

SALES DATA for FY26 ASSESSMENT

Sale Date	Parcel Id	Seller	Buyer	St Num	St Name	Land Use Code	Sale Price	Prior Assessed Value	Current Assessed Value	Current Yr ASR	Assessment Percent Change
9/12/2023	14-005-000	WHITE LAWRENCE B MULLEN, TRUSTEE OF KRISTEN	984 MASSACHUSETTS AVENUE LLC	984	MASSACHUSETTS AVENUE	013	2,250,000	510,500	546,100	0.24	1.07
1/19/2024	08-010-466	KAY	RIZVI SYED AKHLAQ HUSSAIN	35	SWANSON COURT 33D	102	205,000	202,800	194,400	0.95	0.96
1/19/2024	15-025-000	CALI ROBERT F. TR	TIAN QINGGUO	41	GUGGINS LANE	101	735,000	583,800	626,800	0.85	1.07
2/15/2024	08-010-347	SERENLIFE LLC	GRIHA REALTY LLC	53	SWANSON COURT 16C	102	241,999	224,900	215,600	0.89	0.96
2/29/2024	14-116-000	SINGH SIDDHARTH	ACHARYA AKSHAY DAMODAR	65	JOYCE LANE	101	783,000	652,700	715,100	0.91	1.10
3/14/2024	08-010-349	LEFEBVRE KRISTIN A, TRUSTEE	HSIEH MENG LING	53	SWANSON COURT 21C	102	240,000	245,900	235,700	0.98	0.96
4/1/2024	05-113-000	MANGIONE RICHARD T LAUD LIVINGSTONE PROPERTIES, LLC	SANTHANAKRISHNAN RAJALAKSHMI	117	WAITE ROAD	101	715,000	634,600	677,400	0.95	1.07
4/3/2024	18-006-000		NEWELL DAVID A	555	OLD HARVARD ROAD	101	1,299,000	1,262,200	1,301,300	1.00	1.03
4/5/2024	07-003-613	PAGE MICHAEL ET AL, TRUSTEES	VOYTENKO OLGA TRUSTEE	226	SWANSON ROAD 613	102	192,500	164,100	164,100	0.85	1.00
4/16/2024	15-085-101	TWOMBLY CHARLES	SILVA ELEANOR	80	SUMMER ROAD	102	211,500	338,800	355,800	1.68	1.05
4/19/2024	05-084-000	BERG CARLA CORREA	THOMPSON BRIAN K	7	OSCEOLA DRIVE	101	795,000	706,200	740,900	0.93	1.05
5/3/2024	04-048-000	CARLSON, GEORGE J. TR	BERRY MARK P	81	TOKATAWAN SPRING LANE	101	1,350,000	1,196,600	1,234,600	0.91	1.03
5/16/2024	15-065-222	LI XING	LUSAKHPURYAN KIRILL	45	LIBERTY SQUARE ROAD 45A	102	205,000	173,400	173,400	0.85	1.00
5/23/2024	07-004-333	VLAJINAC ALAN	GOWDA JITENDRA	188	SWANSON ROAD 333	102	200,000	233,700	233,700	1.17	1.00
5/31/2024	06-018-000	REGAN CYNTHIA E. JEANSON BUILDERS	GLEN NICHOLAS	252	LITTLEFIELD ROAD	101	896,000	773,400	812,500	0.91	1.05
5/31/2024	14-212-000	CONTRACTING INC	SCHMIDT KEVIN	92	PRIEST LANE	101	1,589,500	1,446,800	1,557,000	0.98	1.08
6/14/2024	08-009-104	JAYAPRAKASAN PRABHAHAR	ALI SARDAR	52	SWANSON COURT 12B	102	210,000	225,800	216,400	1.03	0.96
6/26/2024	07-004-330	MANELIS RICHARD E,	MCMAHON BRIAN	188	SWANSON ROAD 330	102	250,000	223,500	223,500	0.89	1.00
6/27/2024	18-092-000	KUANG HUA	SHAILER MICHAEL N	89	ROBINSON ROAD	101	1,425,678	1,246,000	1,321,400	0.93	1.06
7/10/2024	07-003-517	NADEAU REALTY CORP	TIWARI SAURASH TR	202	SWANSON ROAD 517	102	260,000	222,300	221,500	0.85	1.00
7/11/2024	14-209-047	JUN CHANG HOON	ROE GLORIA ANN	90	WHEELER DRIVE 047	102	960,000	916,900	972,500	1.01	1.06
7/11/2024	19-026-000	WYLIE DEREK C	DOHOVSKOY ANDREI	1	CHESTER ROAD	101	895,000	846,800	876,100	0.98	1.03
7/12/2024	12-010-615	SPRINGS SIMON	MENON AISHWARYA VINOD	294	CODMAN HILL ROAD 33F	102	207,000	194,300	194,300	0.94	1.00
