

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

MAIN OFFICE (617) 349-4343

RESIDENTIAL VALUATION (617) 349-4110

ASSESSING DEPARTMENT

Sally Powers, Director

Kevin T. McDevitt, MAA, CRA

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TO: Robert W. Healy, City Manager

FROM: Sally Powers, Director of Assessment
Russell B. Higley, City Solicitor

SUBJECT: Council Order # 2

RESIDENTIAL VALUE CALCULATIONS

In response to the above referenced council order, the following reports are submitted:

1. all 1993 arms-length single, two, and three unit residential property sales categorized by class and assessing district; the sale price and the FY94 assessed value are provided on the report;
2. all condominium unit sales, categorized by assessing district and showing the FY94 assessed values;
3. all apartment building sales, categorized by State use code -- 111 being 4 to 8 unit buildings and code 112 being buildings with 9 and more units.

The first step in the process of updating residential property values was to verify the market validity of each sale and to review the data on record for the property. Market validity is verified by mailing sales verification questionnaires to each buyer, at the same time requesting that the buyer contact the Assessing Department to arrange for a property inspection. A copy of each of the sales questionnaires used is attached to this report after the sales reports. The data collection staff make three attempts to arrange an appointment by mail. Where there has been no response to the three mail requests, a visit is made to the property, and the data collector verifies/corrects the exterior property information and estimates the interior data in accordance with what is already on file and what can be observed from the exterior. Where there is no response to the sales verification form request,

a judgment is made as to the typical nature of the sale price compared to sales of similar properties in the same district.

The next step after sales verification was to calculate, for each sale which occurred, the assessment to sale ratio (A/S ratio). This statistic is the assessed value divided by the sale price. An A/S ratio less than one indicates under-assessment of a property. An A/S ratio greater than one indicates over-assessment in relationship to the sale price. A/S ratios were grouped and examined not only by use (single, two, apartment, etc.) and district, but also by physical condition of the property and quality of construction. These latter two data items have consistently been observed to be of primary importance in explaining differences in sales prices among otherwise similar properties.

It was from the A/S ratio studies that the residential value adjustments presented in Attachment I to the report submitted to the City Council on September 19, 1994 were derived.

There were too few sales of apartment buildings to allow for elaborate groupings of A/S ratios. As can be seen by a simple visual perusal of the attached apartment sales report, there was no apparent overall pattern of sale prices in relation to assessed values.

The purpose of the valuation adjustments undertaken by the Assessors in the years between State certification reviews is to maintain proportionate taxation for all properties. In Massachusetts, the Constitutional requirement of proportionate taxation has been interpreted to require that property taxes be based upon the fair cash value of the property assessed. Therefore, the test for proportionate assessment is a comparison of assessed values with market transactions. The following would be the consequences of failing to make this effort:

- disproportionate distribution of the property tax levy,
- dramatic changes in tax bills every three years,
- increased overvaluation abatement requests from property owners whose property has truly dropped in value.

The second part of Council Order Number 2 requests "a legal opinion as to what full fair cash value means as a matter of law when real estate in Cambridge is being assessed."

The assessors are required to assess real estate at its fair cash value (M.G.L. c. 59 §38) defined as the price at which a willing seller and a willing buyer will agree if both of them are fully informed and under no compulsion. Boston Gas Co. v. Assessors of Boston, 334 Mass. 549, 566 (1956); Irving Saunders Trust v. Assessors of Boston, 26 Mass. App. Ct. 838, 843 (1989). This standard is not subject to variation by agreement or otherwise. Waltham Watch & Clock Co. v. Waltham, 272 Mass. 396, 412 (1930); Carr v. Assessors of

Springfield, 339 Mass. 89, 91 (1959). However, the fair cash value of any particular property cannot be proved with a mathematical certainty and therefore ultimately and necessarily relies in part on opinion, estimates and the exercise of sound judgement. Assessors of Quincy v. Boston Consolidated Gas Co., 309 Mass. 60 (1941); Leen v. Assessors of Boston, 345 Mass. 494 (1963).

FY95 SALES
CLASS 101, 104, 105 BY DISTRICT

MAP	LOT	SALE DATE	NUM	STREET	CLASS DIST	LIVING AREA	LOT AREA	SALE PRICE	SELLER	BUYER	FY94 ASSESS
39	163	9307	1	CORNELIUS WAY	101 1	1304	3332	153000	SMITH	RODERICK/N	141500
42	23	9307	5	DICKINSON ST	101 1	1049	1988	83000	OHALLERAN	CHARLOT	102400
22	70	9404	10	FIFTH ST	101 1	1344	1550	98000	MITRANO	LEWIS	118300
34	86	9401	46	FULKERSON ST	101 1	1240	1314	149000	TRAVERS	WEAHTLEY	128600
23	27	9302	102	GORE ST	101 1	1920	3000	80000	BABICZ, HE	FARIETTA R	115400
39	153	9304	8	JAMES WAY	101 1	1304	3286	145000	CLARKE	ELLIOTT	148800
40	235	9406	3	LILAC CT	101 1	1528	2442	165000	BARTICK	REAGAN	163700
40	236	9405	4	LILAC CT	101 1	1456	2130	162000	CLARK	DESCROCHES	161600
21	3	9302	38	SCIARAPPA ST	101 1	1489	1290	95000	DESMOND, A	BUCCHIERE	99000
24	70	9403	72	SCIARAPPA ST	101 1	2364	3000	320000	ROBINS	SLADE	314400
20	100	9402	6	SECOND ST	101 1	1357	1240	170000	SCHAFFER	SPOCK	128900
25	135	9402	54	SIXTH ST	101 1	1120	780	162000	MCCLUNE	CHASMAN	105400
26	9	9303	132	SPRING ST	101 1	900	975	77000	PATTERSON	JORDAN	101900
24	12	9312	66	SPRING ST	101 1	1644	2500	65000	DINAN	LAMBERT	81600
19	54	9405	148	THIRD ST	101 1	1046	1530	118000	WEISS	BROUSSARD	129200
25	56	9403	116	THORNDIKE ST	101 1	2016	1500	240250	KEPPLEMAN	BRAHMS	200900
17	19	9309	135	CHARLES ST	104 1	1976	3000	146000	DIGIROLAMO	MALLAKIS	180000
77	53	9312	2	CROSSLAND ST	104 1	2071	2140	83000	LONGO	KONG	89900
36	31	9405	45	HARDING ST	104 1	1766	1522	157500	AFONSO	RAMOS	135700
23	68	9304	123	OTIS ST	104 1	2260	4500	155000	FANTINI	HAMELINE	159200
24	75	9311	70	OTIS ST	104 1	3409	4000	307500	FRAMMARTIN	ROYALL	314600
18	54	9405	34	SECOND ST	104 1	2234	1363	344000	ROOS	ANDREWS	179600
78	88	9406	26	WILLOW ST	104 1	2004	2343	156500	RAWAL	GODWIN	157100
80	100	9403	32	WILLOW ST	104 1	2148	1685	166000	PONTE	DOCANTA	155600
78	56	9406	358	WINDSOR ST	104 1	1692	2800	113000	ADAMS	RICKER	152100
23	143	9307	64	FIFTH ST	105 1	2750	3267	150000	MOTTA	MENDOZA	165300
80	69	9312	23	PALERMO ST	105 1	4644	3859	192000	DINIS	REGAN	260800
36	57	9402	71	PORTER ST	105 1	3060	4511	200000	HANLIN	SMITH	175100
25	26	9310	143	THORNDIKE ST	105 1	2022	1900	160000	BALTZELL	GREENWOOD	136400
79	19	9401	297	COLUMBIA ST	101 2	1083	1571	162000	SALLAWAY	SWAN	133300
79	16	9311	303	COLUMBIA ST	101 2	780	2837	168000	CHEW	RICHARDSON	138000
85	43	9304	197	ELM ST	101 2	1122	2855	120000	SOARES	PEREZ	124700
77	1	9405	114	HAMPSHIRE ST	101 2	1375	2621	170000	SARCHIONI	JONES	168000
79	93	9401	99	HAMPSHIRE ST	101 2	1892	3380	168000	FARINA	SUSSMAN	156900
74	37	9303	172	HARVARD ST	101 2	2500	3132	253000	ZANNELLI	ELLIS	185700
77	32	9404	33	MARKET ST	101 2	542	4356	173500	MOONEY	MACMANUS	139900
75	46	9406	88	SCHOOL ST	101 2	1680	1650	119000	BENSON	EVANS	113900
76	41	9404	254	BROADWAY	104 2	3572	4644	245000	MOCK	WHITTEMORE	236000
75	29	9310	136	COLUMBIA ST	104 2	2250	1888	80000	METULA	NILES REBE	151500
77	17	9308	234	COLUMBIA ST	104 2	1656	1211	100000	WALDRON	AGUIAR	62500
89	53	9302	220	HARVARD ST	104 2	2941	4000	360000	LEVINE ELL	BROWN	226200
75	163	9309	151R	CHERRY ST	105 2	2964	2806	75000	FNMA	NGESINA	158300
85	72	9308	263	ELM ST	105 2	1965	2943	172000	KLITZKE RO	POTTER DEB	159600
90	85	9403	34	ESSEX ST	105 2	2694	2320	171000	REID	ALBERT	160000
87	83	9301	38	TREMONT ST	105 2	3018	2794	234000	FROLICH	BIDGOOD	204100
118	78	9311	7	BIGELOW ST	101 3	3903	4257	362500	KELLEHER	HULLETT	350700
114	131	9307	343.5	BROADWAY	101 3	2693	2520	125000	FRANKLIN	KNOOP	172200
135	142	9305	418	BROADWAY	101 3	1526	1290	450000	GOODMAN	BATES	307700
108	11A	9305	4	BROADWAY TER	101 3	1184	740	152600	ALEXANDER	NUGENT	144600
116	46	9309	16	CENTRE ST	101 3	1796	3000	335000	FERRAILOLO	CHAPIN	233100
135	63	9305	8	CLEVELAND ST	101 3	1795	2200	220000	PRESCOTT	BRENY	250400
116	106	9301	11-1	DANA ST	101 3	1884	2517	312500	ARKIN	SMITH	294700
139	30	9304	53	DANA ST	101 3	2094	1580	257700	BECKETT	MCLEAN	282200
135	148	9309	1	ELLERY PL	101 3	1296	1661	307500	SMITH	CARLETON	245600
114	113	9308	28	FAYETTE ST	101 3	3227	7683	344000	EVANGELIST	SCHWARTZ	352500
117	90	9309	122	HANCOCK ST	101 3	1820	1348	350000	BLATT	KAMENSKY	273800
110	113	9302	112	INMAN ST	101 3	1137	2269	227000	WILDER	SHOREY	225000
109	26	9308	66	INMAN ST	101 3	2618	2746	138000	ALEXANDER	VOLPE ANDR	211600
140	147	9312	2	NICHOLS PL	101 3	1152	1279	160000	MCMURRAY	STONE	158200
110	36	9310	77	AMORY ST	104 3	2709	2435	193000	RUGGIERI	COLBATH-HA	241600
114	132	9306	343	BROADWAY	104 3	2693	2880	130000	FRANKLIN	MCCARTHY	179900
112	112	9301	385	BROADWAY	104 3	4057	4954	398000	JAVORSKY	WEBER	336200
112	31	9308	1522	CAMBRIDGE ST	104 3	3155	5904	325000	SOKOL	MAY	286900
112	4	9401	14	ELLSWORTH AVE	104 3	3248	4250	425000	LONG	HERRING	325200
112	121	9403	71	HIGHLAND AVE	104 3	3031	2948	366000	GARLAND	RUDNICK	302700

108	82	9406	18	INMAN PL	104	3	2412	2532	265000	GERROS	KNAPP	213900
140	30	9309	6	LAMONT AVE	104	3	2371	2189	175900	EBBITT	MCINTOSH	223700
111	9	9310	5	LEONARD AVE	104	3	2842	3690	397000	ZIMMERMAN	SPENCE	320700
141	40	9405	21	LINE ST	104	3	2047	1890	240000	SARYAN	HAWES	190100

109	67	9311	36	AMORY ST	105	3	4252	7200	237000	ST CYR	MADANSHETT	369400
135	103	9401	63	ELLERY ST	105	3	2609	2727	465000	HERMAN	BAYLY	330000
139	78	9311	25	ELLSWORTH AVE	105	3	3642	7157	485000	DOO	BOGHOSSIAN	432400
112	19	9307	39	HIGHLAND AVE	105	3	3108	4000	235000	BASKIES	BREWER	341400
141	57	9402	34	MYRTLE AVE	105	3	2209	2408	185000	ROUSSEAU	LEE	240400
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150	117	9310	15	CRESCENT ST	101	4	1771	8397	310000	TRAYNOR	GOULD	288100
154	60	9310	73	FROST ST	101	4	2494	3226	475000	RAZDOW	WOLF	415800
154	60	9311	73	FROST ST	101	4	2494	3226	475000	RAZDOW	WOLF	376800
149	134	9405	58C	HAMMOND ST	101	4	1372	1890	345000	KARMEL	CADWALLADR	293800
149	74	9406	20	HOWLAND ST	101	4	1893	2405	425000	JACKS	PECK	280900
142	146	9307	70	KIRKLAND ST	101	4	1760	3065	285000	FAXON	DIAMOND	249100
154	37	9307	28	PRENTISS ST	101	4	2317	3321	440000	WOODRUFF	PETERSON	310700
154	32	9309	29	PRENTISS ST	101	4	1629	3651	332200	BURROWS, S	WONG	269600
142	110	9307	127	TROWBRIDGE ST	101	4	1546	3450	306000	MARVIN	ARONSON	305200
149	143	9301	62	WENDELL ST	101	4	1266	1665	219000	GHEMAWAT	CHANT	280700
149	73	9309	94	WENDELL ST	101	4	2025	2693	360000	MAY	RICHARDSON	301700

