000	515,000	509,900	585,100	1.14	
2/16/2022	67-33-0	OLSON, GENE E	CAVALIERE, THOMAS M TR &	26 WATSON DR	101	QS	730,000	1.000	730,000	559,700	646,900	0.89	
9/9/2022	67-44-0	JOHNSTON, LINDA LE	PAOLINI, MICAH EL J & JULIE A	43 SNEAD DR	101	QS	644,900	1.000	644,900	648,600	739,800	1.15	
8/12/2022	67-59-0	MOSESSO, PATRICK F & LYNN M	O'NEILL, LAWRENCE S. & ANNE E.	7 MILLER CIR	101	QS	750,000	1.000	750,000	666,700	728,900	0.97	

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7/28/2022	67-68-0	DOUGLASS, NANCY G	LOUGEE, BRETT K & ANN E	54 SNEAD DR	101	QS	650,000	1.000	650,000	600,500	699,500	1.08	
7/15/2022	68-78-0	CAMPAGNA, ARTHUR A JR	KINNE, DAVID & DEBORAH	5 TRURO RD	101	QS	500,000	1.000	500,000	406,600	468,000	0.94	
9/28/2022	69-42-0	SCOTT, CAROLEE	SULLIVAN, LINDA F	133 QUINAQUISSET AVE	101	QS	510,000	1.000	510,000	380,300	440,600	0.86	
10/7/2022	69-89-0	BELOUIN, CHRISTA &	SCHECK, DANIEL & PARK, JAEUN	8 SHIPS RUDDER DR	101	QS	407,000	1.000	407,000	337,600	388,100	0.95	
5/24/2022	69-171-0	CONSTANTINE, CHARLES TR	HALL, BRENDAN A & PATRICIA A	148 QUINAQUISSET AVE	101	QS	560,000	1.000	560,000	425,200	493,900	0.88	
10/11/2022	69-179-0	GRONROOS, AMELIA	MORIZIO, MICHAEL PETER JR &	11 ANTUNES AVE	101	QS	485,000	1.000	485,000	448,300	521,500	1.08	
8/4/2022	70-163-0	STARBUCK CONSTRUCTION SVCS INC	GATELY, STEPHEN J. & ARLENE D.	54 PLEASANT PARK DR	101	QS	1,495,000	1.000	1,495,000	507,100	1,374,500	0.92	
12/1/2022	70-180-0	SILVA DEVELOPMENT LLC	GOLDBERG, ERIC D &	102 GULLANE RD	101	QS	1,950,000	1.000	1,950,000	380,800	1,919,600	0.98	
4/27/2022	71-25-0	ASSAD, KAREN M	JOHNSON, SEAN K & HEATHER M	208 JAMES CIR	101	QS	599,000	1.000	599,000	584,200	560,800	0.94	
9/15/2022	71-95-0	LYNCH, CAITLIN E & TIMOTHY W	OREILLY, BETTE ANN TR	33 COUNTY RD	101	QS	540,000	1.000	540,000	395,200	457,500	0.85	
4/28/2022	71-97-0	O'CONNOR, CARYLYN	HORWITZ, ADELE &	23 COUNTY RD	101	QS	575,000	1.000	575,000	437,400	509,000	0.89	
3/29/2022	71-112-0	LAUE, TREVOR E & KYLIE E	FENNESSY, NOEL & MAUREEN	38 POND VIEW DR	101	QS	397,900	1.000	397,900	330,100	387,400	0.97	
6/3/2022	72-21-0	LABUTE, GERARD P ET AL TRS	KARPLUS, CHRISTOS	101 OLD BRICKYARD RD	101	QS	575,000	1.000	575,000	432,100	494,200	0.86	
6/6/2022	72-76-0	MCGEE, JOSEPH F & STEPHANIE O	ATKINSON, COLTON E & ANITA J	112 ALGONQUIN AVE	101	QS	420,000	1.000	420,000	359,900	412,400	0.98	
3/25/2022	72-104-0	EYNON, DERYK A & GINA M	ANDERSON, DANIEL P &	25 FAIRNENY WAY	101	QS	510,000	1.000	510,000	465,300	540,800	1.06	
5/20/2022	72-60C-0	MEDEIROS, BRIDGETTE L	DUARTE, CHRISTINE ROCHA	20 NOHONO RD	101	QS	450,000	1.000	450,000	403,000	459,800	1.02	
12/2/2022	72-66B-0	JTAYLOR, LLC	BROWN, JENNIFER &	9 CAPPAWACK RD	101	QS	750,000	1.000	750,000	510,200	592,300	0.79	
8/8/2022	76-31-0	PATZ, MICHAEL L & AMANDA J	MORANO, LAUREL & PAUL	34 PORTHOLE DR	101	QS	480,000	1.000	480,000	357,800	409,600	0.85	
4/5/2022	78-28-0	BYRON, ADAM P & ANDREA J	POHIS, IGOR	76 THORNBERRY CIR	101	QS	725,000	1.000	725,000	651,200	712,600	0.98	
11/29/2022	78-95-0	MACINNIS, MARCIA E	HURRELL, JONATHAN &	20 DIXON DR	101	QS	420,000	1.000	420,000	322,100	364,700	0.87	
