

2011 | ANNUAL

PROPERTY TRANSFERS



DUKES COUNTY

THE
WARREN
Since GROUP *1872*

Real Estate & Financial Information

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Introduction

The information found in the **2011 Annual** is the result of collecting, processing and enhancing property details, and sales and mortgage data gathered by The Warren Group from each Assessors Office and Registry of Deeds in Massachusetts from January 1 to December 31. The 2011 Annual is designed as a quick reference for both the yearly sales and the sales statistics.

COMPreports

The data collected at the Registry of Deeds provides the basic sales deed and mortgage information - street address, purchase price, mortgage amount, lender, buyer and seller names, and filing dates. Whenever possible, we also show the previous sale prices and date. This comprehensive sales data is further enhanced by matching the individual sales records with detailed property records that are independently gathered from each of the 351 Town Assessor's offices in Massachusetts. The resulting **COMPreports** show all of the sales information and property details, such as the number of rooms, building style, the year it was built and more. Please see the section on "How to Read the Reports" for further details.

Statistical Reports

Statistics are based on all valid sales over \$1,000 without price filters.

Property Types:

- **SINGLE FAMILY**: This includes all transfers over \$1,000 classified by the Massachusetts Department of Revenue with a 101 use code.
- **2-FAMILY**: This includes all 'valid' transfers classified by the Massachusetts Department of Revenue with a 104 use code.

- **3-FAMILY**: This includes all 'valid' transfers classified by the Massachusetts Department of Revenue with a 105 use code.
- **CONDO**: This includes any transfer that is designated as a condominium unit, Massachusetts Department of Revenue use code 102, residential condo.
- **ALL SALES**: This includes all transfers, regardless of property use. Please note that the sum of the above two categories does not equal "All Sales," because "All Sales" includes land, commercial, and exempt property sales. These figures give you an overview of the price and volume trends for an area.

Additional Information

- Real Estate transfers with a purchase price of under \$1,000 have been omitted, but can be found online with **RE Records Search at www.rerecordssearch.com**.
- Transfers reported here include commercial and residential properties.
- The buyer of record is not always a resident of the purchased property. (For example, the property may be a rental property.) In these cases, the reported address will not be effective for mailing purposes. For **Marketing Lists**, please call us at 617-896-5392.
- There are instances where the mortgage amount is greater than the purchase price. These may be situations where the loan is used for financing renovations, new construction to the property or for an additional piece of property not shown here.

The Warren Group has taken every precaution to ensure the reliability of the information compiled here. However, we assume no liability for errors and omissions. Readers are urged to independently confirm the accuracy of any information prior to taking any action based on the data presented herein.

How to Read the Reports

The comprehensive sales and mortgage information in all reports is taken directly from the deed and mortgage documents filed in the Registry of Deeds. These reports provide pertinent information about a sale: street address, purchase price, mortgage amount, lender, names of the buyer and seller, and filing date. Whenever possible, the last sale price and date are also identified. For most registries the book and page number of the deed also are shown.

Condominium sales are grouped together at the end of a town for easier reference. These sales are listed by the street address of the building followed by the unit number. Sometimes the condominium name is given on the deed instead of the street address. The Warren Group tries to correct these transfers, but occasionally there are some oversights. If you cannot find a condo sale under the street name, look for it under the condo name.

If there is not a street number listed on the deed, The Warren Group categorizes the property with the lot number after the street name. Please note that the presence of a lot number does not necessarily indicate vacant land; it means that a street number was not available for the property. "NA" means that the street name was not available. Other abbreviations found in these reports are listed in the table below.

COMPreports combine the sales information from a county's Registry of Deeds with assessment data from the Town Assessor's property records. Because the assessment records contain the Massachusetts Land Use Codes, it is possible to identify the type of property being sold, i.e. a single or multifamily property, a commercial sale or a vacant land sale.

The data collected and maintained by the assessor's office varies according to the information needs and systems of each municipality. The assessment data we collect includes:

State Land Use Code	Map Reference Number
Style of Building	Fiscal Year
Year Built	Total Assessed Value
Total Number of Rooms	Assessed Value of Land
Number of Bedrooms	Assessed Value of Building
Number of Bathrooms	Tax Identification Number
Building Area	Lot Size

Although The Warren Group strives to collect data that is available in most cities, there is still some missing information that cannot be found in all municipalities. For example, some cities do not keep a separate count of the number of bedrooms. We collect additional property details not shown here. A complete record of all the property details is available only in an electronic format. To locate this information, visit www.rerecordssearch.com to access our **RE Records Search**.