151	40	9311	14	TRAYMORE ST	104	4	2448	2477	325000	ZAHN	BOLAND	287000

142	129	9306	5	ASHTON PL	105	4	3940	4005	452500	LEONE	EDGE	368400
150	36	9403	49	SACRAMENTO ST	105	4	4172	4344	300000	GABRIEL	SHELZI	340800
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146A	130	9404	41	HOLDEN ST	101	5	3159	16806	820000	MOSSAVAR	KAYSEN	889001
146A	142	9309	2A	SHADY HILL SQ	101	5	1981	3495	541250	GOODMAN	WINTHROP	404900

146	53	9302	22	FRANCIS AVE	104	5	4368	7579	750000	MURRAY TR	MOURKOGIAN	799200
145	42	9308	19	FRANCIS AVE	104	5	5788	10970	940000	SHATTUCK	GREEN	994301
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209	56	9304	103	AVON HILL ST	101	6	1472	3750	398000	HALLOWELL	SILVERVIN	320100
172	26	9303	10	FOLLEN ST	101	6	5729	12457	1030000	WOLFF	MNOOKIN	806300
172	70	9303	7	FOLLEN ST	101	6	2246	10550	650000	HOWE	WEILER	539300
175	59	9302	9	HURLBUT ST	101	6	3077	4331	504250	PROVINE	WINICKOFF	355600
176	72	9303	11	LINNAEAN ST	101	6	4667	7946	550000	NITYANANDA	ROMKEY	545700
208	11	9311	17	ROBINSON ST	101	6	1352	3468	306900	BANFIELD	MEE-BURNS	243100
210	75	9311	150	UPLAND RD	101	6	2541	3773	495000	ROSS	WISSE	330800
214	50	9306	64	WALKER ST	101	6	2597	2555	500000	GLENMULLEN	DONOGHUE	401700
210	65	9309	87	WASHINGTON AV	101	6	1120	5778	387500	WEBER	DETERMAN	379500

176	30	9305	17	HUMBOLT ST	104	6	3515	5680	510000	NITYANANDA	GLENMULLEN	540300
206	34	9404	65	HURON AVE	104	6	2932	3512	390000	HILL, RICH	DAMATO	298500
175	16	9303	16-18	LINNAEAN ST	104	6	3238	4833	330000	DOYLE	DRUGAN	296400

227	21	9310	147	CONCORD AVE	105	6	3408	5076	338000	ROSSI	BROWN	317200
227	33	9306	136	HURON AVE	105	6	4371	2718	305000	MCGEOGHEAN	GALE	338700
175	36	9307	6	LINNAEAN ST	105	6	4591	6680	525000	ASHRAM	CONDIE	479900
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271	62	9312	14A	BELLIS CIR	101	7	1837	2733	255000	COSTAGLIA	DOO	211200
271	47	9309	9	BELLIS CIR	101	7	1200	1174	150500	CROOK	SHAH	141300
271	48	9308	9	BELLIS CIR	101	7	1200	1731	145000	LORING	BOBRONNIK	145300
267B	18	9404	33	BLANCHARD RD	101	7	998	4000	169000	MCMAMARA	PATTON	119900
203A	30	9402	74	BOLTON ST	101	7	905	1750	93000	DUNN	EVANS	106200
203A	31	9402	76	BOLTON ST	101	7	684	3091	121000	EDMONDS	PARRA	119000
192	8	9403	49	CEDAR ST	101	7	1711	9175	160000	BOISVERT	HARVEY	204200
184	23	9310	26	CLARENDON AVE	101	7	1360	2397	115000	GREENLEAF	UGORJI	130000
190	217	9402	109	CLAY ST	101	7	1323	3600	168000	BRANSFIELD	SNOW	172400
193	205	9306	60	CLAY ST	101	7	1470	5250	165000	LEGER	HELLMAN	172300
254	96	9301	41A	CUSHING ST	101	7	1310	2364	154000	MOURA	CARLSON	178000
255	79	9406	82	CUSHING ST	101	7	1162	4970	230000	GORDON	CODY	157900
256	107	9406	92	CUSHING ST	101	7	1892	4620	342900	KENNEDY	PARTON	259900
182	16	9405	17	DAY ST	101	7	2810	6000	365000	CYR	RUBIN	304300
193	70	9303	122	DUDLEY ST	101	7	1702	2289	144600	MURPHY	RUBY	160400
180	73	9307	166A	ELM ST NORTH	101	7	1435	1523	219750	KATZ	CHRISTY	145900
191	56	9305	19	HARRINGTON RD	101	7	920	2450	121500	DELACEY	DONOVAN	121100
258	36	9405	176	HOLWORTHY ST	101	7	1873	3073	210000	BOYLE	CHANDOHA	180400
254	36	9308	46	HOLWORTHY ST	101	7	1700	8750	275000	THOMPSON	HILL TERES	230200
189	24	9312	42	MAGOUN ST	101	7	792	4000	158500	JONES	DAME	127000
195	43	9402	52	MIDDLESEX ST	101	7	1985	4500	254000	BLOOM	TENUR	197100
195	115	9404	184	RINDGE AVE	101	7	1682	9645	148000	MORTON	HATFIELD	171300
196	126	9401	79	RINDGE AVE	101	7	1805	2025	180000	THROCKMORT	MORRISON	186500
196	51	9311	2	RINDGEFIELD S	101	7	1610	3403	235000	KELLY	HARRISON	186800
256	108	9312	9	ST SAUVEUR CT	101	7	1215	4620	163950	REID	LOGAN	166100

267B	218	9403	40	SUNSET RD	101	7	2486	5752	312500	RIGAZIO	CARLSON	278200
252	154	9312	40	ABERDEEN AVE	104	7	2571	5507	240000	MILLER	STEWART	189000
251	16	9308	45	ABERDEEN AVE	104	7	2790	4797	289000	KARCZ	SOSENKA	213000
251	176	9404	79	ABERDEEN AVE	104	7	2250	5578	210000	YAVAIAN	RICE	196100
193	24	9406	29	CLIFTON ST	104	7	3652	6000	240000	SVOLOS	COLIN	240000
269	113	9312	48	CLIFTON ST	104	7	2530	6000	210000	SCAGLIONE	SCALFATI	207000
255	113	9303	72B	CUSHING ST	104	7	1725	2803	170000	BAILEY	BARGER	168800
184	121	9305	54	GOLD STAR RD	104	7	2448	2275	242000	TURLEY	POWELL	181500
196	138	9401	13	HOLLIS ST	104	7	3166	6649	300000	LAGOUARDE	MCDONOUGH	271400
196	86	9312	14-18	HOLLIS ST	104	7	2522	3729	278000	VANDEMARK	DUNNE	194900
256	97	9301	29	LAWN ST	104	7	2470	7681	199700	KEENEY	BOOZ	197800
257	30	9402	34	MAY ST	104	7	1878	2250	165000	WILLIAMS	GAINES	145500
192	120	9303	35	NORRIS ST	104	7	2675	3134	242000	BURGESS	SCHOFIELD	212000
195	101	9308	159	PEMBERTON ST	104	7	2182	3240	225000	SWARTZ	WALKER	183600
204	138	9308	148-15	RAYMOND ST	104	7	2544	3870	299000	CONDIT	GARNER	213100
192	81	9308	31	RICE ST	104	7	2390	6000	240000	KISER	HALLE	188400
186	62	9403	19	RICHARD AVE	104	7	2916	4050	196000	DANEHY	GOLDBERG	221900
186	67	9405	26	RICHARD AVE	104	7	3153	4331	299000	STRONG	BOYER	203100
202	5	9404	153	RICHDALE AVE	104	7	2170	3125	236000	LENKAUSKAS	ANDREWS	177900
196	91	9305	12	RINDGEFIELD S	104	7	2092	3700	250000	WEBER	BAAFI	202700
194	18	9307	162	SHERMAN ST	104	7	3036	9500	234000	DUDLEY	ANDERSON	229900
257	45	9302	33	VINEYARD ST	104	7	2358	2991	225000	APPEL MICH	MARDELL BE	193500
191	69	9402	36	CEDAR ST	105	7	3026	4012	197500	ARSENEAU	GILMAN	223400
191	107	9402	23	DUDLEY ST	105	7	4194	3815	220000	ADAMS	WAGNER	242700
253	110	9312	115	HOLWORTHY ST	105	7	3616	4500	365000	VANNICELLI	JENNINGS	264300
192	119	9311	33	NORRIS ST	105	7	3726	3168	225000	PALMER	ORAY	200500
192	101	9305	63	NORRIS ST	105	7	3234	1208	93000	BEAUVAIS	ZHANG	142300
263	133	9406	111	CHILTON ST	101	8	1383	2248	274000	JAGGIA	HOROWTIZ	227000
261	192	9405	9	CPL BURNS RD	101	8	1040	2166	223000	HARLOW	HOPKINS	167700
262	132	9404	171	FAYERWEATHER	101	8	1227	2961	282500	WHEELIS	BERLIN	207400
262	138	9404	218	GARDEN ST	101	8	2320	3570	430000	PETTY	WHEELIS	312000
260	59	9312	26	ALPINE ST	104	8	1634	5800	246000	FORD	STEFFIAN	173900
262	124	9308	335	CONCORD AVE	104	8	2628	4328	310000	ENGLAND	CANTOR	235600
263	22	9312	356	CONCORD AVE	104	8	1700	4914	206500	MAHONEY	STURDY	178400
233	97	9309	105	FAYERWEATHER	104	8	2671	3750	354500	DIBONA	RAMBAUD	260900
262	30	9311	179	FAYERWEATHER	104	8	2372	3694	341500	KELLY	MCCORMICK	260300
262	16	9311	15-17	FIELD ST	104	8	2340	5071	331400	JACKSON	BROWNSTEIN	222000
233	131	9301	41	GRANVILLE RD	104	8	3002	3336	320000	CIMORELLI	ALPERT	285000
234	127	9306	221	LAKEVIEW AVE	104	8	2990	6750	465000	PATTON	BLANKENHON	280300
234	127	9301	221	LAKEVIEW AVE	104	8	2990	6750	465000	PATTON	BLANKENHON	280300
259	29	9308	196	LARCH RD	104	8	3227	3942	347500	GRISWOLD	DRESNER	280700
234	147	9311	207	LEXINGTON AVE	104	8	3379	7173	440000	WYMAN	GENEREUX	303900
234	146	9308	213	LEXINGTON AVE	104	8	3854	7173	537500	FINCH	MCDERMOTT	345700
230	8	9311	7	SAVILLE ST	104	8	4367	5000	360000	SMITH	LIKIS	253300
233	76	9306	10	GRANVILLE RD	105	8	3411	3165	350000	HARDING	DACEY	285300
242A	72	9309	110	COOLIDGE HILL	101	9	3401	8243	865000	DEMARNEFFE	COTTINGHAM	574100
242A	84	9305	162	COOLIDGE HILL	101	9	4054	14804	666000	BOSTON SAF	HARRIMAN/W	724400
242A	120	9403	20	COOLIDGE HILL	101	9	3123	9056	640000	DUBOIS	BAUER	569300
242A	143	9309	27	COOLIDGE HILL	101	9	2075	1638	365000	JOANNIDIS	OZONOFF	299400
242A	47	9307	40	COOLIDGE HILL	101	9	2563	5237	475000	OJHA	JOANNIDIS	475600
250	169	9401	33	FRESH POND LA	101	9	3079	8825	810000	ALBRECHT	WARNER	581200
250	29	9307	74	FRESH POND PK	101	9	2205	7539	331000	CHRISMAN	SCHECKLER	224500
249	153	9303	79	FRESH POND PK	101	9	2636	9035	357500	STOOKEY	REYNOLDS	303700
251	49	9302	536	HURON AVE	101	9	1561	5622	261500	BARKLEY DA	BOWERS SHA	255900
250	161	9306	24	LARCHWOOD DR	101	9	2767	8953	735000	DWORSKY	SHAPIRO	457400
246A	49	9403	457-2	MT AUBURN ST	101	9	1881	2348	325000	OUTERBRIDE	DUNNICLIFF	223000
242A	141	9310	390	MT AUBURN ST	104	9	2762	7890	525000	KING	MAGINN	296000
167	87	9311	3	ACACIA ST	101	10	2299	3972	550000	SCHAEFFER	ZINBERG	533700
216	39	9309	7	BERKELEY ST	101	10	3462	7605	825000	KHALIDI	TARRANT	656700
222	46	9404	140	BRATTLE ST	101	10	2576	9848	730000	SOLOMON	RAMEY	589100
223	64	9312	35	BREWSTER ST	101	10	2469	4107	550000	FLANDERS	LITTLE	451100
226	44	9312	21	BUCKINGHAM ST	101	10	3442	7783	725000	JANEWAY	SIPSER	618400
226	51	9307	11	CLEMENT CIR	101	10	2414	9503	700000	HURD	BRADLEY	646700
167	66	9308	14	HAWTHORN ST	101	10	3251	4258	635000	DEBOOR	DAVIDOFF	568400
231	47	9405	5	HEMLOCK RD	101	10	4024	15583	1060000	CHENERY	NAPARST	1116300
231	7	9308	23	HIGHLAND ST	101	10	4260	18430	960000	BEVER	KABOOLIAN	1017800
238	71	9306	54	HIGHLAND ST	101	10	6750	26872	1950000	DANGEL	HORNER	1744000
216	32	9310	23	BERKELEY ST	104	10	4352	12719	775000	BRODE	MULLINS	872300
235	35	9305	38-40	LAKEVIEW AVE	104	10	3332	15300	830000	BARON	BOGGELMAN	830100