5/12/2022	79-48-0	LUBBE, WALTER W	AUGUSTA, JOSEPH &	85 LEATHER LEAF LN	101	QS	590,000	1.000	590,000	466,500	536,600	0.91	
9/15/2022	79-98-0	ADAMS, JAMES E & MARA T TRS	LEWIS, RAYMOND & MICHELLE	24 MILLER FARM RD	101	QS	1,725,000	1.000	1,725,000	1,066,900	1,258,300	0.73	
10/11/2022	81-95-0	FUENTES, LUIS F & MARIE H	KLINE, SAMUEL G & REBECCA A	14 GRANT BREEN DR	101	QS	720,000	1.000	720,000	593,800	687,600	0.96	
11/16/2022	81-100-0	ELIAS, MICHAEL J	JONES, CHERYL I	34 GRANT BREEN DR	101	QS	710,000	1.000	710,000	549,700	634,400	0.89	
2/3/2022	82-16-0	PLEASANTWOOD HOMES LLC	FISHMAN, ROBERT A TR &	154 WEST WAY	101	QS	1,400,000	1.000	1,400,000	1,026,400	1,130,100	0.81	
5/6/2022	82-18-0	REED, THERESA	GANGEMI, BRYAN	136 WEST WAY	101	QS	615,000	1.000	615,000	464,500	575,000	0.94	
8/8/2022	82-36-0	SMITH, DANIEL W & TRACY PAGE	BLOOMFIELD, HARVEY & CATHY	5 AMOS LANDING RD	101	QS	625,000	1.000	625,000	450,200	553,000	0.89	
6/30/2022	82-46-0	GORMLEY, JOSEPH M & THERESA B	HARRIS, STUART A TR &	65 AMOS LANDING RD	101	QS	1,125,000	1.000	1,125,000	641,500	793,500	0.71	
7/28/2022	82-80-0	KEEVAN, WAYNE F & MARGARET F	YERENIUK, ANTON & JO-ANN	17 WOOD RD	101	QS	1,100,000	1.000	1,100,000	749,700	915,700	0.83	
5/6/2022	83-46-0	LAVELLE, SEAN	BOGAN, WILLIAM NEILL &	3 STARBOARD DR	101	QS	630,000	1.000	630,000	500,600	579,100	0.92	
2/25/2022	83-121-0	FOLEY, KEVIN & BRENDA	JAGLA, PAMELA TR &	14 SHOESTRING BAY RD	101	QS	1,810,000	1.000	1,810,000	1,171,800	1,644,300	0.91	
4/15/2022	83-128-0	BARNES, JEFFREY H & LENORE	ELAINE YELLIN 2003 FAM DYN LLC	3 TEAL CIR	101	QS	1,901,250	1.000	1,901,250	1,625,800	1,784,500	0.94	
1/21/2022	83-158-0	SEMERE, PETER R & SANCHIA	HOLALKERE, NAGARAJ SETTY &	16 BELFAST LN	101	QS	1,015,000	1.000	1,015,000	881,000	1,113,100	1.10	
3/14/2022	84-24-0	RICE, DOUGLAS EARL TR	NIEDERWEIDEN OS, LLC	33 SHOESTRING BAY RD	101	QS	3,500,000	1.000	3,500,000	3,844,400	4,284,500	1.22	
1/5/2022	88-61-0	ESTABROOK, ADAM M	RUTA, KURT S & ROUX, ABIGAIL C	56 DOVER RD	101	QS	485,000	1.000	485,000	483,800	510,300	1.05	
5/26/2022	89-27-0	STAATS, MICHELE M	DEGENNARO, DAVID & CAROLYN	13 CHICORY CIR	101	QS	675,000	1.000	675,000	491,500	568,400	0.84	
6/16/2022	89-57-0	MILLER, ARTHUR J& BARBARA M TR	CIAMPA, DAVID D & LORI D	54 WEST WAY	101	QS	850,000	1.000	850,000	562,700	696,600	0.82	
3/16/2022	89-58-0	WALSH, C ELINOR/ LIFE ESTATE	GARAN, ARTHUR RESHAD &	44 WEST WAY	101	QS	577,500	1.000	577,500	475,100	581,700	1.01	
4/12/2022	89-68-0	TOBIN, SCOTT & CRAIG	LANCASTER, NEIL C & DAWN	83 WEST WAY	101	QS	950,000	1.000	950,000	632,900	775,600	0.82	
7/8/2022	90-23-0	NEWMAN, ANDREW &	TRAVIS GEROG F	20 MUTINY WAY	101	QS	695,000	1.000	695,000	470,200	541,800	0.78	
6/29/2022	90-54-0	KRISTEN, PETERSON TR & GLEN TR	DAGHER, MATTHEW & MAURA	24 CAPTAINS ROW	101	QS	1,000,000	1.000	1,000,000	704,600	835,800	0.84	
8/15/2022	90-58-0	YIP, LINDA & KENNETH	COTTER, WILLIAM D. & BRIDGET M	383 MASHPEE NECK RD	101	QS	499,000	1.000	499,000	390,600	454,200	0.91	
