

**Franklin, NH 2023 Revaluation Sales (4/1/2022 to 3/31/2023)**

<u>Map</u>	<u>Lot</u>	<u>Sub</u>	<u>Str. #</u>	<u>Street Name</u>	<u>Land Use</u>	<u>Owner Name</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Old Value</u>	<u>New Value</u>
000117	000175	000000	8	AYLES COURT	Residential	PASANEN-FRANKLIN, JULIA	01/31/23	225,000	144,400	223,300
000116	000139	000000	33	BEATON STREET	Residential	GOURGIOTIS, WILLIAM G	10/24/22	359,000	192,400	328,000
000135	000068	000000	62	BEECH STREET	Residential	REES, BRENDA ANN	10/24/22	313,000	221,000	375,600
000096	000023	000000	3	CARVER STREET	Residential	BENNETT, GARY	03/07/23	45,000	44,600	45,700
000098	000009	000000	44	CENTRAL STREET	Two Unit	VALLERAND, PAUL R	01/09/23	250,000	193,900	255,600
000098	000008	000000	52	CENTRAL STREET	Residential	OLMSTED, BRANDON M	06/23/22	280,000	163,600	281,800
000117	000055	000000	349	CENTRAL STREET	Comm/Ind	JSK AZAD, LLC	04/12/22	350,000	352,600	397,200
000117	000054	0UNIT1	355	CENTRAL STREET	Comm/Ind	JSK AZAD LLC	04/27/22	135,000	119,800	171,800
000117	000155	0UNIT4	400	CENTRAL STREET	Residential	DUGUAY, ANDREW S	06/30/22	399,000	0	402,600
000117	000155	0UNIT6	400	CENTRAL STREET	Residential	WILLIAMS, MARIE-YOLAINE	07/29/22	379,000	0	349,400
000117	000155	0UNIT7	400	CENTRAL STREET	Residential	BOUSQUET, ANDREW G	09/16/22	180,000	0	176,900
000117	000155	0UNIT8	400	CENTRAL STREET	Residential	BREITHOLTZ, TIMOTHY D	09/22/22	661,533	0	619,800
000117	000155	0UNIT9	400	CENTRAL STREET	Residential	ACH, CHIP W	10/05/22	699,000	0	723,700
000134	000241	000000	599	CENTRAL STREET	Residential	BRUCE, ERICA D	02/09/23	220,000	94,300	200,500
000134	000244	000000	609	CENTRAL STREET	Residential	BOWIE, DAVID MARC	06/03/22	195,000	91,600	179,800
000134	000219	000000	64	CLARK STREET	Residential	CHAMPION, THOMAS	01/09/23	348,000	178,200	309,600
000148	000017	000001	33	CROSS MILL ROAD	Residential	LEWIS, KENNETH LEE	09/22/22	235,000	160,300	265,900
000096	000062	000015	5	DAISY LANE	Residential	GOUNDIE, THERESA KAYE	01/09/23	49,900	13,900	36,700
000096	000075	000000	75	DANIEL WEBSTER DRIVE	Residential	DALPEZZO, ANTHONY	08/11/22	359,933	222,400	357,800
000132	000406	000032	24	DYNAMIC VIEW DRIVE	Residential	PELLEGRINI, CHARLES J	11/17/22	342,000	226,900	338,300
000132	000406	000076	6	EAGLE NEST DRIVE	Residential	HEMINGWAY FAMILY REVOCABLE LIVING TRUST	10/14/22	275,000	164,800	269,600
000132	000406	000078	10	EAGLE NEST DRIVE	Residential	MCTAGGART REV LIVING TRUST	04/29/22	265,000	161,400	261,200
000132	000406	000093	14	EAGLE NEST DRIVE	Residential	SHAW, DAVID W	09/28/22	261,000	154,300	249,200
000117	000320	000000	32	EAST BOW STREET	Two Unit	LARKIN, MICHELLE G	05/26/22	250,000	111,900	210,600
000117	000311	000000	81	EAST BOW STREET	Residential	ARNOLD, ZACKARIAH	05/18/22	230,000	133,700	221,600
000116	000059	000000	97	EAST BOW STREET	Residential	STELK, CHRISTINE	10/04/22	242,000	146,400	254,600
000118	000052	000000	16	EDGEWOOD STREET	Residential	LECAROZ, VIRGINIA	03/01/23	340,000	193,800	322,900
000117	000104	000000	39	ELKINS STREET	Res Apartment	PENA, ALEJANDRO	06/03/22	341,000	151,600	275,600
000119	000018	000000	69	EVERGREEN AVENUE	Residential	HAWES, MATHEW R	12/12/22	389,933	244,000	393,700
000100	000032	000000	5	FAIR STREET	Residential	MORGAN, TERESA	09/16/22	302,000	175,600	283,200
000100	000037	000000	8	FAIR STREET	Residential	FAILLA, KRISTA	08/08/22	287,983	159,400	240,600
000076	000405	000006	25	FINCH DRIVE	Residential	JIMENEZ, SANDRO	05/27/22	435,000	274,200	440,500