Please also keep in mind that there are no statewide standard definitions for what we label "Building Area." In some municipalities this figure is the amount of heated and unheated living area, so it may include a finished basement. For other municipalities, it is primarily the heated area. The information found in our **COMPreports** is representative of the details which have been provided to us as a total figure.

Key to Abbreviations

+ = multiple names listed	EX = Executor	QT = Quit Claim
AD = Administrator	FD = Foreclosure Deed	RT = Realty Trust
CN = Conservator	FT = Family Trust	T = Trust
CM = Foreclosure Deed	LC = Land Court	TR = Trustee
EST = Estate	NT = Nominee Trust	WR = Warranty Deed

Dukes

2011 Annual

Statistical Reports

DUKES COUNTY Five-Year Report
NUMBER OF SALES BY TOWN
2007-2011

	Number of Sales					Yearly Percent Change				
	2007	2008	2009	2010	2011	07-08	08-09	09-10	10-11	07-11
AQUINNAH										
1 Family	9	8	2	10	8	-11.11%	-75.00%	400.00%	-20.00%	-11.11%
2 Family										
3 Family										
Condo										
All Sales	28	18	13	14	16	-35.71%	-27.78%	7.69%	14.29%	-42.86%
CHILMARK										
1 Family	17	15	12	20	11	-11.76%	-20.00%	66.67%	-45.00%	-35.29%
2 Family										
3 Family										
Condo										
All Sales	28	40	31	35	29	42.86%	-22.50%	12.90%	-17.14%	3.57%
EDGARTOWN										
1 Family	83	63	69	83	61	-24.10%	9.52%	20.29%	-26.51%	-26.51%
2 Family	1		1	1	1	-100.00%				
3 Family										
Condo	5	5	9	3	6		80.00%	-66.67%	100.00%	20.00%
All Sales	137	139	130	135	126	1.46%	-6.47%	3.85%	-6.67%	-8.03%
GOSNOLD										
1 Family										
2 Family										
3 Family										
Condo										
All Sales			1	1					-100.00%	
OAK BLUFFS										
1 Family	56	36	47	55	58	-35.71%	30.56%	17.02%	5.45%	3.57%
2 Family	2	1	1	2	2	-50.00%		100.00%		
3 Family										
Condo	6	5	2	2	2	-16.67%	-60.00%			-66.67%
All Sales	99	77	86	82	99	-22.22%	11.69%	-4.65%	20.73%	

*The statistics shown are based on transfers with prices greater than \$1000. Foreclosure deeds have been excluded from these statistics.

DUKES COUNTY Five-Year Report
NUMBER OF SALES BY TOWN
2007-2011

	Number of Sales					Yearly Percent Change				
	2007	2008	2009	2010	2011	07-08	08-09	09-10	10-11	07-11
TISBURY										
1 Family	48	35	31	49	39	-27.08%	-11.43%	58.06%	-20.41%	-18.75%
2 Family	1	6	3	5	5	500.00%	-50.00%	66.67%		400.00%
3 Family										
Condo	12	9	6	5	4	-25.00%	-33.33%	-16.67%	-20.00%	-66.67%
All Sales	87	73	69	85	84	-16.09%	-5.48%	23.19%	-1.18%	-3.45%
WEST TISBURY										
1 Family	22	21	20	27	23	-4.55%	-4.76%	35.00%	-14.81%	4.55%
2 Family	1					-100.00%				-100.00%
3 Family										
Condo										
All Sales	50	40	50	51	49	-20.00%	25.00%	2.00%	-3.92%	-2.00%
DUKES COUNTY										
1 Family	235	178	181	244	200	-24.26%	1.69%	34.81%	-18.03%	-14.89%
2 Family	5	7	5	8	8	40.00%	-28.57%	60.00%		60.00%
3 Family										
Condo	23	19	17	10	12	-17.39%	-10.53%	-41.18%	20.00%	-47.83%
All Sales	429	387	380	403	403	-9.79%	-1.81%	6.05%		-6.06%

*The statistics shown are based on transfers with prices greater than \$1000. Foreclosure deeds have been excluded from these statistics.