11/21/2022	94-56-0	MCMANUS, BRIAN C TR	WALSH, MATTHEW & AMY	87 DOVER RD	101	QS	705,000	1.000	705,000	701,400	688,400	0.98	
4/29/2022	94-77-0	BESSETTE, ROLAND L &	COLPITTS, THOMAS C &	51 TAURUS DR	101	QS	1,137,500	1.000	1,137,500	1,200,100	1,297,200	1.14	
6/30/2022	94-81-0	QUIDLEY, CHRISTOPHER & TRACY A	CIVALE, AARON J &	31 TAURUS DR	101	QS	1,010,000	1.000	1,010,000	842,900	989,900	0.98	
8/3/2022	94-95-0	MORDECAI, MARK A &	ROY, SUZANNE C.	48 TAURUS DR	101	QS	924,500	1.000	924,500	770,300	901,300	0.98	
4/19/2022	94-97-0	JOHNSON, ELIZABETH BARBAS &	PETAEV, IVAN & NINA	58 TAURUS DR	101	QS	975,000	1.000	975,000	991,700	1,048,900	1.08	
8/1/2022	94-106-0	DARDENNE, PATRICE L& ROXANNE L	ISENBERG, STEVEN J.	88 TAURUS DR	101	QS	1,160,000	1.000	1,160,000	936,100	1,102,800	0.95	
9/15/2022	96-38-0	GAUDETTE, D CHRISTINE	REED, ZACHARY A & REBECCA A	185 CAPTAINS ROW	101	QS	750,000	1.000	750,000	624,100	730,500	0.97	
7/21/2022	96-41-0	AWTOOD, AJA N & CATHERINE M	ARNOLD, JOHN	163 CAPTAINS ROW	101	QS	715,000	1.000	715,000	546,700	631,300	0.88	

Extract: SALES DATA 1010 (SF)
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SalePrice > 1000
SaleType = QS
StateClassNonChpt IN 1010

Report #11: LA3S Report
Fiscal Year 2024

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
3/30/2022	96-107-0	TERRY, RICHARD L TR &	HANSEL, STEPHEN BOOTH &	18 PUNKHORN POINT RD	101	QS	960,000	1.000	960,000	1,229,700	914,000	0.95	
8/12/2022	98-22-0	ONEILL, LAWRENCE S & ANNE E	BANVILLE, STEVEN REAL &	10 LIBRA LN	101	QS	1,000,000	1.000	1,000,000	759,400	890,600	0.89	
6/16/2022	99-49-0	OCKWAY BAY LLC	PIPER, JONATHAN R & KRISTIN D	9 OCKWAY BAY RD	101	QS	3,800,000	1.000	3,800,000	1,738,900	3,440,700	0.91	
1/14/2022	100-53-0	WATERMAN, ROBERT PERS REP	FACOMPRES, WILLIAM K &	40 PUNKHORN POINT RD	101	QS	975,900	1.000	975,900	1,127,500	868,200	0.89	
8/1/2022	102-56-0	REYENGER, BRIAN TR	VAN GOGH, PAULUS M &	12 LEESHORE DR	101	QS	849,900	1.000	849,900	579,100	783,900	0.92	
9/1/2022	103-21-0	WILLIAMSON, ARLENE & JAMES J	MUIR, JULI ANN	103 SURF DR	101	QS	795,000	1.000	795,000	716,900	839,600	1.06	
4/15/2022	103-39-0	HANNAN, RICHARD M & GAIL K TRS	PIERCE, ROBERT J TR &	15 SURF DR	101	QS	767,500	1.000	767,500	612,600	718,300	0.94	
5/31/2022	103-6A-0	LAMKIN, CRAIG & SUSAN	GOULD, JENNY ELSA	110-A DEGRASS RD	101	QS	577,000	1.000	577,000	427,900	494,800	0.86	
12/21/2022	103-76-0	PODGURSKI, MICHAEL & MARISSA	SNYDER, DANA E & ALICIA J	106 SURF DR	101	QS	575,000	1.000	575,000	549,200	602,700	1.05	
7/1/2022	103-108-0	GUIDI, GARY W	DE VILLIERS, KOOBUS &	243 RED BROOK RD	101	QS	745,000	1.000	745,000	497,900	575,100	0.77	
7/13/2022	104-16-0	REED, WAYNE S	DESOUZA, JESSICE & DARLEY	92 BLUE CASTLE DR	101	QS	650,000	1.000	650,000	536,100	637,700	0.98	
7/5/2022	104-29-0	KAPLAN, GENNADY TR	DORRINGTON, RICHARD M &	6 TRACY LN	101	QS	605,000	1.000	605,000	391,800	454,600	0.75	
3/30/2022	104-115-0	STRICK, KEVIN B &	SIMOLLARDES, CHRIS P TR &	14 HARBOR RIDGE DR	101	QS	1,250,000	1.000	1,250,000	1,044,800	1,227,800	0.98	