7/12/2024	14-195-112	SULLIVAN RICHARD J TR	RICCI MONICA	773	MASSACHUSETTS AVENUE B2	102	255,000	234,000	237,500	0.93	1.01
7/15/2024	18-119-000	LOBLUNDO JOHN R.	MARIEN SEAN	103	COOLIDGE FARM ROAD	101	1,211,000	1,008,800	1,040,400	0.86	1.03
7/17/2024	14-216-000	MTL_MA Realty Trust	MAK XIAO-WEN	85	PRIEST LANE	101	1,547,570	1,314,400	1,353,400	0.87	1.03
7/18/2024	16-003-000	BRIER BARBARA C, TRUSTEE	GHOSH DEBASHISH	89	BLANCHARD ROAD	101	970,000	864,400	894,500	0.92	1.03
7/22/2024	18-041-000	CARROLL SEAN M	KORBLY STEPHEN	87	STEELE LANE	101	2,450,000	2,548,400	2,619,800	1.07	1.03
7/26/2024	02-014-230	MAHONY BRIAN J.	REYNOLDS BRIAN	30	LEONARD ROAD	102	275,750	235,300	244,400	0.89	1.04
7/26/2024	08-040-000	MORSE SUZANNE R	DOBKOWSKI KONRAD	61	MEETINGHOUSE LANE	101	960,000	871,100	915,400	0.95	1.05
7/31/2024	18-075-000	SILVA, JR JAMES	HUANG HANRUI	67	HAGER LANE	101	1,200,000	1,083,200	1,122,700	0.94	1.04
8/9/2024	07-005-422	GOLUB CHARLES	YANG XU	140	SWANSON ROAD 422	102	209,000	222,000	222,000	1.06	1.00

8/12/2024	12-010-217	OSHEA AISLING E	TAO MINGJIANG	284	CODMAN HILL ROAD 35B	102	232,000	230,300	230,300	0.99	1.00
8/13/2024	15-044-000	NARAYAN SUMIT	LESICZKA MATTHEW	106	REED FARM ROAD	101	1,080,000	910,600	941,900	0.87	1.03
8/15/2024	10-180-000	AVADY GREGORY	BHATIA AKSHAT	606	LIBERTY SQUARE ROAD	101	710,000	582,700	653,700	0.92	1.12
8/19/2024	19-043-000	SHAILER MICHAEL & BRANDI	TRUSTEES								
			MISHRA RANJAY	115	MEADOW LANE	101	957,000	915,000	945,100	0.99	1.03
8/20/2024	08-008-306	ZHANG FENGLAN	BENOMAR LAHOUCINE TR	58	SPENCER ROAD 16K	102	175,000	183,900	169,400	0.97	0.92
9/4/2024	08-035-000	REVIVE HOMES LLC	BERLAND LAURA	411	HILL ROAD	101	1,050,000	784,000	908,500	0.87	1.16
9/5/2024	14-088-000	PANETTA JEAN V, TRUSTEE	PANETTA SALVATORE III	425	BURROUGHS ROAD	101	800,000	874,200	901,900	1.13	1.03
9/6/2024	08-054-000	MACHAMER DIANE P	NABIEV NODIR	352	HILL ROAD	101	570,000	598,300	619,100	1.09	1.03
9/9/2024	07-003-515	CHRISTMAS DAVID A TR	RODRIGUES ROBERTO	202	SWANSON ROAD 515	102	200,000	212,700	212,700	1.06	1.00
9/24/2024	18-014-000	POWER ROBERT C JR	HUA YECHU TR	624	OLD HARVARD ROAD	101	930,000	801,900	846,600	0.91	1.06
9/26/2024	14-124-000	SHUKLA VINEET	CHANDEL AMIT K	84	JOYCE LANE	101	699,000	643,400	685,200	0.98	1.06
9/30/2024	02-014-236	CYR JOHN P, TRUSTEE	COHEN SARI	36	LEONARD ROAD	102	215,000	200,600	208,300	0.97	1.04
10/1/2024	05-097-000	ROE GLORIA	HARADA ANNA BELLE	56	OSCEOLA DRIVE	101	823,000	765,500	805,000	0.98	1.05
10/1/2024	07-004-324	49 GROUP LLC	ALPHA CONDOS LLC	182	SWANSON ROAD 324	102	900,000	168,400	168,400	0.19	1.00
10/1/2024	08-002-215	49 GROUP LLC	ALPHA CONDOS LLC	300	SWANSON ROAD 215	102	900,000	164,300	164,300	0.18	1.00
10/1/2024	08-002-216	MORAN VIVIANE	ALPHA CONDOS LLC	300	SWANSON ROAD 216	102	400,000	163,200	163,200	0.41	1.00
10/1/2024	08-008-103	49 GROUP LLC	ALPHA CONDOS LLC	32	SPENCER ROAD 18M	102	900,000	193,300	185,200	0.21	0.96