239	27	9405 9	LOWELL ST	104	10	4808	14260	95000	MOULTON	LHOWE	833700
220	65	9309 2	FOSTER PL	101	11	1536	2100	360000	DESIMONE	KENT	364200
220	89	9301 21	FOSTER ST	101	11	2160	2350	487000	LIPSITT	SCHMID	331800
221	110	9307 98	FOSTER ST	101	11	1234	1890	304000	HOLZMAN	PARSON	242100
167	55	9306 5	FULLER PL	101	11	2573	3126	675000	HASS	BLIER	544600
221	94	9302 15	GIBSON ST	101	11	1996	2677	335000	TITHERINGT	MCARDLE A	399100
168	53	9306 18	HILLIARD ST	101	11	2509	1900	330000	YLVISAKER	RIVO	569700
239	51	9312 21	LOWELL ST	101	11	1828	5225	475900	HODES	MICHELON	464600
220	32	9405 31	WILLARD ST	104	11	2968	3080	331500	THOMPSON	EBERT	418300
220	134	9309 197	MT AUBURN ST	105	11	2784	2565	195000	MANZELLI	MONAGLE	327100
220	135	9309 195	MT AUBURN ST	105	11	2784	2394	195000	MANZELLI	MONAGLE	251500
132	79	9404 59	BANKS ST	101	12	1470	2189	197500	DERONDE	MARTENSEN	161600
120	92	9403 18-2	BAY ST	101	12	1550	1156	170000	FORSYTHE	STANZEL	179600
127	153	9311 47	FAIRMONT ST	101	12	1703	3500	195000	HUGHES	CHIANESE	197500
119	73	9406 441	FRANKLIN ST	101	12	1711	3544	305000	HORWICH	GOLDBERG	230100
120	31	9308 479	FRANKLIN ST	101	12	2476	6203	375000	FULLER	HARBISON	304900
125	118	9301 16	JAY ST	101	12	1024	1472	131500	YERACARIS	MONTGOMERY	135100
125	119	9303 16A	JAY ST	101	12	1024	938	123000	FELDMAN	FOX	129800
125	61	9403 12	KINNAIRD ST	101	12	1554	2250	177500	JOHNSON	GLANTZ	156600
125	85	9308 17	LAUREL ST	101	12	1204	3289	195000	SOUZA	LUBY	184300
127	155	9402 113R	PLEASANT ST	101	12	438	1054	92000	TSUYUKI, N	ALU, TINA	93200
131	36	9302 12	SURREY ST	101	12	1464	2580	279000	BIENSTOCK	KALOYANIDE	225100
127	88	9403 51	FAIRMONT ST	104	12	2382	3958	192000	LAMBERT	BROWN	199900
120	90	9401 500	FRANKLIN ST	104	12	1689	1776	176000	TEUBER	NADIS	140400
119	99	9306 30	HANCOCK ST	104	12	2175	3320	185000	OGLE	SARAYUN	198800
130	136	9311 19	HINGHAM ST	104	12	1739	5165	162000	SPOONER	DOLBEAR	183900
123	44	9402 36	HOWARD ST	104	12	2038	3300	192000	SLADE	MARSHALL	158900
125	60	9406 10	KINNAIRD ST	104	12	1852	2649	112000	JOHNSON	PERKINS	157500
123	2	9312 41-43	KINNAIRD ST	104	12	1936	3720	155000	PARKER N.	MILLAN H.	157400
122	110	9309 55	MAGEE ST	104	12	1582	2100	155000	SKOFF	BROWN	155000
101	83	9303 110	PLEASANT ST	104	12	3146	4950	300000	BERRY	GEWANTER	260300
129	28	9310 259	PUTNAM AVE	104	12	2383	2635	130000	LEUNG	JELLEY	161100
129	31	9406 269	PUTNAM AVE	104	12	1865	2640	285000	NUGENT	MASTRANGE	177700
127	77	9405 14	ROCKWELL ST	104	12	1890	1842	138000	NATALE	BRAGDON	142600
127	144	9405 76	FAIRMONT ST	105	12	3564	1739	159000	BURRUSS	PEARLMAN	169100
127	83	9307 2	ROCKWELL ST	105	12	2544	2027	250000	RODGERS	ATKINS	200500
96	1	9405 302	BROOKLINE ST	101	13	2927	5000	410000	GRANT	GERROS	256200
104	148	9405 18	CHALK ST	101	13	1292	1740	157000	SISK	BARNES	140900
106	16	9307 15	COTTAGE ST	101	13	1776	3602	275000	CLAY	DREYFUS	198700
106	19	9311 23	COTTAGE ST	101	13	1526	2925	210500	SCHASTNY	PETERS	213400
96	144	9308 12	FT WASHINGTON	101	13	1145	1200	167000	STERN	BARON	148700
100	8	9312 2	GORDON PL	101	13	1560	2925	242000	OZONOFF	FRIED	193700
99	17	9309 41	GRANITE ST	101	13	2020	5000	279000	SMITH	YALOURIS	219600
106	1	9303 34	MAGAZINE ST	101	13	2591	5175	285000	PREMIER	LEAPER	253000
93	1	9404 92	PEARL ST	101	13	1073	2000	200000	DYKSTRA	SPERBER	123700
93	15	9309 4	SALEM ST	101	13	1127	1417	204500	ADAMS	BERKE	142700
106	12	9301 7	COTTAGE ST	104	13	1632	2930	234000	HECHT	STONE	198900
101	97	9405 12	FAIRMONT ST	104	13	5830	5779	217600	VILLEMAIRE	WALSH	196900
99	63	9303 59	GRANITE ST	104	13	3301	4000	194000	DONOHUE	MAILMAN	185000
98	72	9301 9	GRANITE ST	104	13	2911	4740	235000	KONRAD	TZAKIS	210700
97	144	9310 153-15	HAMILTON ST	104	13	2420	2023	160000	SHEEHAN	GIRON	162800
98	36	9306 103	HENRY ST	104	13	3132	5000	275000	DALY	MARTIN	226700
98	62	9309 106	HENRY ST	104	13	2449	3550	205000	DEMPSEY	BEAUDOIN	202400
103	87	9305 17	LAWRENCE ST	104	13	3103	4318	180000	MCGOLDRICK	AUGUST	161900
102	138	9311 120	MAGAZINE ST	104	13	2177	2330	255000	FORD	SOMMERS	197500
106	11	9310 101	PEARL ST	104	13	2094	2772	240000	SLATTERY	CLARK	187000
94	129	9309 182	PEARL ST	104	13	2478	2560	305000	PEARLMUTTR	MCGLEUGHLN	238400
102	44	9309 466	PUTNAM AVE	104	13	2457	6625	249000	AVERY	SLAPIKOFF	234200
97	85	9310 285	BROOKLINE ST	105	13	3838	6500	290000	CLAPP	PIERCE	291500
97	13	9312 133-13	CHESTNUT ST	105	13	5088	5600	177000	LUZAITIS	DUKACH	189800
99	42	9304 180	CHESTNUT ST	105	13	3939	10100	343900	PETITTO	GEER	345800
65	12	9302 59	HENRY ST	105	13	3507	6272	247500	MULLIGAN M	COHAN ANN	264900
107	107	9311 3	ST PAUL ST	101	16	1901	1996	209225	BOYLE	WINSTON	193200
202	42	9405 57	HUBBARD AVE	104	17	2467	4000	175000	PIERCE	MORRISON	183000
202	125	9307 7	WALDEN MEWS	101	17	2004	1650	355000	JOHNSON	WOLFE	306000
202	96	9311 113	WALDEN ST	104	17	2976	5650	335000	OLSHAN	SZENTGYORG	292000

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201.5	64	9309 138	WALDEN ST	104 17	2300	5212	285000	ALEXANDER	PARE	222000
199	82	9309 34	COGSWELL AVE	101 18	1449	2340	138300	HADDAD	LIEBERSON	162600
199	125	9305 45#5	COGSWELL AVE	101 18	1166	2019	159000	BEATY	MARTINO	142400
199	126	9311 45#6	COGSWELL AVE	101 18	1166	2094	154000	RUSHWORTH	BASINSKA	147600
199	130	9308 47#10	COGSWELL AVE	101 18	1166	1498	160000	GALLAGHER	COLEN	140100
199	134	9305 47#14	COGSWELL AVE	101 18	1166	1185	150600	KUMMER	MCCORMICK	131200
199	136	9307 47#16	COGSWELL AVE	101 18	1166	2039	151500	HEATH	FINSTERBUH	142500
199	151	9401 8	COGSWELL AVE	101 18	2054	5000	342000	CHESTER	HOWARD	268400
200	11	9304 8	CYPRESS ST	101 18	1566	2552	200000	FLAHERTY W	KALEDIN JO	188800
199	94	9401 21	MEAD ST	101 18	1660	1829	263000	SMITH	FIGMAN	189900
180	50	9309 10	MILLER AVE	101 18	1664	2361	287150	SKOVE	DYMSKI	213500
180	64	9309 65	ORCHARD ST	101 18	2040	4077	322600	RABB	BERMAN	297300
198	18	9308 84	PEMBERTON ST	101 18	1554	4256	235000	GLENNON	SHANAHAN	189400
181	195	9303 9	RUSSELL ST	101 18	2319	5033	375000	NEILAN	HESS	289200
179	1	9306 24	BEECH ST	104 18	1762	4143	152500	COSTA	MORSE	157600
199	116	9406 14	COGSWELL AVE	104 18	1865	1966	200000	CHASSLER	GOLDFARB	142000
200	62	9406 32-34	CREIGHTON ST	104 18	3620	5000	215000	SILVA	LAUVE	183600
199	21	9402 27	PEMBERTON ST	104 18	3276	2960	270000	FORREST	NICHOLS	215700
180	51	9312 12	TENNEY ST	104 18	1638	3161	257500	PHILLIPS	HEATH	189100
235	61	9306 4	GRACEWOOD PK	101 19	1406	2582	449000	STEWART	BURGIN	274100
247	161	9309 72	GROZIER RD	101 19	3194	6297	725000	SHOOK	KURZ	496800
247	203	9307 67	LARCH RD	101 19	2574	5952	442500	KING	MORGAN	376900
247	190	9306 8	LEXINGTON AVE	101 19	1560	2700	459000	HARMON	SMALL	344500
237	57	9306 58	FAYERWEATHER	104 19	3985	8062	553000	CHAMBERLIN	BISHOP	481600
236	78	9406 22	GURNEY ST	104 19	3109	3960	405000	SCOTT	BENNETT	345000
230	77	9403 201	HURON AVE	104 19	4864	14585	675000	NICHOLS	LLOYD	578100
233	165	9307 345	HURON AVE	104 19	2720	3412	249200	SUGRUE	PRITCHARD	263500
234	113	9303 433	HURON AVE	104 19	2917	3942	347000	MILLEN	WHITESIDE	298700
247	74	9406 446	HURON AVE	104 19	2797	3500	365000	MAHER	NORRIS	326700
247	129	9403 141-14	LARCH RD	104 19	2807	6162	489250	BARNES	HSIEH	402200
225	34	9403 20	HEALEY ST	104 20	2264	6687	450000	BEAUVAIS	SHACHOY	363400
225	11	9312 21	PARKER ST	104 20	2488	3080	495000	CARLETON	JANEWAY	316600
229	129	9301 34	DONNELL ST	101 21	630	1775	178000	SMART BOOZ	MORRIS,DAN	135600
206	1	9306 24	SHERMAN ST	101 21	1490	3200	165000	FITZPATRIK	PAYNE	174300
228	17	9309 10	STEARNS ST	101 21	1690	3040	247000	CARBERG	SREITURN	248500
228	20	9402 20	STEARNS ST	101 21	2851	3200	380000	STEINBERG	ISAACS	350300
228	41	9310 21	STEARNS ST	101 21	2107	4320	329000	RADOSEVICH	BERCU	272600
229	52	9301 14	DONNELL ST	104 21	3306	6007	411365	VANDKJAER	STARK	456000
206	51	9307 22	SHERMAN ST	104 21	2698	3708	340000	KUHN	MOLEN	274900