1/13/2022	104-127-0	WALUS, ANNE	MOUSSA, GEORGE & SUSAN M	711 GREAT NECK RD, SOUTH	101	QS	876,850	1.000	876,850	810,700	948,700	1.08	
8/5/2022	105-96-0	FOLEY, RAYMOND J JR & LISA S	FABIANO, JOSEPH & KATHLEEN	7 SAND DOLLAR LN	101	QS	975,000	1.000	975,000	630,500	749,200	0.77	
11/9/2022	105-107-0	DUBIN, NANCY & GEORGE TRS	WHITE, PRESCOTT &	31 FIDDLER CRAB LN	101	QS	2,150,000	1.000	2,150,000	1,101,000	2,044,200	0.95	
4/1/2022	105-159-0	MESGARZADEH, FEREDOUN & KATHY	HARTIGAN, CRAIG	4 BY-THE-GREEN WAY	101	QS	950,000	1.000	950,000	691,300	820,400	0.86	
1/3/2022	105-194-0	MCINNES, JEFFREY M	DESUTTER, MATT TR &	17 WATERWAY	101	QS	800,000	1.000	800,000	530,500	766,300	0.96	
3/16/2022	108-71-0	MARIBITO, JOSEPH & LORI	O'CONNOR, CAROLYN	14 BAYSHORE DR	101	QS	945,000	1.000	945,000	732,600	875,300	0.93	
7/8/2022	108-75-0	PAONE, ANDREW & ANTOINETTE TR	ALWANI, VINOD M & ROBYN K	36 BAYSHORE DR	101	QS	1,670,000	1.000	1,670,000	969,100	1,271,500	0.76	
7/15/2022	108-76-0	SQUEGLIA, PATRICIA	GREIG, SCOTT & JESSICA	44 BAYSHORE DR	101	QS	1,210,250	1.000	1,210,250	1,043,700	1,319,900	1.09	
2/17/2022	108-81-0	PURCELL, RORY F	CUYLER, STEPHEN & BURKE JO ANN	72 BAYSHORE DR	101	QS	1,150,000	1.000	1,150,000	1,117,200	1,406,400	1.22	
3/11/2022	109-5-0	COFFEY, EDWARD M JR & MARY A TR	KWAN, KIM & TYNE	31 AMY BROWN RD	101	QS	1,740,000	1.000	1,740,000	1,388,700	1,583,300	0.91	
8/8/2022	110-103-0	BAYSWATER COTTAGES AT	KRASS, KURT & LISA	9 AZALEA LN	101	QS	1,499,000	1.000	1,499,000	803,500	1,067,600	0.71	
12/16/2022	110-104-0	BAYSWATER COTTAGES AT	MUNNO, EVAN C & LYNNE	7 AZALEA LN	101	QS	1,179,587	1.000	1,179,587	494,200	1,109,900	0.94	
12/14/2022	110-116-0	BAYSWATER COTTAGES AT	JACKSON, JAMES R JR TR &	43 COBBLESTONE CIR	101	QS	1,254,513	1.000	1,254,513	416,800	1,181,000	0.94	
12/27/2022	110-119-0	BAYSWATER COTTAGES AT	BRINKER, THERESA	39 COBBLESTONE CIR	101	QS	1,144,882	1.000	1,144,882	396,300	1,108,000	0.97	
12/12/2022	110-122-0	BAYSWATER COTTAGES AT	DADARRIA, MICHAEL F & MARY E	33 COBBLESTONE CIR	101	QS	989,661	1.000	989,661	408,800	1,046,000	1.06	
7/12/2022	110-124-0	BAYSWATER COTTAGES AT	GREENBERG, STEPHEN B &	27 COBBLESTONE CIR	101	QS	1,697,775	1.000	1,697,775	543,000	1,189,500	0.70	
9/16/2022	110-125-0	BAYSWATER COTTAGES AT	FARQUHAR, RONALD & MARY	21 COBBLESTONE CIR	101	QS	1,304,788	1.000	1,304,788	560,100	1,168,000	0.90	
5/5/2022	110-127-0	BAYSWATER COTTAGES AT	STONE, MICHAEL A	11 COBBLESTONE CIR	101	QS	1,359,644	1.000	1,359,644	616,400	1,166,900	0.86	
6/1/2022	110-128-0	BAYSWATER COTTAGES AT	SWIRBALUS, JOSEPH & JUIDTH	3 COBBLESTONE CIR	101	QS	1,531,582	1.000	1,531,582	627,900	1,194,300	0.78	
6/23/2022	110-129-0	BAYSWATER COTTAGES AT	MEREDITH, DAVID TR &	87 COBBLESTONE CIR	101	QS	1,652,857	1.000	1,652,857	518,300	1,201,800	0.73	
4/20/2022	110-130-0	BAYSWATER COTTAGES AT NS LLC	O'NEIL, MICHAEL & KRISTINE	85 COBBLESTONE CIR	101	QS	1,268,796	1.000	1,268,796	533,300	1,157,200	0.91	
12/8/2022	110-131-0	BAYSWATER COTTAGES AT	POLKINGHORN, PHILIP & JULIE	83 COBBLESTONE CIR	101	QS	1,507,668	1.000	1,507,668	421,400	1,182,200	0.78	