DUKES COUNTY Five-Year Report
MEDIAN SALES PRICE BY TOWN
2007-2011

	Median Sales Price					Yearly Percent Change				
	2007	2008	2009	2010	2011	07-08	08-09	09-10	10-11	07-11
AQUINNAH										
1 Family	1,350,000	1,200,275		\$862,500	\$977,000	-11.09%	-100.00%		13.28%	-27.63%
2 Family										
3 Family										
Condo										
All Sales	\$325,000	\$562,500	\$400,000	\$562,500	\$553,000	73.08%	-28.89%	40.63%	-1.69%	70.15%
CHILMARK										
1 Family	2,800,000	1,750,000	1,125,000	1,385,000	\$758,500	-37.50%	-35.71%	23.11%	-45.23%	-72.91%
2 Family										
3 Family										
Condo										
All Sales	2,250,000	1,010,000	\$735,000	1,300,000	\$565,900	-55.11%	-27.23%	76.87%	-56.47%	-74.85%
EDGARTOWN										
1 Family	\$700,000	\$618,750	\$704,000	\$675,000	\$499,000	-11.61%	13.78%	-4.12%	-26.07%	-28.71%
2 Family										
3 Family										
Condo	\$3,000	\$132,000	\$340,000	\$508,000	\$527,500	4300.00%	157.58%	49.41%	3.84%	17483.33%
All Sales	\$697,500	\$587,500	\$640,750	\$625,000	\$516,250	-15.77%	9.06%	-2.46%	-17.40%	-25.99%
GOSNOLD										
1 Family										
2 Family										
3 Family										
Condo										
All Sales										
OAK BLUFFS										
1 Family	\$532,250	\$500,750	\$405,000	\$480,000	\$492,500	-5.92%	-19.12%	18.52%	2.60%	-7.47%
2 Family										
3 Family										
Condo	\$409,500	\$257,000				-37.24%	-100.00%			-100.00%
All Sales	\$497,750	\$470,000	\$358,700	\$396,500	\$400,000	-5.58%	-23.68%	10.54%	0.88%	-19.64%

*The statistics shown are based on transfers with prices greater than \$1000. Foreclosure deeds have been excluded from these statistics.

DUKES COUNTY Five-Year Report **MEDIAN SALES PRICE BY TOWN**

2007-2011

	Median Sales Price					Yearly Percent Change				
	2007	2008	2009	2010	2011	07-08	08-09	09-10	10-11	07-11
TISBURY										
1 Family	\$672,500	\$576,000	\$450,000	\$468,750	\$461,000	-14.35%	-21.88%	4.17%	-1.65%	-31.45%
2 Family		\$537,750	\$310,000	\$359,000	\$365,000		-42.35%	15.81%	1.67%	
3 Family										
Condo	\$337,500	\$615,000	\$247,500	\$525,000	\$423,750	82.22%	-59.76%	112.12%	-19.29%	25.56%
All Sales	\$594,000	\$557,500	\$410,000	\$455,000	\$397,500	-6.14%	-26.46%	10.98%	-12.64%	-33.08%
WEST TISBURY										
1 Family	\$866,000	\$662,500	\$732,500	\$615,000	\$579,000	-23.50%	10.57%	-16.04%	-5.85%	-33.14%
2 Family										
3 Family										
Condo										
All Sales	\$632,525	\$645,000	\$401,322	\$620,000	\$562,500	1.97%	-37.78%	54.49%	-9.27%	-11.07%
DUKES COUNTY										
1 Family	\$700,000	\$650,000	\$592,500	\$600,000	\$522,500	-7.14%	-8.85%	1.27%	-12.92%	-25.36%
2 Family	\$555,000	\$518,000	\$517,500	\$471,500	\$360,000	-6.67%	-0.10%	-8.89%	-23.65%	-35.14%
3 Family										
Condo	\$370,000	\$310,000	\$340,000	\$499,000	\$477,500	-16.22%	9.68%	46.76%	-4.31%	29.05%
All Sales	\$607,500	\$570,000	\$450,000	\$545,000	\$485,000	-6.17%	-21.05%	21.11%	-11.01%	-20.16%

*The statistics shown are based on transfers with prices greater than \$1000. Foreclosure deeds have been excluded from these statistics.