000078	000404	000000	11	FLAG HOLE ROAD	Residential	BLY, MEGAN ALYSSA	10/21/22	230,000	136,100	237,300
000116	000044	000000	16	FOREST STREET	Residential	JACOBSON, SAMUEL NOAH	01/05/23	245,000	139,100	234,400
000117	000203	000000	96	FRANKLIN STREET	Res Apartment	STINSON REALTY LLC	06/23/22	455,000	218,000	429,300
000118	000001	000000	168	FRANKLIN STREET	Residential	HAMILTON, MICHAEL	05/31/22	297,800	135,000	250,200
000131	000007	000000	10	HAMPSHIRE DRIVE	Residential	MARRO, AMY	12/28/22	215,000	182,100	259,700
000117	000049	000000	18	HIGHLAND AVENUE	Residential	CARIKER, ISAAC	06/07/22	217,500	137,400	211,000
000092	000402	000000	281	HILL ROAD	Residential	MCGUIGAN, THEODORE	07/13/22	250,000	161,400	266,200
000113	000002	000000	4	JEANETTE STREET	Residential	DEROSIER, KATARINA L	08/15/22	315,000	187,300	311,600
000134	000283	000000	123	KENDALL STREET	Residential	PHAIR, TIMOTHY L	09/06/22	295,000	190,700	318,800
000133	000064	000000	250	KENDALL STREET	Residential	PETERSON, MICHAEL S	08/08/22	276,533	156,700	254,600
000076	000043	000000	92	LARK STREET	Residential	WAIBLE REV TRUST, VALRI A	07/01/22	256,000	112,700	214,000

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000096	000085	000000	80	LAWNDALE AVENUE	Residential	MARCOTTE, KATE ELLEN	10/26/22	310,000	188,200	316,700
000097	000091	000001	139	LAWNDALE AVENUE	Residential	PECK, RENA B	10/03/22	367,000	182,800	298,400
000096	000067	000000	15	LAXON AVENUE	Residential	ABIGAIL BEAUCHEMIN	07/19/22	290,000	203,000	327,000
000115	000045	000000	28	LIBERTY AVENUE	Residential	FRANCIS, CATHLEEN D	10/27/22	299,000	176,100	305,000
000115	000083	000000	29	LIBERTY AVENUE	Residential	MYERS, DAVID A	08/18/22	240,000	152,100	245,800
000096	000062	000053	7	LILY LANE	Residential	DELANEY, DONNA	05/18/22	51,000	26,400	49,600
000112	000018	000000	7	MEADOWOOD DRIVE	Residential	MCBRIDE, DANIELLE	09/09/22	494,533	352,500	586,100
000129	000003	000000		NEW BOSTON ROAD	Residential	COSTA JR, JAMES E	11/07/22	50,000	41,900	57,900
000113	000032	000000	136	NEW HAMPTON ROAD	Residential	BAUER, ULRIKE	05/31/22	390,000	265,900	444,100
000112	000003	000000	174	NEW HAMPTON ROAD	Residential	WARDWELL, ANDREW C	07/01/22	250,000	182,000	281,200
000111	000013	000000	279	NEW HAMPTON ROAD	Residential	WILSON JR, EDWIN C	11/02/22	199,000	99,700	188,500
000128	000001	000000	339	NEW HAMPTON ROAD	Residential	MUTNEY, WILLIAM ALAN	03/03/23	304,000	193,400	333,500
000128	000006	000000	377	NEW HAMPTON ROAD	Residential	OLSON JR, RICHARD E	11/28/22	150,200	99,600	147,800
000097	000063	000000	252	NORTH MAIN STREET	Residential	MANDELLA, MICHAEL T	09/16/22	350,000	217,300	324,600
000117	000023	000000	25	OAK STREET	Comm/Ind	TYGA LAND LLC	09/09/22	415,000	250,500	355,400
000135	000107	000000	75	ORCHARD STREET	Residential	CARR, PATRICK	10/31/22	275,000	160,600	270,700
000076	000055	000000	30	ORIOLE STREET	Residential	KAYIALES, MICHAEL G	05/26/22	145,000	98,900	153,800
000134	000079	000000	50	PEARL STREET	Residential	HILL III, HOWARD D	10/04/22	210,000	133,000	219,400
000074	000045	000010	36	PINE COLONY ROAD	Residential	FERGUSON, MATTHEW	08/02/22	700,000	364,200	664,500
000074	000046	000000	56	PINE COLONY ROAD	Residential WF	MORTON, ERIC	01/06/23	760,000	299,300	725,800
000135	000122	000000	58	PINE STREET	Residential	KOVACH, MARK	06/24/22	299,933	173,800	301,600
000096	000115	000000	7	PINECREST CIRCLE	Residential	WHEELER, DANIEL	06/06/22	350,000	182,600	298,400
000117	000045	000000	21	PLEASANT STREET	Res Apartment	CVR9395, LLC	05/19/22	285,000	163,000	279,100