11/29/2022	110-132-0	BAYSWATER COTTAGES AT	OLIVER, CRAIG & CHARLENE	81 COBBLESTONE CIR	101	QS	1,420,487	1.000	1,420,487	348,200	1,183,900	0.83	
6/30/2022	110-151-0	BAYSWATER COTTAGES AT	EVANS, LISA V TR &	2 COBBLESTONE CIR	101	QS	1,452,559	1.000	1,452,559	598,800	1,183,100	0.81	
5/5/2022	110-154-0	BAYSWATER COTTAGES AT	CYPES, STEPHEN & WHITNEY	6 COBBLESTONE CIR	101	QS	1,205,248	1.000	1,205,248	662,500	1,148,700	0.95	
6/15/2022	110-155-0	BAYSWATER COTTAGES AT	MINNICK, THOMAS	8 COBBLESTONE CIR	101	QS	1,203,200	1.000	1,203,200	608,200	1,144,600	0.95	
6/30/2022	110-156-0	BAYSWATER COTTAGES AT	DIGREGORIO, JOSEPH G &	10 COBBLESTONE CIR	101	QS	932,048	1.000	932,048	498,700	1,037,300	1.11	
8/15/2022	110-157-0	BAYSWATER COTTAGES AT	REILLY, STEPHEN & LESLEY	12 COBBLESTONE CIR	101	QS	1,472,024	1.000	1,472,024	617,400	1,174,100	0.80	
6/28/2022	110-159-0	BAYSWATER COTTAGES AT	BELLIS, GERALD TR	14 COBBLESTONE CIR	101	QS	1,141,092	1.000	1,141,092	646,900	1,119,400	0.98	
5/23/2022	110-160-0	BAYSWATER COTTAGES AT	SMITH, MICHAEL	16 COBBLESTONE CIR	101	QS	1,112,413	1.000	1,112,413	692,300	1,112,000	1.00	
9/7/2022	110-161-0	SMITH, MICHAEL	HEBERT, WILLIAM & KAREN	18 COBBLESTONE CIR	101	QS	1,200,000	1.000	1,200,000	711,700	1,129,800	0.94	
2/1/2022	110-162-0	BAYSWATER COTTGS AT NS	KENNEY, BRIAN & BRENDA	20 COBBLESTONE CIR	101	QS	1,089,777	1.000	1,089,777	832,500	1,169,500	1.07	
1/21/2022	110-163-0	BAYSWATER COTTAGES AT	MULLIN, ANDREW S TR &	22 COBBLESTONE CIR	101	QS	1,396,470	1.000	1,396,470	788,200	1,227,100	0.88	
11/16/2022	110-164-0	BAYSWATER COTTAGES AT	GORMLEY, THERESA B. TR	24 COBBLESTONE CIR	101	QS	1,080,591	1.000	1,080,591	497,300	1,109,300	1.03	
7/25/2022	110-165-0	BAYSWATER COTTAGES AT	26 COBBLESTONE CIRCLE LLC	26 COBBLESTONE CIR	101	QS	1,347,289	1.000	1,347,289	471,200	1,240,700	0.92	
8/24/2022	110-166-0	BAYSWATER COTTAGES AT	MATHIOS, ALAN D & MARY	28 COBBLESTONE CIR	101	QS	1,261,947	1.000	1,261,947	545,600	1,195,600	0.95	
10/12/2022	110-167-0	BAYSWATER COTTAGES AT	CANTWELL, CATHERINE R &	30 COBBLESTONE CIR	101	QS	1,425,572	1.000	1,425,572	419,000	1,164,600	0.82	

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SalePrice > 1000
SaleType = QS
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Report #11: LA3S Report
Fiscal Year 2024

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
9/29/2022	110-168-0	BAYSWATER COTTAGES AT	BERISH, STEPHEN & LOUISE TRS	32 COBBLESTONE CIR	101	QS	1,401,637	1.000	1,401,637	494,500	1,218,000	0.87	
11/30/2022	110-170-0	BAYSWATER COTTAGES AT	TACCONI, MARC & PATRICIA	34 COBBLESTONE CIR	101	QS	1,373,052	1.000	1,373,052	421,300	1,136,300	0.83	
12/20/2022	110-172-0	BAYSWATER COTTAGES AT	ZANNOTTI, KARIMA MARIA	38 COBBLESTONE CIR	101	QS	1,467,302	1.000	1,467,302	404,500	1,197,800	0.82	
8/29/2022	110-173-0	BAYSWATER COTTAGES AT	GEORGE, BRUCE D & DEBRA L	40 COBBLESTONE CIR	101	QS	1,431,529	1.000	1,431,529	440,300	1,114,500	0.78	
12/1/2022	111-29-0	LACEY, PATRICK J & DINA M	CAREY, SCOTT & TABITHA	40 HALYARD LN	101	QS	670,000	1.000	670,000	536,500	634,800	0.95	
