



Signature & Title: _____

Submitted by the Board of Assessors
Date: 2020.08.10

PROPERTY SALES REPORT

Town of Freetown

Reporting Date: February 1, 2020 to February 29, 2020

| Date of Record | Map & Lot Numbers | Grantor (seller) Grantee (buyer) Property Address | Usage Class | Non-Arms Length Code | Sale Price | Assessed Value | Book & Page Numbers | House Style Sq. Ft. (NLA) Acreage |
|--|-------------------|--|-------------|----------------------|-------------|----------------|---------------------|---|
| 2020.02.05 | 210 74 | TRUIST BANK DRAPER 9 Matawa Drive, Assonet | 1010 | S | \$ 290,000 | \$ 337,900 | 10011 176 | Colonial 2,174 0.921 |
| 2020.02.06 | 212 27 | FUCILE 109 NARROWS ROAD LLC 109 Narrows Road, Assonet | 1010 | | \$1,370,000 | \$ 1,248,800 | 10012 56 | Conventional 4,456 2.267 |
| 2020.02.07 | 219 14.02 | GRINHAM CONSTRUCTION INC AYUBE 42 East Howland Road, East Freetown | 1010 | | \$ 429,900 | \$ 106,500 | 10013 305 | Vacant Land ---- 1.673 |
| <i>Sale price for the above property reflects construction of a single-family home not yet assessed.</i> | | | | | | | | |
| 2020.02.10 | 203 25 | BALDINELLI US BANK TRUST NA TR 25 Simmons Street, Assonet | 1010 | L | \$ 388,453 | \$ 291,700 | 10014 242 | Raised Ranch 1,652 2.718 |
| 2020.02.10 | 252 41 | FREETOWN TOWN OF MADIKIT LLC 182 Braley Road, East Freetown | 1010 | S | \$ 37,000 | \$ 130,700 | 10015 79 | Conventional 1,236 0.120 |
| 2020.02.13 | 248 107 | PRAGANA COBB 152 Chipaway Road, East Freetown | 1010 | | \$ 331,000 | \$ 308,200 | 10018 122 | Cape 1,680 1.200 |
| 2020.02.14 | 221 25 | SYKES CABRAL 231 Middleboro Road, East Freetown | 1090 | | \$ 200,000 | \$ 435,700 | 10019 330 | Multiple Houses 2,618 0.730 |
| 2020.02.18 | 255 36 | BRETT RIOUX 285 Bullock Road, East Freetown | 1010 | | \$ 374,900 | \$ 336,800 | 10020 253 | Cape 1,764 1.038 |
| 2020.02.18 | 206 73 | BERNHART & DEGRAZIA FARIA 2 Dean Street, Assonet | 1010 | | \$ 401,000 | \$ 310,900 | 10020 306 | Cape 1,858 0.585 |
| 2020.02.21 | 210 53 | DONOVAN MANCUSO 12 Howland Road, Assonet | 1010 | | \$ 378,000 | \$ 341,300 | 10024 84 | Raised Ranch 2,061 0.702 |
| 2020.02.24 | 255 42.01 | MEDEIROS McCANN 133 Quanapoag Road, East Freetown | 1010 | | \$ 404,000 | \$ 408,900 | 10025 94 | Colonial 2,240 1.643 |

Sales questionnaire sent to purchaser.