DUKES COUNTY Five-Year Report

Number of Sales by Price Category

2009-2011

		OVER \$1MM	\$800K- \$1MM	\$600K- \$800K	\$400K- \$600K	\$350K- \$400K	\$300K- \$350K	\$250K- \$300K	\$200K- \$250K	\$150K- \$200K	\$100K- \$150K	\$ 50K- \$100K	\$ 25K- \$ 50K	\$ 1K- \$ 50K	Total Sales
AQUINNAH															
	2009	4	2	1	2	0	0	1	0	0	1	1	0	2	14
	2010	5	0	2	1	1	0	1	0	0	1	1	1	1	14
	2011	5	2	2	2	1	0	0	1	2	0	1	1	0	17
CHILMARK															
	2009	12	1	4	1	0	1	0	8	2	1	1	2	1	34
	2010	22	3	4	3	0	1	1	3	1	0	0	0	1	39
	2011	10	3	5	5	0	0	4	1	0	0	0	0	5	33
EDGARTOWN															
	2009	40	11	22	24	6	4	6	7	6	1	2	2	5	136
	2010	45	10	19	28	9	7	10	2	1	0	1	2	10	144
	2011	36	10	14	28	14	7	7	2	0	2	1	1	20	142
GOSNOLD															
	2009	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	2010	0	0	0	0	0	0	0	0	0	1	0	0	0	1
OAK BLUFFS															
	2009	7	4	9	19	9	11	6	4	3	5	0	2	14	93
	2010	9	6	8	20	10	8	6	1	7	1	1	0	6	83
	2011	7	1	14	29	9	10	13	4	6	3	2	4	3	105
TISBURY															
	2009	6	2	7	22	4	4	6	4	3	0	0	1	10	69
	2010	11	7	14	25	9	9	2	3	5	0	1	1	2	89
	2011	9	4	9	21	8	6	6	4	5	3	3	1	7	86
WEST TISBURY															
	2009	8	1	9	9	2	0	2	0	0	0	2	1	1	35
	2010	16	5	6	11	4	5	1	0	0	4	1	0	0	53
	2011	7	5	14	11	5	3	4	1	0	1	3	2	0	56
DUKES COUNTY															
	2009	77	21	52	78	21	20	21	23	14	8	6	8	33	382
	2010	108	31	53	88	33	30	21	9	14	7	5	4	20	423
	2011	74	25	58	96	37	26	34	13	13	9	10	9	35	439

*The statistics shown are based on transfers with prices greater than \$1000. Foreclosure deeds have been excluded from these statistics.

Foreclosure Activity Annual Report

DUKES COUNTY

2009-2011

Town Property Type	Number Foreclosures					Foreclosure Deed Rate Frcl Deeds as % of #Sales			Number Petitions to Foreclose					PreForeclosure Rate Frcl Petitions as % of #Sales		
	2009	2010	%Chg	2011	%Chg	2009	2010	2011	2009	2010	%Chg	2011	%Chg	2009	2010	2011
AQUINNAH																
1 Family	1	0	-100.0%	0		33.3%	0.0%	0.0%	2	2		0	-100.0%	50.0%	16.7%	0.0%
2 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
All Sales	1	0	-100.0%	0		7.1%	0.0%	0.0%	2	2		0	-100.0%	13.3%	12.5%	0.0%
CHILMARK																
1 Family	1	1		1		7.7%	4.8%	8.3%	2	0	-100.0%	0		14.3%	0.0%	0.0%
2 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
All Sales	1	1		3	200.0%	3.1%	2.8%	9.4%	2	2		0	-100.0%	6.1%	5.4%	0.0%
EDGARTOWN																
1 Family	6	6		4	-33.3%	8.0%	6.7%	6.2%	20	21	5.0%	6	-71.4%	22.5%	20.2%	9.0%
2 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	1		1		0.0%	25.0%	14.3%	0	1		0	-100.0%	0.0%	25.0%	0.0%
All Sales	12	9	-25.0%	7	-22.2%	8.5%	6.3%	5.3%	26	30	15.4%	10	-66.7%	16.7%	18.2%	7.4%
GOSNOLD																
1 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
2 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
All Sales	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
OAK BLUFFS																
1 Family	10	7	-30.0%	18	157.1%	17.5%	11.3%	23.7%	33	29	-12.1%	16	-44.8%	41.3%	34.5%	21.6%
2 Family	0	0		1		0.0%	0.0%	33.3%	6	3	-50.0%	2	-33.3%	85.7%	60.0%	50.0%
3 Family	0	0		1		0.0%	0.0%	100.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	0		0		0.0%	0.0%	0.0%	1	0	-100.0%	0		33.3%	0.0%	0.0%
All Sales	12	7	-41.7%	25	257.1%	12.2%	7.9%	20.2%	48	34	-29.2%	22	-35.3%	35.8%	29.3%	18.2%
TISBURY																
1 Family	5	16	220.0%	6	-62.5%	13.9%	24.6%	13.3%	22	23	4.5%	10	-56.5%	41.5%	31.9%	20.4%
2 Family	1	1		1		25.0%	16.7%	16.7%	3	2	-33.3%	1	-50.0%	50.0%	28.6%	16.7%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	1	0	-100.0%	0		14.3%	0.0%	0.0%	0	0		1		0.0%	0.0%	20.0%
All Sales	8	17	112.5%	7	-58.8%	10.4%	16.7%	7.7%	35	33	-5.7%	13	-60.6%	33.7%	28.0%	13.4%