10/15/2022	111-71-0	NARDINI, KENNETH J & ROBIN J	MERCIER, MICHAEL & FOY, AMY	81 WATERWAY	101	QS	1,150,000	1.000	1,150,000	879,300	1,049,200	0.91	
9/30/2022	111-86-0	DONAHUE, PETER & CAROLYN TRS	BROWNE, PATRICK M & DARLENE	183 WATERWAY	101	QS	2,000,000	1.000	2,000,000	954,700	1,737,800	0.87	
4/8/2022	111-163-0	DISCIULLO, DAVID J &	DUNNE, JOSEPH & GABRIELLE K &	25 UNCLE PERCYS RD	101	QS	700,000	1.000	700,000	634,400	791,100	1.13	
5/2/2022	111-199-0	WALTERS, NICOLE & CHRISTOPHER	SULLIVAN, JAMES MICHAEL &	10 ALMA RD	101	QS	859,000	1.000	859,000	648,500	808,800	0.94	
8/15/2022	111-216-0	GF REALTY LLC	SMITH, TIMOTHY H &	6 HIGHWOOD WAY	101	QS	2,995,000	1.000	2,995,000	1,271,500	2,921,600	0.98	
8/1/2022	111-232-0	VETSTEIN, SCOTT D	FOLEY, RAYMOND J & LISA	135 THE PADDOCK CIR	101	QS	1,800,000	1.000	1,800,000	1,319,200	1,663,800	0.92	
2/16/2022	114-23A-0	CUYLER, STEPHEN D &	157 MONTANA REALTY LLC	157 MONOMOSCOY RD	101	QS	2,300,000	1.000	2,300,000	1,876,000	2,174,300	0.95	
10/19/2022	114-38C-0	BENWAY, GEORGE III & MARY A TR	KENNEDY, STEPHEN & DEANNA	5 POINT RD	101	QS	1,300,000	1.000	1,300,000	1,042,600	1,181,700	0.91	
8/5/2022	116-93-0	FARQUHAR, RONALD & MARY B	YANG, GUANG TR	7 SALTWATER CIR	101	QS	1,275,000	1.000	1,275,000	851,400	1,125,500	0.88	
8/18/2022	116-95-0	FONG, ROLAND ET AL TRS	ADELI-NADJAFI, ALIREZA &	21 SALTWATER CIR	101	QS	1,000,000	1.000	1,000,000	782,000	1,041,300	1.04	
6/23/2022	116-122-0	WRIGHT, JEAN E TR	CONNOLLY, PAUL & KATHERINE	29 COTTAGE LN	101	QS	1,050,000	1.000	1,050,000	793,700	1,055,500	1.01	
3/22/2022	116-163-0	FRIEDMAN, LAURIE E TR	RUBENSTEIN, BRUCE M & SANDRA	39 COTTAGE LN	101	QS	1,100,000	1.000	1,100,000	823,900	1,093,200	0.99	
10/4/2022	117-131-0	MURPHY, JEFFREY W &	SCHOONER'S WEIGH LLC	3 ELLIOT RD	101	QS	1,560,000	1.000	1,560,000	1,184,100	1,467,900	0.94	
5/26/2022	117-135-0	VINCI, SALVATORE & MARGARET TR	CURRY, SEAN TR & TARA TR	12 ELLIOT RD	101	QS	2,150,000	1.000	2,150,000	1,543,200	1,961,800	0.91	
5/24/2022	117-203-0	CURRY, SEAN M & TARA E TRS	EISENBERG, ADAM C &	62 UNCLE EDWARDS RD	101	QS	815,000	1.000	815,000	634,900	791,600	0.97	
3/10/2022	117-257-0	ARR LLC	SWEENEY, MICHAEL & MARGARET	4 POND ST	101	QS	1,551,000	1.000	1,551,000	1,121,600	1,386,400	0.89	
5/12/2022	117-328-0	WILSON, WAYNE K & KELLY B	ORDONEZ, SAMUEL & CIELO	49 CLOVER LN	101	QS	910,000	1.000	910,000	628,700	784,000	0.86	
1/6/2022	117-34A-0	CLINE, ARMIN C & JULIE E TRS	CHAGNON, STEVEN M &	184 ROCK LANDING RD	101	QS	1,240,000	1.000	1,240,000	957,800	1,153,600	0.93	
9/12/2022	118-49-0	LORENZO, ANTONIO V & MAY K TRS	MIRABELLA, PETER M &	66 BLUFF AVE	101	QS	1,175,000	1.000	1,175,000	1,133,600	1,400,400	1.19	
10/3/2022	118-58-0	RHODES, RICHARD P & SHEILA P	DESANTO, JOHN & KIRSTEN	89 BLUFF AVE	101	QS	1,950,000	1.000	1,950,000	1,585,100	1,778,100	0.91	
6/7/2022	118-88-0	JULI ANN MUIR	WALDMAN, GREGORY J &	31 WILSONS GRV	101	QS	775,000	1.000	775,000	775,600	809,200	1.04	
6/17/2022	119-31-0	DAY, JOSEPH P IV ET AL TRUSTEE	VANDE RYDT, PETER & RACHEL	2 BAYVIEW RD	101	QS	525,000	1.000	525,000	404,200	471,900	0.90	