10/1/2024	08-008-222	49 GROUP LLC	ALPHA CONDOS LLC	15	SPENCER ROAD 34E	102	900,000	208,800	200,100	0.22	0.96
10/1/2024	08-008-505	49 GROUP LLC	ALPHA CONDOS LLC	61	SPENCER ROAD 14I	102	900,000	216,500	207,500	0.23	0.96
10/1/2024	08-008-519	49 GROUP LLC	ALPHA CONDOS LLC	61	SPENCER ROAD 36I	102	900,000	178,700	171,300	0.19	0.96
10/15/2024	08-009-232	BLACKMAN GAYLE N	BHANUSHALI SUHAS	52	SWANSON COURT 34B	102	185,000	187,800	172,900	0.93	0.92
10/15/2024	07-005-407	GUTIERRES LUIS E.	ALPHA CONDOS LLC	146	SWANSON ROAD 407	102	400,000	222,300	222,300	0.56	1.00
10/18/2024	18-048-000	MILLS KEVIN	KATRAGADDA MADAN	442	OLD HARVARD ROAD	101	1,350,000	1,368,000	1,380,700	1.02	1.01
10/24/2024	14-122-000	WARRIAR ASHOK	PAWAR AMEET	78	JOYCE LANE	101	780,000	659,000	700,900	0.90	1.06
10/29/2024	14-126-000	ROBINSON RANDY L	PATEL BRIJESH	56	JOYCE LANE	101	253,000	192,600	205,200	0.81	1.07
10/31/2024	09-085-000	SMITH KENNETH A	CAO JIAJUN	385	MIDDLE ROAD	101	991,000	997,000	1,028,000	1.04	1.03
11/14/2024	18-076-000	BOURDEAU JOSEPH S	GREEN WILLIAM M	85	HAGER LANE	101	1,200,000	1,057,500	1,091,100	0.91	1.03
11/15/2024	08-010-337	SERENELIFE LLC	MADIREDDY SHASHIDHAR REDDY	53	SWANSON COURT 11C	102	238,000	226,800	224,200	0.94	0.99
11/22/2024	05-081-000	NORTON TR E GREGORY	MOEN JAMES	223	DEPOT ROAD	101	711,000	568,300	595,400	0.84	1.05
11/22/2024	07-003-526	ZHENG KAIWEN	FLANAGAN DAVID	208	SWANSON ROAD 526	102	163,000	164,200	164,200	1.01	1.00
11/22/2024	15-065-238	FINIGAN STEPHANIE LEE	VAN TRAN THAM	39	LIBERTY SQUARE ROAD 39C	102	166,000	169,600	169,600	1.02	1.00
11/26/2024	04-076-000	JENNER MARK	DIMRI SUCHITA	1155	LIBERTY SQUARE ROAD	101	910,000	903,300	951,400	1.05	1.05
11/26/2024	08-008-212	MELO SHAWN	ATIF MUHAMMAD	15	SPENCER ROAD 20E	102	240,000	234,100	224,400	0.94	0.96
12/4/2024	19-118-000	CASANAVE JULIE A.	CALDERAN PAUL	40	RICHARDSON ROAD	101	925,000	743,900	784,700	0.85	1.05
12/5/2024	14-101-000	49 GROUP LLC MICHAEL JR	674 MASS AVE LLC	674	MASSACHUSETTS AVENUE	013	500,000	595,700	622,500	1.25	1.04
12/6/2024	14-209-016	KONIECZNY ANDRZEJ TR	KHODOSH MIKHAIL	15	LYONS LANE 16	102	1,100,000	918,600	974,300	0.89	1.06
12/12/2024	14-010-000	FILLMORE CHRISTOPHER C	BROSENS ELISABETH	869	BURROUGHS ROAD	101	600,000	527,300	553,700	0.92	1.05
12/16/2024	19-014-000	SANTILLI ALFRED C JR	ROSENBERG CARLY PAIGE	746	BURROUGHS ROAD	101	920,000	959,700	992,100	1.08	1.03
12/18/2024	19-149-000	CREAGHAN MARISA J	WELLMAN CAREY E	101	CHESTER ROAD	101	900,000	816,600	861,500	0.96	1.05
12/30/2024	14-031-000	CONLEY JOHN P	UPADHYAYULA JITENDRA	36	PRIEST LANE	101	1,150,000	1,208,200	1,255,200	1.09	1.04

12/31/2024	07-003-508	TRUSTEES OF HARVARD RIDGE COND OMINIUM TRUST	NGUYEN MAI H T TR	196	SWANSON ROAD 508	102	211,000	171,300	179,200	0.85	1.05
12/31/2024	12-010-309	VISCO ANTHONY R	PAREENE DANIEL	300	CODMAN HILL ROAD 23C	102	145,000	198,100	198,100	1.37	1.00