Foreclosure Activity Annual Report
DUKES COUNTY
2009-2011

Town Property Type	Number Foreclosures					Foreclosure Deed Rate Frcl Deeds as % of #Sales			Number Petitions to Foreclose					PreForeclosure Rate Frcl Petitions as % of #Sales		
	2009	2010	%Chg	2011	%Chg	2009	2010	2011	2009	2010	%Chg	2011	%Chg	2009	2010	2011
WEST TISBURY																
1 Family	3	2	-33.3%	1	-50.0%	13.0%	6.9%	4.2%	5	4	-20.0%	2	-50.0%	20.0%	12.9%	8.0%
2 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
3 Family	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
Condo	0	0		0		0.0%	0.0%	0.0%	0	0		0		0.0%	0.0%	0.0%
All Sales	4	4		1	-75.0%	7.4%	7.3%	2.0%	8	6	-25.0%	6		13.8%	10.5%	10.9%
DUKES COUNTY																
1 Family	26	32	23.1%	30	-6.3%	12.6%	11.6%	13.0%	84	79	-6.0%	34	-57.0%	31.7%	24.5%	14.5%
2 Family	1	1		2	100.0%	16.7%	11.1%	20.0%	9	5	-44.4%	3	-40.0%	64.3%	38.5%	27.3%
3 Family	0	0		1		0.0%	0.0%	100.0%	0	0		0		0.0%	0.0%	0.0%
Condo	1	1		1		5.6%	9.1%	7.7%	1	1		1		5.6%	9.1%	7.7%
All Sales	38	38		43	13.2%	9.1%	8.6%	9.6%	121	107	-11.6%	51	-52.3%	24.2%	21.0%	11.2%