CONDO SALES 1/93 - 6/94

MAP	LOT	UNIT	NUM	STREET	DIST	SALE DATE	SALE PRICE	SELLER	BUYER	FY94 ASSESS	SALE PRICE PER SQ FT
76	27	5	231	BROADWAY	1	9402	84,900	JUNGREIS	REILEY	91,500	81
12	17	E403	75-83	CAMBRIDGE	1	9406	537,000	ROUSSEL	HONG	344,600	339
12	17	E704	75-83	CAMBRIDGE	1	9309	215,000	HONG	POLUAN	166,600	274
12	17	W708	75-83	CAMBRIDGE	1	9309	945,000	SOLOMONS	CHENG	688,800	459
12	17	E408	75-83	CAMBRIDGE	1	9312	400,000	BURCH	AL-ALKAMI	267,800	327
12	17	E508	75-83	CAMBRIDGE	1	9301	380,000	RUSO GILB	KNUESEL HU	296,400	317
12	17	E705	75-83	CAMBRIDGE	1	9405	225,000	RUBIN	PEPIN	160,900	278
12	17	E907	75-83	CAMBRIDGE	1	9305	370,000	SMITH	GROSSMAN	262,500	306
12	17	304	75-83	CAMBRIDGE	1	9308	450,000	MORGART	SEAMAN	290,700	353
12	17	W803	75-83	CAMBRIDGE	1	9302	440,000	RISK	ROBBINS	350,000	276
12	17	E1202	75-83	CAMBRIDGE	1	9303	530,000	WINSTON	AL-SABAH	373,000	337
12	17	W410	75-83	CAMBRIDGE	1	9308	640,000	SHEDLIN	PERL	527,000	412
12	17	W801	75-83	CAMBRIDGE	1	9312	435,000	KIM	WONG	295,600	309
12	17	E905	75-83	CAMBRIDGE	1	9306	220,000	LEE	PARK	170,100	272
12	17	W1107	75-83	CAMBRIDGE	1	9309	657,000	AMER IM-EX	LEELAND IN	565,300	396
12	17	PH6	75-83	CAMBRIDGE	1	9307	935,000	MACKE	GABRIELI	822,600	416
12	17	203	75-83	CAMBRIDGE	1	9308	505,000	TROY	CORES	295,600	380
12	17	PH4	75-83	CAMBRIDGE	1	9312	575,000	WILLETT	GABRIEL	382,100	344
12	17	E1201	75-83	CAMBRIDGE	1	9312	790,000	LIM	HSIAO	588,200	414
12	17	W802	75-83	CAMBRIDGE	1	9401	875,000	LEMIEUX	BASSON	552,100	452
8	61	512	4-6	CANAL PAR	1	9305	256,000	OCONNELL P	DOERR WILL	203,900	192
8	61	502	4-6	CANAL PAR	1	9305	255,000	STEIN	GENO ASSC.	211,300	212
8	61	611	4-6	CANAL PAR	1	9401	261,000	OCONNELL	CHILONE	188,800	214
8	61	510/2	4-6	CANAL PAR	1	9405	347,000	SPEAR	PRADIPASEN	261,900	244
8	61	601	4-6	CANAL PAR	1	9303	235,000	NEW BANK	HILL	254,900	170
8	61	PH3	4-6	CANAL PAR	1	9312	205,000	NICKERSON	BIEMANN	138,400	428
8	61	511	4-6	CANAL PAR	1	9402	265,000	OCONNELL	BATES	195,500	220
8	61	412	4-6	CANAL PAR	1	9308	253,000	OCONNELL P	HAJJAR	198,500	188
8	61	402	4-6	CANAL PAR	1	9305	255,000	OCONNEL PR	GOODMAN	190,600	218
8	61	607/2	4-6	CANAL PAR	1	9306	274,500	PEREZ	DJIWANDONO	258,700	216
8	61	303/2	4-6	CANAL PAR	1	9308	178,000	KOZARICH	LII/HUANG	157,300	218
8	61	602	4-6	CANAL PAR	1	9312	256,000	OCONNELL	CHINSUPAKL	208,500	212
8	61	212	4-6	CANAL PAR	1	9312	260,000	OCONNELL	SMITH	191,400	194
8	61	PH9	4-6	CANAL PAR	1	9404	200,000	MORIN	LESTER	170,000	253
8	61	607	4-6	CANAL PAR	1	9306	221,000	BARNSIDE R	BERTELLI	198,400	182
35	85	411	170	GORE ST	1	9310	93,000	KAUFMAN	WONG	79,900	142
35	85	104	170	GORE ST	1	9405	99,000	ALFARO	DIEHL	97,400	104
24	71	3	82	OTIS ST	1	9306	265,000	KIELY ROBE	BRONDMO/JO	208,200	154
11	43	701	10	ROGERS ST	1	9311	300,000	MOULDEN	FITAIHI	210,800	268
11	43	719	10	ROGERS ST	1	9304	213,000	WAYNE DAVI	LOPEZ CARL	159,900	247
11	43	401	10	ROGERS ST	1	9301	270,000	BLUME JOHN	BAKSH ABD	196,500	241
11	43	224	10	ROGERS ST	1	9309	210,000	KEANE	LAZARO	143,300	215
11	43	620	10	ROGERS ST	1	9302	241,500	BROWN, JAN	CHEGWIDDEN	245,900	200
11	43	303	10	ROGERS ST	1	9303	190,000	RYAN	PERRI	159,900	220
11	43	1021	10	ROGERS ST	1	9308	435,000	KEANE	ZEE	301,100	269
11	43	1003	10	ROGERS ST	1	9403	220,000	HOPE	MCCUSKER	162,700	255
11	43	419	10	ROGERS ST	1	9305	202,500	SHAPIRO	MCDONOUGH	150,900	235
11	43	428	10	ROGERS ST	1	9404	212,000	BIRD	WEBER	146,400	248
11	43	1201	10	ROGERS ST	1	9309	297,000	CARBONE	LANZA	235,000	265
11	43	820	10	ROGERS ST	1	9301	295,000	EX HLDG LT	VENNARD	255,700	244
11	43	319	10	ROGERS ST	1	9312	212,500	MILLER	POGORZELSI	147,800	246
11	43	606	10	ROGERS ST	1	9306	310,000	CHANDLER	ENDEMOR	211,500	243
11	43	517	10	ROGERS ST	1	9308	130,000	PFEIFFER	SILVER	102,900	171
11	43	413	10	ROGERS ST	1	9312	211,500	SANSONE	FITZPATRIC	153,800	217
11	43	PH6	10	ROGERS ST	1	9402	500,000	NASSER	KELLIHER	477,300	262
11	43	216	10	ROGERS ST	1	9307	212,500	CANOSO	SHAH	164,300	219
26	177	1	101	SCIARAPPA	1	9305	66,000	BAROCK	DAVIS	74,900	89
34	141	205A	217	THORNDIKE	1	9308	115,000	BORNSTEIN	DIAL	132,200	99
34	141	304A	217	THORNDIKE	1	9307	96,000	GOLDMAN	KERR	94,900	152
34	141	103B	218	THORNDIKE	1	9307	62,000	KALIS	SAPUPPO	70,500	108
34	141	207B	218	THORNDIKE	1	9302	99,500	STANSBURY	WHITE, R ST	104,000	109
77	79	2	267	WINDSOR S	1	9309	97,000	SALUND	BELL	97,100	90
80	90	454/2	452-454	WINDSOR S	1	9312	119,000	BEHRENS	DEBOUR	99,100	102
84	68	3	1264	CAMBRIDGE	2	9404	114,000	MUGNIER	BOLIVAR	113,300	118
79	117	1	318	COLUMBIA	2	9310	86,500	PLACE	CHAPLINSKY	119,400	105
90	131	1	1	FLORENCE	2	9308	153,000	CASSIS	SEAWELL	165,700	68
87	14	5	6-10	GARDNER R	2	9404	181,750	MCGRATH	BENJAMIN	186,000	147
87	14	3	6-10	GARDNER R	2	9406	188,000	WARREN	FULLER	186,000	145
76	118	2	187	HARVARD S	2	9307	117,000	BOHNE/CLAR	GAYDOSH DO	117,500	100
87	131	2	33	TREMONT S	2	9304	133,500	AVERBUCH	CORT/GELBA	130,200	111
107	83	C	149	ALLEN DR	3	9312	134,000	WEINIG	PHILLIPS	180,000	120

110	29	C 107	AMORY ST	3 9306	219,000	WESTERMAN	MAISONNEUV	161,700	212
110	94	5 83	AMORY ST	3 9309	95,000	MILLER	LOFGREN	89,600	130
114A	112	2 107	ANTRIM ST	3 9306	226,000	BARNES	MAKIYA	182,200	151
114A	112	3 107	ANTRIM ST	3 9307	230,000	STERLING	HARDWICK	182,200	153
114A	98	3 131	ANTRIM ST	3 9401	208,000	MCDONOUGH	SUR	165,800	161
114A	19	C 135	ANTRIM ST	3 9311	166,000	RICCARDELI	FOSS	205,500	115
114	149	3 43	ANTRIM ST	3 9308	189,000	WEBER/DIMI	MARSH GAIL	172,700	179
114A	21	3 95	ANTRIM ST	3 9301	202,000	CESSINE	SIDDENS	177,700	127
117	27	4 10	ARNOLD CI	3 9307	131,000	GLASER	BOTVIN	120,800	132
117	27	2 10	ARNOLD CI	3 9305	205,000	TOLLIDAY	WHITE	211,700	118
117	104	6 2	ARNOLD CI	3 9309	75,000	NIXON KATH	BRYANT HAN	96,700	132
118	16	1 35-37	BIGELOW S	3 9405	175,000	MERRIAM	BEEBY	177,100	179
118	47	1 40	BIGELOW S	3 9404	131,500	MEYER	FRIEDL	145,300	143
118	49	B 44	BIGELOW S	3 9309	214,500	SANDS RICH	HSIAO TONY	185,800	168
112	23	L3C 395	BROADWAY	3 9301	93,000	MILLER	SELLERS	96,800	135
112	23	L2C 395	BROADWAY	3 9301	92,500	POLLACK	GRINS	92,400	135
112	23	R3B 395	BROADWAY	3 9308	65,000	MCDONOUGH	WILLIAMS	66,100	149
112	23	L2G 395	BROADWAY	3 9301	121,000	CERUOLO	MONKIEWICZ	107,800	152
112	23	R2G 395	BROADWAY	3 9308	123,000	HERTZ ARLY	CLEARY MAI	110,000	149
112	29	4 1530	CAMBRIDGE	3 9306	133,000	DIMSON	MINTZ	135,000	154
140	59	2 1541	CAMBRIDGE	3 9405	155,000	COSTELLO	MURPHY	135,200	123
116	87	3 11	CENTRE ST	3 9304	155,500	OCONNOR PA	MOKOTOVIC	153,100	122
116	84	3 11A	CENTRE ST	3 9307	195,000	STAVINS	SCHAUB	166,200	173
116	82	1 19	CENTRE ST	3 9311	330,000	GORDMAN	SWARTWOOD	308,900	184
116	82	2 19	CENTRE ST	3 9309	390,000	HOOLEY	EISENKRAFT	346,800	201
116	35	B 7	CENTRE ST	3 9301	94,000	OWEN	SCHUELE	102,000	92
115	73	3 30	CHATHAM S	3 9310	196,500	WRIGHT	MAYBERRY	155,800	178
115	73	1 30	CHATHAM S	3 9309	148,000	FROMAN	MARSH	142,400	140
117	53	5/3 5-7	CLINTON S	3 9309	245,000	CONGER	DEMAND	215,600	194
115	96	4/3 4	CRAWFORD	3 9311	79,000	SHEA DOROT	ALEXANDER	78,800	139
115	96	4/11 4	CRAWFORD	3 9401	80,000	LAVOIE	PRESTI	78,800	140
116	81	1 1	DANA ST	3 9307	68,000	CUNNINGHAM	FITZPATRIK	75,300	129
116	83	311 10	DANA ST	3 9309	125,000	BELZBERG	STRAUSFELD	109,500	175
116	83	404 10	DANA ST	3 9307	133,000	GORDON	STEINMETZ	112,300	163
116	81	5 1-3	DANA ST	3 9401	70,000	ACKERLY WM	LIU XIALIA	96,900	103
135	51	2 39-41	DANA ST	3 9311	258,000	NICHOL	DAVIDSON	204,100	209
139	19	2 79	DANA ST	3 9310	183,500	GERARDI	BRACANI	166,200	134
116	16	601 12	ELLERY ST	3 9303	140,000	GOLDEN	TARANTOLA	135,300	152
116	16	305 12	ELLERY ST	3 9311	117,000	GOLDEN	WU	128,300	135
116	16	306 12	ELLERY ST	3 9309	123,000	BARACH	TU	135,300	133
134	54	6 15	ELLERY ST	3 9306	69,000	HALS	SANDERS	43,000	100
135	145	8 39-41	ELLERY ST	3 9309	165,000	RUSSELL/PI	LEAHY MARY	191,200	123
135	145	7 39-41	ELLERY ST	3 9304	126,000	COX KEVIN	CULLITON	132,400	104
113	55	2 12	FAINWOOD	3 9401	162,000	DECUEVAS	BODECKER	169,900	153
113	63	1 16	FAINWOOD	3 9305	126,000	DAYTON	WELCH	126,000	128
114	5	1 14	FAYETTE S	3 9306	228,500	JARNYRD	LASKIN	218,300	132
114	120	1 22	FAYETTE S	3 9310	181,000	HANRAHAN	FEARNLEY	113,600	177
114A	13	48/1 46-48	FAYETTE S	3 9403	259,000	SAX	CARTY	220,300	166
113	85	2 75	FAYETTE S	3 9403	200,000	SHAPIRO	FOSTER	173,800	167
117	81	1 6	HANCOCK P	3 9303	68,000	HILL	PACCIA EIL	82,600	151
117	5	7 104	HANCOCK S	3 9308	289,000	ROBINSON	BARTON	165,100	209
115	58	4A 149	HANCOCK S	3 9303	160,000	GABRIEL	YOUNGMAN	142,700	175
115	58	2A 149	HANCOCK S	3 9312	139,000	GONZALEZ	PRICE	142,700	152
115	57	15 159	HANCOCK S	3 9306	170,000	GIBBS/FORS	ETTINGER R	158,600	155
115	57	7 159	HANCOCK S	3 9308	159,000	HOCHBERG	TABORS	148,800	146
115	57	5 161	HANCOCK S	3 9306	130,000	SOLDZ	HSU	133,200	137
115	5	1736 171	HANCOCK S	3 9302	151,750	GOLESTANI	BEUCHERT	132,700	167
115	5	1753 171	HANCOCK S	3 9403	172,000	LIN	FRANCOLLA	164,600	153
118	51	4A 280	HARVARD S	3 9306	104,000	GRUBER	CHANG	115,300	119
118	51	4D 280	HARVARD S	3 9302	118,000	SCHNEIDER	GREEN	127,500	136
118	51	LD 280	HARVARD S	3 9303	97,000	CHERRY	SMITH	128,200	111
118	15	71 284	HARVARD S	3 9310	117,000	GHARABEGIN	PIERCE	127,100	138
108	25	101 285	HARVARD S	3 9308	105,000	ETCHEVERRY	HWANG	84,800	197
108	25	211 285	HARVARD S	3 9310	85,000	MELAMED	GORDET	95,600	141
108	25	206 285	HARVARD S	3 9312	85,000	HOUSMAN	MILLER	93,900	144
108	25	212 285	HARVARD S	3 9308	93,000	GLICK	AVERY	93,900	157
108	25	207 285	HARVARD S	3 9309	92,000	RUMBAUGH	BLACK	84,800	173
108	25	411 285	HARVARD S	3 9401	85,000	JAROSZEWIZ	FIORE	95,600	141
108	23	30 289	HARVARD S	3 9312	121,000	KELLERMAN	NORTON	112,200	156
108	23	32 289	HARVARD S	3 9403	104,000	GALLAGHER	KAGAN	91,600	163
117	102	302 302-308	HARVARD S	3 9301	320,000	DEBLOIS	BERRY	299,000	129
115	58	7 315	HARVARD S	3 9305	189,000	MOONEY SEA	HONIG ADAM	159,000	168
115	67	309 321	HARVARD S	3 9307	121,000	ISMAIL	CLOUD	117,800	182
116	64	1 328	HARVARD S	3 9306	355,000	CORCORAN	HOWARD	214,900	212
116	63	8 338	HARVARD S	3 9405	129,000	PIGORS	KENT	105,600	220
116	63	2 338	HARVARD S	3 9306	130,000	CHATILLON	DOSHI	96,400	234
116	2	1D 352	HARVARD S	3 9308	220,000	CABOT	ROBERTS	152,000	248