2/10/2022	119-120-0	K2 PROPERTIES LLC	GILES, MICHAEL C & KAREN L	4 BAYVIEW WAY	101	QS	715,000	1.000	715,000	557,400	660,400	0.92	
9/27/2022	120-134-0	KLIBANOV, ALEXANDER M &	TRINGALE, MICHAEL J TR &	31 KEEL WAY	101	QS	2,480,000	1.000	2,480,000	1,976,500	2,279,600	0.92	
6/16/2022	120-137-0	CRAMER, ELIZABETH ET AL TRS	CASTELLUCCI, FRANCIS V &	23 KEEL WAY	101	QS	3,000,000	1.000	3,000,000	2,086,700	2,300,600	0.77	
6/30/2022	120-183-0	KASTAN, NORMAN & RITA TR	SULLIVAN, CHRISTOPHER J	115 TIDE RUN	101	QS	1,795,000	1.000	1,795,000	1,687,600	1,855,000	1.03	
10/31/2022	120-190-0	KAPLOWITZ, HALEY J	BOYNE, PAUL G &	77 TIDE RUN	101	QS	3,150,000	1.000	3,150,000	2,649,400	3,028,600	0.96	
10/13/2022	122-32-0	FLEMING, MARY ANNE &	GEORGE, MATTHEW R	46 GLENNEAGLE DR	101	QS	895,000	1.000	895,000	742,000	831,300	0.93	
4/15/2022	122-51-0	DWYER, JOSEPH & JOANNE	BASU, TANYA TR &	156 GLENNEAGLE DR	101	QS	981,000	1.000	981,000	841,500	950,600	0.97	
12/8/2022	122-52-0	BELL, LINDA A TRUSTEE	DO, HUY & LE, QUYEN	162 GLENNEAGLE DR	101	QS	875,000	1.000	875,000	713,300	802,600	0.92	
12/30/2022	122-66-0	HOFFMAN, MARC - SUCCESSOR TR	VANDENBERG, NOVAK & KATHLEEN	178 GLENNEAGLE DR	101	QS	927,500	1.000	927,500	852,600	963,600	1.04	
10/25/2022	122-74-0	GHATTAS, RAMY A & SILVIA HANNA	KRAMER, ANDREW C	25 PRESTWICK LN	101	QS	2,995,000	1.000	2,995,000	2,354,600	2,771,500	0.93	
2/18/2022	122-92-0	SCHUPACK, CYNTHIA C	DOOLITTLE, PETER C &	135 GLENNEAGLE DR	101	QS	832,222	1.000	832,222	693,100	820,100	0.99	
6/30/2022	122-104-0	DILLON, DIANE A &	ANIELLO-KUBIAK, NADINE &	61 GLENNEAGLE DR	101	QS	1,050,000	1.000	1,050,000	708,200	846,000	0.81	
9/16/2022	122-112-0	SCORDINO, ROBERT J & AMY L	CUTLER, ALEX J &	193 FELS POND RD	101	QS	1,300,000	1.000	1,300,000	1,010,300	1,208,300	0.93	
9/9/2022	122-127-0	CASSINELLI, JOSEPH A TR	MULLEN, GERALD F JR & AMY &	97 FELS POND RD	101	QS	799,000	1.000	799,000	610,200	721,800	0.90	
4/6/2022	122-158-0	MICHAEL, HELEN	RUBIN, ROBERTA M TR	6 RED FIN	101	QS	750,000	1.000	750,000	681,200	806,600	1.08	
12/16/2022	122-224-0	HOFFMAN, SHEPARD	HERTZ, PATRICIA TR &	19 FELS POND CIR	101	QS	799,000	1.000	799,000	693,100	827,800	1.04	
9/23/2022	122-236-0	BOUDREAU, DAVID L TRS	OKEEFE, LAWRENCE J & RENEE Y	163 WALTON HEATH WAY	101	QS	1,085,000	1.000	1,085,000	1,103,100	1,060,800	0.98	
5/12/2022	122-256-0	WARD, DAVID S TR &	MITCHELL, JOHN D TR &	35 HOOK DR	101	QS	1,751,000	1.000	1,751,000	1,121,700	1,294,900	0.74	
6/16/2022	123-205-0	JADUL, BRIAN J & DAWNMARIE	PALSETIA, JAMSHED TR &	25 OCEAN BLUFF DR	101	QS	5,700,000	1.000	5,700,000	4,343,200	5,039,700	0.88	
8/4/2022	124-61-0	MARTIN, ALLAN M	MT GUARD, LC	411 MONOMOSCOY RD	101	QS	1,100,000	1.000	1,100,000	1,153,200	1,206,800	1.10	
3/21/2022	125-42-0	GADBOIS, MARIE J	IVKOV, ANATOLIY & EKATERINA	53 NESHOB RD	101	QS	620,000	1.000	620,000	527,700	619,600	1.00	
5/12/2022	125-52-0	FOLEY, RAYMOND J JR & LISA S	MEIROVITZ, JOANNE	3 NESHOB RD	101	QS	750,000	1.000	750,000	508,400	598,700	0.80	
9/27/2022	125-86-0	TRAMMEL, KEVIN G &	MAZOVER, VLADIMIR &	58 NEHOIDEN RD	101	QS	790,000	1.000	790,000	652,700	778,500	0.99	