000135	000131	000000	109	PLEASANT STREET	Residential	BABINEAU, TYLER D	02/03/23	353,000	195,500	354,200
000135	000044	000000	206	PLEASANT STREET	Residential	LOPEZ, ANGELO VINCENT	01/03/23	300,000	177,100	286,100
000118	000050	000000	5	POPLAR STREET	Residential	DROVER, WILLIAM J	11/16/22	359,000	231,100	400,600
000117	000105	000000	58	RIVER STREET	Two Unit	FAMILY PROPERTIES SOUTH, LLC	04/15/22	160,000	139,100	156,700
000113	000016	000000	3	ROBERT STREET	Residential	ST. ONGE, CAITLIN	05/02/22	325,133	159,500	273,100
000031	000001	000000	14	ROCK FARM ROAD	Residential	GERONA, CARLA	05/23/22	600,000	314,900	531,600
000096	000062	000049	14	ROSE LANE	Residential	TORRES, KAREN	09/09/22	24,900	12,700	26,500
000116	000131	000000	13	ROWELL DRIVE	Residential	GORDON, SHELLEY L	09/21/22	360,000	192,600	323,100
000044	000002	000000	526	SALISBURY ROAD	Residential	FREDYMA, EMMA MAE	09/01/22	385,000	186,800	349,600
000116	000155	000000	78	SANBORN STREET	Res Apartment	STINSON REALTY LLC	06/23/22	435,000	243,100	399,700
000121	000403	000018	32	SKY MEADOW LANE	Residential	FLYNN, GEORGIA L	11/14/22	457,000	300,400	504,500
000098	000071	000000	104	SOUTH MAIN STREET	Three Unit	WILLO PROPERTIES LLC	05/02/22	265,000	148,400	222,500
000116	000149	000000	34	SOUTH SULLOWAY ST	Residential	KENNEDY, BRYANT L	08/16/22	280,000	202,800	334,500
000117	000238	000000	23	SPRING STREET	Three Unit	DOWELL, THOMAS L	04/29/22	245,933	124,100	228,000
000117	000250	000000	34	SPRING STREET	Residential	FITZGERALD, DOUGLAS PAUL	09/02/22	185,000	115,400	207,200
000100	000406	000020	19	STERLING DRIVE	Residential	SURDAM, JUDITH A	10/04/22	450,000	293,300	494,000
000100	000406	000018	168	STERLING DRIVE	Residential	KRAFT, VINCENT JOSEPH	08/22/22	399,000	246,600	396,500
000098	000018	000000	29	SUMMIT STREET	Residential	KENDRA ARSENEAULT	08/09/22	360,000	217,000	348,800
000135	000011	000000	6	TERRACE ROAD	Comm/Ind	CVR9395, LLC	05/12/22	430,000	395,800	432,600
000135	000031	000000	11	TERRACE ROAD	Residential	SMITH, RICHARD R	09/19/22	215,000	106,700	188,200
000117	000334	000000	32	THOMPSON PARK	Residential	ORLANDO, CHELSEA M	06/29/22	230,000	127,300	225,500

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000100	000057	000000	7	UPLAND DRIVE	Residential	MCGINLEY, IAN	06/24/22	390,000	196,000	374,200
000115	000121	000000	343	VICTORY DRIVE	Residential	EDSON, TYLER	06/22/22	275,000	146,900	246,900
000096	000412	000012	12	VINE STREET	Residential	DECAREAU, DONNA	09/30/22	90,000	38,600	82,800
000075	000068	000000	141	WEBSTER AVENUE	Residential	OLUBODE, OLUDOTUN	10/05/22	350,000	225,400	354,500
000075	000039	000000	229	WEBSTER AVENUE	Residential WF	HUNTER, KLAUDIA	10/06/22	775,000	348,000	818,900
000075	000064	000000	205	WEBSTER LAKE ROAD	Residential WF	BARRETT, JULIANN	11/30/22	415,000	232,700	460,300
000117	000283	000000	50	WEST BOW STREET	Two Unit	BARRINGTON, JACOB D	10/17/22	229,000	120,400	202,100
000117	000304	000000	107	WEST BOW STREET	Residential WF	CENTRAL RIVERS PROPERTIES, LLC	04/19/22	135,000	81,500	132,500
000116	000028	000000	178	WEST BOW STREET	Residential	BLEVENS, HILLARY LESA	12/22/22	249,933	110,700	222,800
000116	000030	000000	186	WEST BOW STREET	Two Unit	LEVANT PROPERTIES N&G, LLC	04/01/22	225,500	141,400	234,700
000115	000402	000001	1-Apr	WESTVIEW DRIVE	Residential	HOOKER REV TRUST, CATHY A	05/04/22	202,000	98,900	200,300
000115	000402	000009	9-Jun	WESTVIEW DRIVE	Residential	KRAUSE, ALYSSA	07/01/22	210,000	95,200	191,300