112	139	1 16	HIGHLAND	3 9309	349,000	TARRANT	JACOBSON	239,500	205
112	21	3 25	HIGHLAND	3 9402	80,000	BOWDEN	DAVIES	36,300	79
112	21	8 25	HIGHLAND	3 9403	240,000	DECUEVAS	PATRICK	176,500	236
112	36	2 63	HIGHLAND	3 9405	248,000	BOWERS	FOX	165,000	182
112	116	5 64	HIGHLAND	3 9306	219,000	TERRY ARTH	BROSS GERA	178,700	160
112	116	3 64	HIGHLAND	3 9309	272,000	TYE	FRUITT	178,700	199
112	35	6 67	HIGHLAND	3 9312	222,000	GROSS	HUCK	196,000	155
107	99	21 12	INMAN ST	3 9303	105,000	HAHN	BIANCO	94,100	113
107	19	7 22	INMAN ST	3 9309	185,000	SHEA	TORNELL	152,500	180
107	19	5 22	INMAN ST	3 9305	150,000	SARDELLA	DEMARCO	145,800	163
118	71	1 33.5	INMAN ST	3 9311	240,000	WILLIAMS	LAWRENCE	171,500	157
107	127	40/5 40	INMAN ST	3 9302	170,000	MCELWEE RO	SIEGEL HUD	148,700	143
117	20	13 15	LEE ST	3 9310	256,900	DRINAN	BERENSON	219,700	213
117	20	3 15	LEE ST	3 9308	185,000	SHOEMAKER	LUND	186,500	196
117	35	22/2 22	LEE ST	3 9302	96,000	STIMPSON	OKS JEROME	87,500	155
117	37	3 26	LEE ST	3 9402	138,500	PRESTON	GOODMAN	131,300	226
117	15	37/4 37	LEE ST	3 9309	91,093	WONG	ZALDUENDO	110,200	75
117	15	37/9 37	LEE ST	3 9401	171,660	SAGAN	APT	157,600	155
115	93	1 45	LEE ST	3 9309	177,000	HEITZ	ELLSWORTH	146,600	158
108	62	3 54	LEE ST	3 9401	205,000	BOGHOSSIAN	DORITY	160,000	163
140	150	3 24	LEONARD A	3 9307	75,000	BROWN	POTTS	87,700	134
140	150	2 24	LEONARD A	3 9404	247,500	BUTLER	ROSENBERG	137,400	161
141	76	16/3 14-16.5	MAGNOLIA	3 9402	140,000	RAGSDALE	FINN	134,200	143
141	76	14/53 14-16.5	MAGNOLIA	3 9312	115,000	CARUSO	ADAMS	116,600	170
141	76	16/51 14-16.5	MAGNOLIA	3 9305	118,000	DEL DEO GI	HARRIS NAN	116,600	170
140	128	2 59	MAGNOLIA	3 9406	162,000	QUEEN	SCHWARTZ	111,900	178
140	129	2 63	MAGNOLIA	3 9308	139,000	YOUNGER	RAJ	111,800	153
113	5	E 20	MAPLE AVE	3 9311	310,000	DOERING	KING	192,800	241
113	6	1 24	MAPLE AVE	3 9306	285,000	KRISHNA	BANERJEE	238,400	159
113	26	1 34	MAPLE AVE	3 9405	187,500	NAFTALI	GRANARA	188,400	159
113	30	1 48	MAPLE AVE	3 9305	191,300	PIERCE	LOSA	199,900	156
113	33	1 60-62	MAPLE AVE	3 9308	234,000	PRIMACK	DRCAR	186,900	187
117	57	43 863	MASS AVE	3 9405	65,000	ARMSTRONG	YOUNG	73,700	123
116	99	301 931	MASS AVE	3 9309	210,000	LUCE	CHANG	191,400	208
116	99	702 931	MASS AVE	3 9307	231,000	MASS RT	PHORNPRAPS	166,200	237
141	73	3 42	ROBERTS R	3 9403	166,000	BRIDGES	MUZ	162,100	173
108	48	5 35	WEST ST	3 9404	340,000	PORCELLI	DIAMOND	271,800	158
108	48	7 35	WEST ST	3 9401	228,500	HOLLERN	MCNEILL	212,700	136

142	131	3 1663	CAMBRIDGE	4 9309	210,000	STEIN	HOFFMAN	176,900	156
142	112	41 1697	CAMBRIDGE	4 9308	82,882	BLACKMAN	WEISS	81,500	137
142	112	49 1699	CAMBRIDGE	4 9312	100,500	WHITE	BEAULIEU	83,400	162
137	38	28 1716	CAMBRIDGE	4 9306	120,000	SHINAGEL	HALL	98,900	170
150	132	35 33-35	CRESCENT	4 9308	239,000	KOHLNBERG	RYAN	163,900	144
150	133	39 37-39	CRESCENT	4 9307	198,000	WELANETZ	CHENG	133,100	179
150	94	3 42	CRESCENT	4 9305	154,000	NEWMARK	MOHR	92,100	190
151	101	7 5-7	EUSTIS ST	4 9303	153,000	NELSON	BARAD	132,600	130
150	11	2 64-66	EUSTIS ST	4 9302	256,000	ROBINSON C	FLOE JONAT	174,700	191
155	11	6 76	GARFIELD	4 9305	158,000	WIDEMANN	ISHIKAWA	137,900	148
155	11	4 76	GARFIELD	4 9306	162,000	DAVIS	SABL	137,900	152
149	102	3 32-34	GORHAM ST	4 9406	231,000	BALDWIN	LEUBA	149,300	189
149	115	111 109-111	HAMMOND S	4 9303	403,000	HOLMES	MANNING	403,000	197
135	81	357A2 357	HARVARD S	4 9309	135,000	DOLAN	KAIN	116,400	201
135	81	359/2 357	HARVARD S	4 9311	124,814	LEWIS	RICHLAND	140,400	186
135	39	15 361	HARVARD S	4 9306	240,000	SWAIM	ROBBINS	176,500	193
135	39	4 361	HARVARD S	4 9406	186,000	NEMSER	ROBBINS	186,800	141
135	19	1B 371	HARVARD S	4 9306	110,000	BRISCOE	NORRIS	108,800	165
135	19	3C 371	HARVARD S	4 9310	116,000	POFCHER	WHITE	108,800	187
135	19	2A 371	HARVARD S	4 9306	310,000	WEILER	GARDNER	149,500	203
134	9	6 380	HARVARD S	4 9405	310,000	LITTERICK	MORALEGO	221,100	186
134	56	PHB 1105	MASS AVE	4 9308	305,000	CARR	LETTVIN	261,600	220
134	56	8B 1105	MASS AVE	4 9303	120,000	KRAIGER	KOPP	127,100	194
157	39	3 1619	MASS AVE	4 9312	131,000	BALLMAN	WILSON	103,500	188
157	39	32 1619	MASS AVE	4 9306	132,000	MANNING	PIEHL	135,600	145
153	59	17835 1783	MASS AVE	4 9406	164,600	DURE	KATES	129,300	160
153	59	2/7 2	NEWPORT R	4 9308	163,500	LEIDLER	ENGELSTAD	148,200	143
153	59	6/3 6	NEWPORT R	4 9308	156,000	BAYLY	GENCO	143,300	137
151	104	1 64	PRENTISS	4 9308	156,000	EDELMAN/AD	BLUMSACK/M	131,200	130
151	104	2 64	PRENTISS	4 9303	128,750	EDELMAN	CARLISLE	131,200	156
151	104	3 64	PRENTISS	4 9303	135,000	EDELMAN	HOLMES	131,300	156
134	20	28 10	REMYNGTON	4 9403	111,000	EARLY	MURDOCK	68,600	232
134	20	5 10	REMYNGTON	4 9402	121,500	MOSKOW	HARRISON	130,700	133
134	20	12 10	REMYNGTON	4 9307	185,000	BIKALES	AIHARA	140,100	189
134	20	25 10-12	REMYNGTON	4 9306	145,000	WHITE	VELEZ	133,100	156
134	6	A 9	REMYNGTON	4 9301	300,000	STONE	SYKES	372,600	196
155	47	2 29	SACRAMENT	4 9305	170,000	STRONG	DANIELS	203,200	92
150	136	2 45	SACRAMENT	4 9406	141,500	PATTERSON	KINNAMON	121,300	151
151	48	9 9-11	TRAYMORE	4 9311	168,500	BOLAND	SILLS	128,500	179

135	12	3C 4	TROWBRIDG	4 9312	145,000	BEGELFER	ZUARAWICKI	123,600	207
135	10	1B 45	TROWBRIDG	4 9309	113,500	BRAUNWALD	DEVACA	118,100	140
135	45	A 54-56	TROWBRIDG	4 9310	351,000	BURNS	NONDORF	287,500	203
135	25	12/1 12	WARE ST	4 9306	117,000	HEGARTY	SEN	99,200	177
135	25	14/22 14	WARE ST	4 9309	117,000	REGANISMIT	MCCANN	99,200	177
135	25	16/34 16	WARE ST	4 9312	105,000	BURTON	KOK	99,200	159
135	25	16/41 16	WARE ST	4 9405	120,000	MAURER	NOERHADI	99,200	182
135	25	16/23 16	WARE ST	4 9309	117,000	VANSYCKLE	TIMMER	99,100	177
150	76	2 47	WENDELL S	4 9307	280,000	SEGAT	REIFMAN	239,800	148