Extract: SALES DATA 1010 (SF)
Database: LIVE
Filter: SaleDate BETWEEN 01/01/2022 AND 12/31/2022
SalePrice > 1000
SaleType = QS
StateClassNonChpt IN 1010

Report #11: LA3S Report
Fiscal Year 2024

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
8/31/2022	125-136-0	LABELLE, CLAUDIA M	ARPS, EDWARD & JANNA DIANA	16 WHIPPOORWILL CIR	101	QS	830,000	1.000	830,000	599,700	710,300	0.86	
4/7/2022	125-228-0	MILOSH, BRIAN TRUSTEE	JOHNSSON, PIERRE &	90 TIDE RUN	101	QS	1,797,000	1.000	1,797,000	1,347,800	1,610,600	0.90	
5/20/2022	125-252-0	WANG, YINGFEI	LOSARDO, JOSEPH & LORI	61 TIDE RUN	101	QS	1,650,000	1.000	1,650,000	1,670,600	1,833,100	1.11	
12/22/2022	125-257-0	HANKS, DONNA TR	WEST, TODD A	362 MONOMOSCOY RD	101	QS	1,750,000	1.000	1,750,000	1,597,900	1,743,100	1.00	
7/20/2022	126-26-0	SHUMSKY, SUZANNE M TR	SMITH, MARK PETER &	4 TIDE RUN	101	QS	1,075,000	1.000	1,075,000	937,600	1,185,000	1.10	
2/2/2022	126-78-0	SHAPIRO, GERALD S & ELLEN A	GASSMAN, JEFFREY I & RONDA	51 BRASSIE WAY	101	QS	675,000	1.000	675,000	598,100	703,300	1.04	
4/19/2022	126-88-0	PIRACINI, SUSAN M &	LEVITON, JASON &	27 BRASSIE WAY	101	QS	720,000	1.000	720,000	513,600	660,300	0.92	
5/24/2022	126-117-0	GAMACHE, MARCEL & BETTE	BUCKINGHAM, STEVEN HENRY &	53 MASHIE CIR	101	QS	1,060,000	1.000	1,060,000	671,600	817,500	0.77	
8/31/2022	127-33-0	ASQUITH, JONATHAN	MARO, PETER & LYNNE	55 TROON WAY	101	QS	942,500	1.000	942,500	677,300	746,400	0.79	
9/30/2022	127-52-0	OKEEFE, LAWRENCE J & RENEE Y	ANASTASI, STEVEN & MARCIA TRS	92 TROON WAY	101	QS	1,125,000	1.000	1,125,000	796,900	906,200	0.81	
4/14/2022	127-80-0	NIRENBERG, CHARLES & JANET	GARFIELD, SCOTT BRUCE &	28 TRITON WAY	101	QS	3,500,000	1.000	3,500,000	2,616,100	2,984,600	0.85	
4/14/2022	127-103-0	DONAHOE, M JOAN TR	O'NEIL, MICHAEL T TR	226 GLENNEAGLE DR	101	QS	1,461,505	1.000	1,461,505	1,119,700	1,382,300	0.95	
8/5/2022	128-22-0	MICHENZI, NOREEN - SUCC TR	SOLOMON, ADAM A & KATHLEEN F	16 ROCK ISLAND RD	101	QS	1,925,000	1.000	1,925,000	1,280,100	1,579,700	0.82	
8/11/2022	132-13-0	PINCHIN, DAVID & GLENYS	GUARINO, CHRISTOPHER M &	120 SHORE DR WEST	101	QS	1,500,000	1.000	1,500,000	1,285,300	1,422,900	0.95	
3/25/2022	132-15-0	PINCHIN, DAVID & GLENYS	HIRSCH, JARED B & NICOLE V	124 SHORE DR WEST	101	QS	3,310,000	1.000	3,310,000	3,672,800	3,970,800	1.20	
8/10/2022	132-16-0	SOUTHWICK, MICHAEL J & DAWN M	CONWAY, PATRICK H & HEATHER	126 SHORE DR WEST	101	QS	4,310,000	1.000	4,310,000	3,616,400	4,099,500	0.95	
10/5/2022	132-20-0	HAJJAR, DOUGLAS & MARY L	PURPURA, STEVEN M & JILL M	134 SHORE DR WEST	101	QS	6,500,000	1.000	6,500,000	6,225,500	6,370,800	0.98	
6/1/2022	132-24-0	PALANK, MARTHA M	VAN DE LOO, JASON & TAMI	127 SHORE DR WEST	101	QS	3,500,000	1.000	3,500,000	2,286,500	2,619,000	0.75	
4/27/2022	132-32-0	HERDIECH, EDWARD K & KIMBERLY M	WARD, DAVID S TR & DIANE E TR	113 SHORE DR WEST	101	QS	3,600,000	1.000	3,600,000	2,615,400	3,008,700	0.84	
6/28/2022	132-50-0	BAYSWATER SEASIDE II LLC	DESOUSA, STEPHEN TR & LARA TR	110 SHORE DR WEST	101	QS	3,495,562	1.000	3,495,562	2,643,600	3,323,200	0.95	