176	13	2/32 2-4-6	ARLINGTON	6 9310	67,000	STEINBERGH	DERVIS	44,200	92
174	53	10/2 10	AVON ST	6 9312	166,000	CURTIS	TIVEY	123,500	227
174	53	10/1 10	AVON ST	6 9309	145,000	TUREK	ERICKSON	123,500	199
174	51	2/5 2	AVON ST	6 9306	118,000	RADTKE	KAYNE	86,300	227
174	51	4/6 4	AVON ST	6 9310	166,000	WOLF	BOTHNER	90,600	182
215	50	K 10	BOND ST	6 9311	495,000	MOLLER	CARLISLE	376,100	257
174	35	3 16-18	BOWDOIN S	6 9306	400,000	CULP	SWAIM	205,000	223
175	78	3 41	BOWDOIN S	6 9302	150,000	KELLY ELIZ	YAP NADINE	170,000	167
175	78	2 41	BOWDOIN S	6 9309	153,000	DOMIC	DUDA	165,500	171
175	78	7 41	BOWDOIN S	6 9306	87,000	BRAGDON	MACMULLEN	82,800	200
175	78	36 41	BOWDOIN S	6 9312	178,000	DONOVAN	CREININ	162,500	206
175	78	43 41	BOWDOIN S	6 9309	152,000	STAUFFER	OBRIEN	170,000	169
225	3	24 86	BUCKINGHA	6 9308	100,000	BUCKSTEIN	FLINT	102,100	167
172	3	3 14	CHAUNCY S	6 9309	322,000	DEUTCH	PINKER/ETC	315,900	206
172	2	28 16	CHAUNCY S	6 9305	100,000	WALSH JR J	ELLSWORTH	77,400	121
214	33	28 17	CHAUNCY S	6 9304	186,000	MINTZ RICH	SENS RICH	182,900	158
214	35	8 21	CHAUNCY S	6 9401	68,000	THATCHER	WHEELER	33,900	ERR
173	91	61 9	CHAUNCY S	6 9405	162,000	FREMONT	JACKMAN	173,400	163
173	91	23 9	CHAUNCY S	6 9307	136,000	WU KIN LIN	OREFICE VA	133,200	163
172	41	4/2 4	CHAUNCY T	6 9308	143,000	ANDREWS	BLUMHOFF	168,500	188
216	4	418 14	CONCORD A	6 9312	100,500	PAPA	PHILIPPIDE	106,300	177
227	22	2C 159	CONCORD A	6 9403	190,000	ELLIOTT	UMANZIO	164,300	131
227	22	2D 159	CONCORD A	6 9308	192,500	JAFFE FRAN	DAWSON JOH	164,300	133
216	3	22F 22	CONCORD A	6 9406	50,000	KRASCO	MIKLOVIC	34,300	84
215	19	605 29	CONCORD A	6 9406	65,000	HUMPHREVIL	LOW	87,500	131
215	19	302 29	CONCORD A	6 9308	79,000	WILLIAMSON	BUTLER	82,200	159
215	12	7 31	CONCORD A	6 9305	133,000	TILLOTSON	MCNALLY	85,600	149
225	3	14 56	CONCORD A	6 9307	82,000	TOOMEY	SMITH	107,800	129
225	3	11 56	CONCORD A	6 9311	179,000	WEISS	BANFIELD	120,900	151
215	34	2 2	GARDEN LA	6 9401	692,000	LEVY	PACI	576,200	225
215	50	H2 58	GARDEN ST	6 9302	315,000	SCHMID	CALELLO	274,900	212
225	5	17203 17	HEALEY ST	6 9303	135,000	CHU	DIEDRICH	142,300	147
175	67	4 26	HURLBUT S	6 9306	200,000	CAMERON	FELD	235,200	182
175	67	6 26	HURLBUT S	6 9309	214,000	TARZIAN	SAKAKEENY	220,000	195
175	66	6 28	HURLBUT S	6 9403	245,500	LAMB	PORTER	207,100	223
175	66	3 28	HURLBUT S	6 9406	185,000	EATON	JENKINS	220,300	168
175	66	4 28	HURLBUT S	6 9405	242,000	MAIRSON	DYNNESON	220,300	220
229	40	1 113	HURON AVE	6 9402	487,200	ARTHUR DOG	ECKERT CAR	263,100	203
176	38	D 18	LANCASTER	6 9401	300,000	LYLE	HOWARD	231,500	174
173	60	43/3 41-51	LANGDON S	6 9310	185,000	JACKSON	IRIS	137,700	175
212	1	3 32	LINNAEAN	6 9307	220,000	JOSEPH, JA	SULLIVAN,	0	162
212	1	2 32	LINNAEAN	6 9307	235,000	JOSEPH, JA	SNYDER, JA	0	144
212	52	36/9 36	LINNAEAN	6 9404	152,500	ANDREWS	CAMPBELL	143,500	187
212	52	36/2 36	LINNAEAN	6 9307	148,000	OCONNOR	ALFORD	143,500	182
211	9	3 37	LINNAEAN	6 9307	259,000	KOCHMANN	ACCOLA	230,000	235
209	52	33 41	LINNAEAN	6 9303	188,500	POULIN	SCHECHTER	164,100	175
212	52	42/4 42	LINNAEAN	6 9306	122,500	MARCUS	REDMAYNE	105,200	223
209	52	47A 43	LINNAEAN	6 9308	183,000	HOYT AUSTI	LEE SUSAN	167,200	170
209	52	21A 43	LINNAEAN	6 9301	120,000	SULLIVAN	RAMSEY/LOW	186,700	96
209	52	32A 43	LINNAEAN	6 9310	167,000	BROMFIELD	TURNBULL	151,100	168
209	52	4A 43	LINNAEAN	6 9304	130,500	BUCHOLTZ M	ANTIC ALEX	156,600	121
176	74	23 7	LINNAEAN	6 9306	147,000	LENNERTZ	GUARCELLO	110,700	221
176	74	34 7	LINNAEAN	6 9309	210,000	LIANKO	ARATA	161,600	181
176	74	22 7	LINNAEAN	6 9307	186,000	MA	FOSTER	159,800	194
227	16	2 15	MADISON S	6 9306	175,500	KOMBRINK	BOUDETT	163,800	177
212	51	42 81	MARTIN ST	6 9310	125,000	HARRINGTON	POTTER	133,400	164
212	51	5 81	MARTIN ST	6 9305	124,500	WATERS	DAVIDSON	123,800	176
212	51	23 81	MARTIN ST	6 9403	180,000	BLUMSACK	RATHBONE	160,600	196
212	51	24 81	MARTIN ST	6 9404	116,500	DUPONT	RABINOWITZ	113,700	180
172	12	23 1572	MASS AVE	6 9302	155,000	HYAMS	DAS SARMA	133,600	191
172	73	7D 1580	MASS AVE	6 9404	190,000	SHATFORD	COLES HLDG	167,700	195
172	73	2C 1580	MASS AVE	6 9311	200,000	GRENIER	CAMPBELL	144,200	187
172	73	8C 1580	MASS AVE	6 9309	215,000	HENDRICKSO	ALLYN	201,300	201
172	73	8E 1580	MASS AVE	6 9308	187,500	NANJI/SHEI	KWEI THOMA	188,800	186
172	99	305 1600	MASS AVE	6 9403	205,000	KRAIGER	COLES HLDG	189,400	184
172	99	803 1600	MASS AVE	6 9310	213,360	KRAIGER	HSIEH	209,900	192
172	99	404 1600	MASS AVE	6 9306	220,000	KRAIGER	HENRIQUEZ	196,200	197

172	99	203	1600	MASS AVE	6 9403	182,500	DEVECCHI	COLES	186,000	164
177	77	25	21-27	MT VERNON	6 9404	498,000	KRAVITZ	LISTON	450,000	180
177	77	21	21-27	MT VERNON	6 9403	207,900	APOSHIAN	BLUSZTAJN	219,800	169
177	76	33	29	MT VERNON	6 9405	238,000	KROSS	CONTRARAS	218,100	180
177	66	4	63	MT VERNON	6 9311	158,500	GERBER	EBBITT	158,100	172
177	66	5	63	MT VERNON	6 9311	137,000	SILVERVIN	ONEILL	140,500	165
175	65	2	2	POTTER PK	6 9401	204,000	FEUERMAN	NAYERI	217,000	185
175	65	3	2	POTTER PK	6 9308	187,500	FEUERMAN	JANOWER	224,600	185
174	70	5	3	SHEPARD S	6 9306	250,000	DAUTREMONT	CROOK	240,700	171
173	64	2	32	SHEPARD S	6 9312	183,000	DEBOURSNEY	NADELSON	89,600	183
173	64	44	32	SHEPARD S	6 9304	220,000	LAPPIN	ESPOSITO	171,400	191
173	64	24	32	SHEPARD S	6 9305	212,000	WISE MARIL	DAVENPORT	171,400	185
214	7	1	46	SHEPARD S	6 9312	178,500	WILLIAMSON	PERRY	174,700	188
214	7	23	46	SHEPARD S	6 9401	210,000	SCHIFFHAUE	MCPHERSON	182,800	211
214	7	32	46	SHEPARD S	6 9307	157,000	DAWSON	COSTA	160,000	180
173	29	3	8	SHEPARD S	6 9312	159,000	FREUND	MACKIE	181,100	186
206	70	8F	8	SHERMAN S	6 9307	220,000	OLIVER	BLOCH	168,500	154
177	45	16/3	16	UPLAND RD	6 9310	137,000	HERNANDEZ	SANCHEZ	121,300	187
177	45	16/5	16	UPLAND RD	6 9401	143,000	GRIESEMER	WILSON	128,600	196
177	45	18/3	18	UPLAND RD	6 9310	121,000	WHITE	MOORE	113,500	224
177	45	18/6	18	UPLAND RD	6 9403	125,333	CHIPMAN, B	TAVARES, B	113,500	223
211	54	2	33	WASHINGTON	6 9306	310,000	GREEN	CITRON	310,000	201
211	33	4/9	4	WASHINGTON	6 9307	122,000	DAUTREMONT	BLACK	106,900	201
211	33	4/19	4	WASHINGTON	6 9312	108,900	HANLON	SCHAUER	106,900	179
211	38	5/4	5	WASHINGTON	6 9308	154,250	JANCOURTZ	PETERSON	141,200	184
211	38	9/4	9	WASHINGTON	6 9306	133,750	MILLER	COMINS ADE	185,700	121
201.5	23	1	15	WHITTIER	6 9307	270,000	DAVIDSON	JANSITIS	174,800	130
201.5	21	4	3	WHITTIER	6 9307	542,500	KING	REINFELD	485,300	128
174	8	2	7	WRIGHT ST	6 9306	249,500	MADOFF	SHAH	206,400	226

184	144	2	34/36	CAMP ST	7 9312	105,000	SLATIN	HIRSCHI	112,400	111
182	57	1	10	CHESTER S	7 9309	220,000	ROYAL	LOW/JENNIN	160,300	138
182	46	4D	4	CHESTER S	7 9307	181,000	VENDEN	BRENNER	145,700	120
258	57	3	139	CUSHING S	7 9401	228,000	ZWEIG	DOBBERTEEN	171,200	99
258	64	3	147	CUSHING S	7 9310	223,500	GOLDBLATT	LAINKO	195,900	129
257	25	3	160-162	CUSHING S	7 9406	140,000	MIRANIAN	MATSSON	141,300	112
182	49	1	15	DAY ST	7 9302	215,000	RILEY	FIELDS	229,500	89
191	94	17/1	15-17	DUDLEY ST	7 9301	97,400	PALANGE, S	REINHOLD, A	0	106
180	72	1	166	ELM ST NO	7 9309	125,000	KATZ, JANE	HARRISON	0	176
198	52	2	19	FAIRFIELD	7 9402	140,000	HUGHES	ZAMORE	138,800	128
190	97	1	8	GEORGE ST	7 9307	122,000	PEREZ	KROEGER	134,300	135
190	21	7	69	HARVEY ST	7 9404	168,000	PAVE	BROW	184,600	121
254	26	3	102-106	HOLWORTHY	7 9307	275,000	DRACOPOLI	HAMANN	239,600	125
253	63	1	129-131	HOLWORTHY	7 9301	156,000	DUMAINE	MILLER	132,500	91
253	105	3	27	HOLWORTHY	7 9404	125,000	DUMAY	CHASE	114,900	103
252	169	13	27	HOMER AVE	7 9308	75,000	VOUTSELAS	ABRAMSON	63,000	122
252	144	3	33	HOMER AVE	7 9403	62,000	PELLETIER	PURCELL	49,600	123
252	144	8	35	HOMER AVE	7 9306	52,500	BAILEY	STEVENS	49,600	104
252A	152	11	47	HOMER AVE	7 9404	65,000	SMALL	WONG	76,400	109
257	47	11	676	HURON AVE	7 9309	193,500	MAJORIE CP	DEUTSCHER	194,100	146
257	47	58	676	HURON AVE	7 9307	227,000	COVERT	HAWKINS	181,800	116
257	47	41	676	HURON AVE	7 9306	236,000	FISHER	SELVA	230,000	100
257	47	2	676	HURON AVE	7 9307	184,000	WASHBURN	GOLOSKIE	194,100	139
257	47	19	676	HURON AVE	7 9306	232,000	SHEAR JOAN	REED MICHA	230,000	98
257	47	42	676	HURON AVE	7 9309	180,000	ZOLMAN	STEVENS	170,500	93
257	47	12	676	HURON AVE	7 9306	190,000	GORDON	HUMPHREY	194,100	143
183	102	37	2353	MASS AVE	7 9312	94,500	RIGOS	ROTHFARB	96,600	105
188	69	1	2592	MASS AVE	7 9301	115,000	CROCKER	BATCHELDER	120,500	92
190	167	1	120	MONTGOMER	7 9404	117,715	KING	PAUL	93,100	117
192	99	2	48-50	NORRIS ST	7 9306	199,000	CARLSON	RIEDLMAYER	203,400	108
195	133	3	10-12	NOTRE DAM	7 9304	132,000	DURFEE	SABGHIR	145,200	118
195	133	2	10-12	NOTRE DAM	7 9301	135,000	BOUFFARD	CULP	135,000	111
194	43	3	203	PEMBERTON	7 9303	180,000	BONFIELD	ASANI D	191,800	138
192	77	2	15	RICE ST	7 9305	184,000	PETERSON	COCOLLA ,	139,500	154
192	77	4	15	RICE ST	7 9309	262,000	PAYETTE, J	BROWN	167,500	255
196	81	3	26	RICE ST	7 9310	155,000	ROTH	SHAPIRO	140,500	129
196	81	2	26	RICE ST	7 9307	139,500	KAHN	BLAIS	135,600	130
196	96	2	36-38	RICE ST	7 9303	146,000	WASHINGTON	KANE	136,600	137
196	96	3	36-38	RICE ST	7 9307	150,000	WESSON	GASS	136,900	141
202	8	A/17	129-205	RICHDALE	7 9309	121,000	NEW CAMB H	BRIGHT	57,700	109
202	8	A/18	129-205	RICHDALE	7 9307	100,000	NEW CAMB H	BENSIMHON	60,700	101
202	8	A/20	129-205	RICHDALE	7 9311	94,000	NEW CAMB H	MASON	64,200	102
202	8	A/22	129-205	RICHDALE	7 9310	140,000	NEW CAMB H	STEARNS	67,800	113
202	8	A/13	129-205	RICHDALE	7 9405	190,000	N CAMB HSG	WHITE	84,900	115
202	8	B/13	129-205	RICHDALE	7 9312	150,000	NEW CAMB H	YOON, RENEE	67,800	113
202	8	A/12	129-205	RICHDALE	7 9309	186,378	NEW CAMB H	LOWN	101,700	110
202	8	A/6	129-205	RICHDALE	7 9310	124,000	NEW CAMB H	ROOT	64,600	127
202	8	A/25	129-205	RICHDALE	7 9406	150,000	NEW CAMB	MATSUOSKA	71,000	124

202	8	B/9	129-205	RICHDALE	7 9311	117,500	NEW CAMB H UNGER	67,800	87
202	8	B/7	129-205	RICHDALE	7 9308	146,000	NEW CAMB H BCOTH	88,100	106
202	8	B/6	129-205	RICHDALE	7 9311	120,000	NEW CAMB H MASON	67,800	98
202	8	A/10	129-205	RICHDALE	7 9406	150,000	NEW CAMB SEIDENSTEN	66,200	143
202	8	A/9	129-205	RICHDALE	7 9310	121,000	NEW CAMB H BUMP	64,200	117
202	8	B/11	129-205	RICHDALE	7 9311	135,000	NEW CAMB H DOSS	71,000	106
202	8	A/27	129-205	RICHDALE	7 9312	145,000	NEW CAMB H KOWALAK	67,800	125
202	8	A/5	129-205	RICHDALE	7 9311	115,000	NEW CAMB H ARTETA	61,000	114
202	8	A/4	129-205	RICHDALE	7 9310	118,000	NEW CAMB H LEACOMA	62,600	124
202	8	A/1	129-205	RICHDALE	7 9310	140,000	NEW CAMB H BURROWS	84,600	101
202	8	B/1	129-205	RICHDALE	7 9307	199,000	NEW CAMB H MOULTON	118,800	91
202	8	A/8	129-205	RICHDALE	7 9302	133,000	NEW CAMB H CHIUDIONI	82,800	131
202	8	A/23	129-205	RICHDALE	7 9310	80,000	KATSH SMITH	92,000	65
202	8	A/14	129-205	RICHDALE	7 9312	126,000	NEW CAMB H MOSES	50,700	132
195	60	142	146	RINDGE AV	7 9308	174,500	KOPCHIK BROOTEN	179,000	151
272	10	5	275	WALDEN ST	7 9301	125,000	NELSON SUZ GRAY COURT	97,800	110
272	10	2	275	WALDEN ST	7 9402	114,000	BISHOP DAVIS	58,600	121
272	22	2	281	WALDEN ST	7 9401	85,000	GALE GOGINENI	108,600	80
184	37	3	29-31	WASHBURN	7 9308	129,500	BARNETT HOBGOOD	152,300	104
204	133	29/1	29-31	WOOD ST	7 9312	127,000	WILLIAMS LEWIS	120,200	136

233	197	1	29-31	CHILTON S	8 9304	156,500	DUKACH, SE WALSH, MEL	156,500	165
233	180	1	39	CHILTON S	8 9306	160,000	WIESNER GERHARD	171,600	133
233	200	2	73-75	CHILTON S	8 9310	186,000	MASSON TURNBULL	186,000	176
262	84	2	172	FAYERWEAT	8 9307	185,000	ZIMBERG BOVON	187,600	166
262	39	2	211	FAYERWEAT	8 9301	194,000	KLIMAN ADELSON	180,200	182
233	135	23/1	23	GRANVILLE	8 9311	161,000	KERN FISH	143,500	169
233	133	1	31-33	GRANVILLE	8 9306	185,167	JOSEPH HENDERSON	170,000	167
234	164	2	242	LAKEVIEW	8 9403	277,500	BOTTARO SELTZER	218,300	136
233	103	134	134-136	VASSAL LA	8 9309	190,000	BOYNE, DAN CAVANAUGH	0	123
233	103	136	134-136	VASSAL LA	8 9309	185,000	BOYNE, DAN YANOSKY, R	0	170

246A	14	4442	244	BRATTLE S	9 9403	175,000	THOMAS HUBBLE	178,600	146
246A	14	4431	244	BRATTLE S	9 9304	190,000	VANAMSTERD GLASER	171,300	165
246A	13	4611	246	BRATTLE S	9 9311	175,000	FORSMAN HEALY	177,400	149

223	56	1	61	SPARKS ST	10 9401	235,000	BROOKS KRUKOWSKI	120,800	197
223	56	6	61	SPARKS ST	10 9404	154,900	BROOKS SMITH	167,400	167

166	21	2	34	ASH ST	11 9311	150,000	OCONNOR YAWAND-WOS	99,400	164
166	15	4	5	BREWER ST	11 9301	85,000	RHODES LATHROP	110,100	122
134	8	42	1137	MASS AVE	11 9312	86,000	MURPHY BROMELL	88,700	182
221	53	14/1	14	MAYNARD P	11 9403	400,000	DAVIDSON NEMSER	383,100	160
165	56	812	975	MEMORIAL	11 9308	625,000	LISTON MIC EDMONDS HE	582,000	455
165	56	809	975	MEMORIAL	11 9403	710,000	CHO WECHSLER	543,200	517
165	56	1108	975	MEMORIAL	11 9311	1,500,000	VAPPI SEGAL	1,231,400	691
166	72	582	988	MEMORIAL	11 9406	117,500	ATKINSON GLIKMAN	110,900	185
166	72	184	988	MEMORIAL	11 9406	129,000	ABRAHAM CATT	95,000	143
166	72	584	988	MEMORIAL	11 9406	165,000	PARK KING	173,700	182
166	72	281	988	MEMORIAL	11 9405	127,000	RICHMOND COLLINS	120,700	192
166	72	192	989	MEMORIAL	11 9308	250,000	CHAPMAN KATZ	241,100	177
166	71	401	992	MEMORIAL	11 9308	218,000	SMITH CAMPBELL	182,800	266
166	71	405	992	MEMORIAL	11 9302	252,000	BUTZ, JOHN NELSON, BA	238,500	243
166	80	112	130	MT AUBURN	11 9312	315,000	CASE FENN	304,800	278
166	80	310	130	MT AUBURN	11 9308	415,000	BELL HINSEY	366,900	153
166	80	303	130	MT AUBURN	11 9402	300,000	BLOCH E&B PROPET	282,700	280
166	80	104	130	MT AUBURN	11 9304	280,000	ALVARADO R HARDER TOR	273,900	265
220	176	38	205	MT AUBURN	11 9312	185,000	LICHTEN OLECK	170,900	202
220	176	30	205	MT AUBURN	11 9405	189,000	HENDERSON CARPENTER	164,400	215
220	165	404	221	MT AUBURN	11 9405	293,000	BOWDEN GENSLER	253,400	238
220	165	104	221	MT AUBURN	11 9307	145,900	STONE CONSTAN	167,800	169
220	165	508	221	MT AUBURN	11 9303	279,000	STONE WOLFF	227,700	252
220	165	502	221	MT AUBURN	11 9308	200,000	REDFIELD COHEN	189,000	202
220	165	26C	221	MT AUBURN	11 9305	325,000	HAYDEN KING	267,600	172
220	165	402	221	MT AUBURN	11 9311	189,000	221 MT AUB HEIFETZ	180,800	212
220	165	205	221	MT AUBURN	11 9309	260,000	HEATTER AMES	240,100	220
239	48	1	321-323	MT AUBURN	11 9306	200,000	JOHNSON ZELDIN	183,100	171
221	87	4	13	SPARKS ST	11 9405	396,000	DOMIC BOSKIN C	348,500	160
220	102	22	22	SPARKS ST	11 9306	240,000	BISHOP LIMAN	222,800	196

120	1	32	32	BAY ST	12 9312	110,000	SOLTYS ROONEY	103,100	155
124	48	403	340	FRANKLIN	12 9406	150,000	LYOU-WANG RILEY	123,200	ERR
119	75	2	449-453	FRANKLIN	12 9308	232,000	HARBISON REGUNBERG	158,100	171
124	83	3	460	FRANKLIN	12 9403	135,000	FIELDS VIK	80,900	143
121	32	28	533	FRANKLIN	12 9308	287,000	READ LENNOX	209,400	148
121	34	541	541	FRANKLIN	12 9304	174,800	MACKEY THO COHEN ALLA	157,800	179
119	85	3	454	GREEN ST	12 9307	172,500	BRAUDE SIEGEL	164,900	118

123	33	33 29-33	JAY ST	12 9306	236,000	LEE	BLOWEN	254,300	113
124	93	2 38	KINNAIRD	12 9401	105,750	FRIEDMAN	BROUILLETTE	99,600	160
124	94	3 40	KINNAIRD	12 9312	100,000	SHAPIRO	PENNAPACK	99,600	129
124	94	2 40	KINNAIRD	12 9308	100,000	HOFFMAN	SILVAN	99,600	152
120	40	312 950	MASS AVE	12 9309	237,000	LAMYA	BURNETT	192,000	229
120	40	615 950	MASS AVE	12 9312	265,000	GRAY	PAN, SOPHI	204,500	256
120	40	18 950	MASS AVE	12 9306	155,250	BAY SQ LP	MOORE W	147,700	182
120	40	320 950	MASS AVE	12 9306	127,500	NAGATO	NAJA	97,900	218
120	40	PH4 950	MASS AVE	12 9306	268,000	ALEXANDER	KAO LUKE	222,000	247
120	40	617 950	MASS AVE	12 9307	146,000	GRAY	FRANCISCO	112,700	242
120	40	218 950	MASS AVE	12 9303	158,500	STONE BANK	COLES HLDG	147,500	186
120	40	216 950	MASS AVE	12 9301	167,500	STONE BANK	KIM	157,900	184
120	40	213 950	MASS AVE	12 9301	212,500	FRIEDBERG	STROSSBERG	189,900	208
120	40	616 950	MASS AVE	12 9312	273,000	GRAY NANCY	PRICE	210,700	252
120	40	308 950	MASS AVE	12 9307	225,000	SCHWARTZ	SABLE	189,200	221
101	206	1 108	PLEASANT	12 9306	123,000	STEELE	GOARD	108,800	105
104	73	52A 52-52.5	PLEASANT	12 9405	175,000	MOHR	SHOLAR	201,100	110
104	73	52B 52-52.5	PLEASANT	12 9307	139,000	VELLOFF	SCOTT	157,600	124
104	73	52C 52-52.5	PLEASANT	12 9405	95,000	MOORE	STURGIS	159,700	84
104	154	72 74	PLEASANT	12 9305	115,000	WIGGIN	MUKADDAM	142,000	98
127	156	H 99	PLEASANT	12 9307	139,000	RITTER	MAGUIRE	198,900	90
130	13	175 175	PUTNAM AV	12 9404	156,000	RIEW	GORDON	108,700	150
130	13	177 177	PUTNAM AV	12 9309	100,000	FRYER	KRUMIN	108,700	90
124	16	30/2 26-34	SODEN ST	12 9308	104,000	HAMELINE	HUNT	83,400	150
124	16	26/1 26-34	SODEN ST	12 9305	144,000	PLASTOW	WESTERLAND	141,900	118

102	72	2 239	ALLSTON S	13 9310	125,000	BROWN	MAGIE	122,600	153
102	72	1 239	ALLSTON S	13 9309	109,000	WENTZELL	ISOLA	122,600	128
96	92	1 73	ALLSTON S	13 9310	106,000	SHAPIRO	PRIEST	88,200	127
93	18	2 120	AUBURN ST	13 9405	225,000	DRAKE	INTRIERI	215,900	139
65	45	50 20	CHESTNUT	13 9404	158,000	IEZZI	STADLER	143,900	169
65	45	64 20	CHESTNUT	13 9310	150,000	BANKER	FREEMAN	135,100	141
65	45	68 20	CHESTNUT	13 9312	147,000	TRDS CORP	STADLER	132,600	138
65	45	70 20	CHESTNUT	13 9306	127,500	TRDS CORP	FATZ CORP	125,100	159
65	45	78 20	CHESTNUT	13 9303	147,500	CHS ASSOCI	BESTAVROS	137,000	134
65	45	65 20	CHESTNUT	13 9306	147,500	TRDS CORP	FATZ CORP	135,800	142
65	45	81 20	CHESTNUT	13 9309	144,000	CHS ASSOC	TAMM	143,300	120
65	45	1 20	CHESTNUT	13 9303	147,500	CHS ASSOCI	BESTAVROS	84,300	275
65	45	55 20	CHESTNUT	13 9310	121,000	UNION ST I	MORRISON	112,000	123
65	45	63 20	CHESTNUT	13 9312	127,500	TRDS	STADLER	106,300	155
65	45	31 20	CHESTNUT	13 9309	132,000	JUDSON	OH	123,100	142
65	45	39 20	CHESTNUT	13 9309	141,000	TRDS CORP	TUNG/MU	129,400	151
65	45	38 20	CHESTNUT	13 9312	147,000	MARCY	HU	135,800	137
104	134	2 46	COTTAGE S	13 9308	127,000	ROTHMAN	ECCLES	116,800	158
102	127	3 196	ERIE ST	13 9302	191,000	HEALY, BRI	HIGGINS MA	161,000	115
106	46	3 248	FRANKLIN	13 9406	166,000	SHAFER	IFFLAND	162,200	111
97	119	128 128-130	HAMILTON	13 9310	157,000	BERMAN	BENSLEY	114,800	115
101	117	2 14	KENWOOD S	13 9311	118,500	LIEBERSON	GALLAGHER	94,800	131
103	102	29B 27-29	LAWRENCE	13 9311	87,000	BLATCHFORD	FORBES	50,600	72
101	193	117A 115-117	MAGAZINE	13 9305	272,250	BLUMBERG	KONIAK	214,800	140
102	104	2/2 2	NEWTON ST	13 9402	159,500	TOWER, CAL	RYAN, WM.	146,500	146
94	181	443 144	PEARL ST	13 9301	127,000	MCGILL	GOLDSMITH	138,200	135
97	93	G 266-276	PEARL ST	13 9308	167,000	CARNEY	MARKS	147,300	101
97	93	C 266-276	PEARL ST	13 9307	159,000	DRESCHER	RUEHR	147,300	91
102	133	4 470	PUTNAM AV	13 9306	115,000	DILASCIA	MORRIS	115,900	116
96	11	1 577	PUTNAM AV	13 9306	183,000	SALSBERG, J	NG BOON TE	0	88
96	11	3 577	PUTNAM AV	13 9307	184,000	SALSBERG J	AULL/ZARRI	0	84
96	49	3 592-596	PUTNAM AV	13 9403	169,000	ALBRECHT	MARCEL	161,000	120
96	134	A 593	PUTNAM AV	13 9310	152,000	JOHNSON, D	ADLER, JOH	0	114
96	134	B 593	PUTNAM AV	13 9310	127,500	JOHNSON, D	KIM, STEPH	0	154
96	14	A 257	SIDNEY ST	13 9304	94,700	KALDRO, NI	WEIR, WILL	0	86
96	14	DUPLX 257-259	SIDNEY ST	13 9301	168,000	KALDRO, NI	MAZZONE, A	0	69
96	14	B 257-259	SIDNEY ST	13 9301	109,500	KALDRO, NI	HALLSTEN, R	0	87
105	32	3 35	WILLIAM S	13 9309	166,000	WILSON	BRUEL	157,600	123

199	33	11/17 11	COGSWELL	18 9308	100,000	BERNARDON	ODITA	101,100	134
200	42	26 26-28	CREIGHTON	18 9312	228,000	CANTOR	SOLTYS	176,100	116
200	31	31 31	CREIGHTON	18 9308	218,000	BABLITCH	PRINZ	146,900	158
200	31	33 33	CREIGHTON	18 9305	217,500	SIWILA	FISHER	146,900	157
179	59	1 51	DAVENPORT	18 9312	325,500	STURGIS	MYERS	279,500	116
199	32	38 2130	MASS AVE	18 9406	175,000	DOWLER	CASSARA	187,000	137
199	32	6E 2130	MASS AVE	18 9402	179,900	MACKEL	ARMSTRONG	179,900	140
199	32	6A 2130	MASS AVE	18 9306	175,000	ANGEL ALBE	LEE/KAWAMU	179,900	135
199	32	2B 2130	MASS AVE	18 9401	55,000	CHODHRY	MOREN	71,100	86
199	46	1 20	MEAD ST	18 9312	135,000	BYERLY	CHADWICK	95,900	166
199	16	3 1	PEMBERTON	18 9403	152,500	BAUMWOLL	GROSS	131,700	141
199	98	3G 33-41	WALDEN ST	18 9304	350,000	HILGENKAMP	GREEN	304,600	197

237	34	2	76	FAYERWEAT 19 9404	450,000	RAMEY	SIMONSEN	400,000	205
247	215	2	50	GROZIER R 19 9308	490,000	PIATT	ETCHEVERRY	351,700	196
247	215	1	52	GROZIER R 19 9306	374,000	METHENY	LEE	351,700	136
247	212	B	60	GROZIER R 19 9405	529,000	THOMPSON	DIDIER CRO	249,700	281
234	169	3	385	HURON AVE 19 9402	210,000	IDE	FROMBERG	187,800	205
234	117	2	439	HURON AVE 19 9308	224,000	CONDIE	BANKER	208,100	117
234	117	1	439	HURON AVE 19 9301	205,000	DARLOW	GLASS	170,200	174
247	197	1	474	HURON AVE 19 9307	184,000	HADINGHAM	SCHMIDT	162,000	164
259	6	3	501	HURON AVE 19 9405	184,000	MORGAN	ROZEN	147,800	160
259	6	5	503	HURON AVE 19 9308	170,000	ROSEN	GREENBAUM	147,800	148
247	98	124B	124	LEXINGTON 19 9306	374,900	SLATTERY	BEST	237,900	179
235	14	2	133	LEXINGTON 19 9307	325,000	SILVIA	GADD	189,300	182
248	57	2	244	LEXINGTON 19 9312	184,500	COOL	HYDE	168,200	149

225	32	1	33	PARKER ST 20 9311	145,500	MCMECKIN	HICKEY	138,700	172

229	111	A	26	KELLEY ST 21 9404	156,000	BRAINERD	LAURENZO	105,600	169
229	149	34	34	KELLEY ST 21 9307	137,000	CLAUSEN	MCNAMARA	0	172
228	21	33/1	33-35	SHERMAN S 21 9308	134,000	BRETT	HSU	84,200	153

Rent Controlled Multi Family Sales, 93-94

		Cls	Dist	Sale Date	Sale Price	Seller	Buyer	FY94 Assessment	#
50	WENDELL ST	111	4	113093	365000	GOOD MARY	LONG KEITH	197300	5
8	HURLBUT ST	111	6	071593	355000	BIBBY PATR	JONES DOMI	243900	4
84	JACKSON ST	111	7	081193	225000	ANDERSON	OJEDA/JIME	162000	4
47	ELLERY ST	111	3	031794	275000	HANLEY	REPOSA	203300	4
329	PEARL ST	111	13	012293	207000	FARAGI LOR	REGAN GERT	154200	4
227-231	WESTERN AVE	111	12	031194	200000	BARNES	ABDULLA	188800	6
3	LINNAEAN ST	112	6	072293	995000	HURLEY	WILLOW LAN	950901	37
27	IRVING TER	112	4	080293	840000	FLYNN	YEE IRVING	1079501	29
30	UPLAND RD	112	6	112293	350000	SCHWARTZ	UPLAND CRP	492900	13
362	HARVARD ST	121	4	040593	229032	LINCOLN IN	ROTHMAN GE	362900	20

Lot No. _____
Address _____

1, 2, 3 Family
SALES VERIFICATION FORM
CITY OF CAMBRIDGE
BOARD OF ASSESSORS

Total Sales Price: _____ Date of Purchase: _____

Number of Dwelling Units (when purchased): _____

If you did not purchase full interest (fee simple) in the property, please explain: _____

Was any unusual furniture, equipment, or other personal property included in the sales price? State general nature and approximate value: _____

Were any unpaid taxes, assessments, or liens involved in the sale? Please state amounts and whether or not included in sale price: _____

Was this sale related directly or indirectly to another transaction? _____

Did you assume any pre-existing mortgage? State amount and whether included in sale price: _____

Was any "creative" or non-standard financing involved in the sale? Explain: _____

Did this sale:
Occur between relatives? _____
Occur between friends? _____
Involve a government agency? _____
Involve a non-profit institution? _____
Reflect a transfer of convenience (to correct a title defect; to create a joint tenancy; etc.)? _____
Reflect a forced sale (in lieu of foreclosure; divorce; etc.)? _____

Are you aware of any circumstance which may have affected the seller's position adversely with respect to this sale? _____

Do you consider the sale price to be the fair market value? _____
If not, why? _____

Name _____ Address _____
Phone _____

Real estate agency handling sale: _____

Lot No. _____

Address _____

No. of rent controlled units _____

No. of permanently exempt units _____

SALES VERIFICATION FORM

Rent Control/ Multi Family

City of Cambridge

Assessing Department

Total Purchase Price _____

Date of Purchase _____

Did this sale:

Occur between relatives? _____ Friends? _____

Involve a government agency? _____

Involve a non-profit institution? _____

Reflect a transfer of convenience? _____

Reflect a forced sale (divorce, foreclosure, etc)? _____

Did this transaction relate to another transaction and/or involve multiple parcels? _____

Has the property been renovated or substantially repaired since the date of transfer? _____ Briefly describe nature and cost _____

Please state first mortgagee, amount, terms: _____

Please briefly explain any unusual financing considerations:

Unpaid taxes, liens, etc. _____

Assumed mortgages (state balance & terms) _____

Seller financing (state amount & terms) _____

Trade/exchange _____

Please rank your reasons for purchasing a rent controlled property:

_____ Affordable place of residence

_____ Tax shelter benefits

_____ Extra income from rental units

_____ Capital appreciation potential

_____ General investment value

_____ Other units available for friends and/or relatives

_____ Speculation that rent control may cease

_____ Plan to remove from rent control or redevelop site

_____ Other: _____

If applicable, was the unit you occupy vacant at time of sale? _____

Were there any circumstances related to the sale which suggest that the price paid was either more or less than the "fair market value?" _____

Your name: _____ Address: _____

Phone: _____

Real estate broker handling sale: _____

Lot Number _____

CONDO SALES VERIFICATION FORM

Address _____

CITY OF CAMBRIDGE

Condo Unit No. _____

ASSESSING DEPARTMENT

Total Sale Price: _____ Date of Purchase: _____

Number of Parking Spaces Purchased: Open: _____ Covered: _____ Other: _____

If you did not purchase full interest in the property, please explain: _____

Was any unusual furniture, equipment, or other personal property included in the sales price? State general nature and approximate value: _____

Were any unpaid taxes, assessments, or liens involved in the sale? Please state amounts and whether included in sales price stated above: _____

Was this sale related directly or indirectly to another transaction? _____

Did you assume any pre-existing mortgage? State amount and whether included in sale price? _____

Was the unit purchased thru foreclosure auction? _____ Marketing auction? _____

Was any "creative" or non-standard financing involved in the sale? Explain: _____

Did this sale:

Occur between relatives? _____ Friends? _____

Involve a government agency? _____

Involve a non-profit institution? _____

Reflect a transfer of convenience? (correct a title defect; to create a joint tenancy, etc.) _____

Reflect a forced sale? (divorce; foreclosure; etc.) _____

Were you a tenant of the purchased unit? _____ How long? _____

Have you done any renovations since purchase? State general nature and amount _____

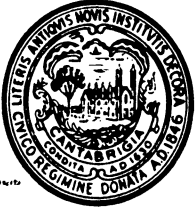
Are you aware of any circumstances which may have affected the seller's position adversely with respect to this sale? _____

Do you consider the sale price to be the fair market value? _____

If not, why not? _____

Name _____ Phone _____ Date _____

Real estate firm handling sale: _____



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

December 12, 1994

To The Honorable, The City Council:

With reference to Awaiting Report Item No. 22, regarding a report on residential value calculations, please find attached a report from Director of Assessing Sally Powers as well as City Solicitor Russell B. Higley.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachment

Consent Agenda # 5 5-576

Response to Awaiting Report Item Number
Twenty-Two regarding a report on residential
value calculations.

*for original order see
City Manager Requests
1994 # 313.*

In City Council,

December 12, 1994

Placed on file