Dukes

2011 Annual

COMPreports

Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
6	Church St	P: \$910,000 M: \$591,500 D: 08/01/11	\$227,000 01/11/94	B:Paul A Jones + L: Navy FCU S: Jeanne Okeefe +	QT Book:1251 Page: 588 Map:M:9 L:102	101: 1-Fam Res STL: Contemporary YR: 1984	Bdr: 3 Bth: 2.0	LS: 91,476 BA: 1,379 FY: 2011	L: \$675,800 B: \$214,900 T: \$890,700
1	Harpoon Holw	P: \$700,000 M: \$560,000 D: 05/16/11	\$146,000 11/10/98	B:Jonathan P Freedman + L: Wells Fargo Bank S: Kathryn Corjulo	QT Book:1245 Page: 673 Map:M:9 L:141.2	101: 1-Fam Res STL: Cape Cod YR: 2006	Bdr: 2 Bth: 3.5	LS: 174,240 BA: 1,748 FY: 2011	L: \$477,200 B: \$326,800 T: \$804,000
	Lighthouse Rd Lot MULTI	P: \$225,000 D: 10/21/11		B:Marthas Vineyard Land Bk S: Vineyard Open Land Founda	QT Book:1257 Page: 981				
23	Lighthouse Rd	P: \$403,250 D: 04/19/11		B:Eric A Kolm FT + S: Susan J Rhodewalt	QT Book:1243 Page: 714				
27	Lighthouse Rd	P: \$1,225,000 M: \$4,170,000 D: 01/26/11		B:Nancy Daly + L: Mortgage Master Inc S: Bruce L Marra +	QT Book:1235 Page: 752 Map:M:5 L:104	101: 1-Fam Res STL: Conventional YR: 1968	Bdr: 4 Bth: 2.0	LS: 74,052 BA: 1,660 FY: 2011	L: \$1,153,300 B: \$260,400 T: \$1,413,700
144	Lighthouse Rd	P: \$808,000 D: 10/05/11	\$595,000 06/12/98	B:George J Katilus 3rd + S: Carl P Mehne Jr +	QT Book:1256 Page: 521 Map:M:6 L:71.1	101: 1-Fam Res STL: Conventional YR: 1940	Bdr: 3 Bth: 2.5	LS: 230,868 BA: 1,134 FY: 2011	L: \$1,012,900 B: \$150,100 T: \$1,163,000
	Lighthouse Rd (off) Lot MULTI	P: \$406,000 D: 01/27/11		B:Edward J Macleod T + S: Daphne Noyes +	QT Book:1235 Page: 960				
2	Maple Hill Dr	P: \$2,250,000 M: \$1,350,000 D: 11/21/11		B:John A Davis L: First Republic Bk S: Laurence D Mollin +	QT Book:1260 Page: 911 Map:M:9 L:201.3	101: 1-Fam Res STL: Contemporary YR: 1988	Bdr: 3 Bth: 3.0	LS: 138,520 BA: 1,554 FY: 2011	L: \$1,223,400 B: \$415,300 T: \$1,638,700
	Moshup Trl	P: \$150,000 D: 06/10/11		B:Jan Niessen S: Todd M Pease +	QT Book:1247 Page: 933				
	Moshup Trl Lot 3	P: \$3,250,000 D: 09/02/11		B:Peter J Bernard + S: Susan M Davidson +	QT Book:1253 Page: 675				
	Moshup Trl Lot 508	P: \$150,000 D: 04/19/11		B:Jan Niessen S: Jdr Rt +	QT Book:1243 Page: 585				
531	Moshup Trl	P: \$40,000 D: 11/01/11	\$30,000 09/18/98	B:Natalie E Conroy S: Vicki Broscheit	QT Book:1259 Page: 68 Map:M:10 L:3.1	132: Res UDv Land		LS: 12,000 FY: 2011	L: \$106,900 T: \$106,900
2	Nomans Watch Rd	P: \$1,600,000 M: \$417,000 D: 05/18/11		B:Christopher B Daly + L: Sovereign Bank FSB S: Michael W Stutz +	QT Book:1245 Page: 888 Map:M:12 L:55+56	101: 1-Fam Res STL: Split Level YR: 1974	Bdr: 4 Bth: 3.0	LS: 121,968 BA: 1,740 FY: 2011	L: \$1,200,600 B: \$361,100 T: \$1,561,700
	Oxcart Rd Lot 682	P: \$63,500 D: 08/11/11		B:Ben Wolkowitz S: H Keasbey Bramhall Jr	QT Book:1252 Page: 185				
1	Pancake Holw	P: \$1,044,000 D: 01/27/11		B:Pancake Hollow Rt 1 + S: Janet M Smith Tr +	QT Book:1235 Page: 940 Map:M:5 L:21	101: 1-Fam Res STL: Cape Cod YR: 1986	Bdr: 4 Bth: 3.0	LS: 544,500 BA: 2,508 FY: 2011	L: \$1,075,800 B: \$324,000 T: \$1,399,800

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Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
	State Rd Lot 29	P: \$380,000		B: Virginia Robinson +	QT Book:1257 Page: 311				
		D: 10/14/11		S: Candace A Nichols					
58	State Rd	P: \$775,000		B: Jonathan R Macey	Book:1236 Page: 450 Map:M:5 L:208.1	101: 1-Fam Res STL: Contemporary YR: 2005	Bdr: 3 Bth: 2.5	LS: 113,256 BA: 2,257 FY: 2011	L: \$495,200 B: \$480,500 T: \$975,700
		D: 01/31/11		S: Jeffrey L Madison					

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TOTAL TRANSACTIONS: 17

Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
6	Arbutus Way	P: \$1,325,000 D: 11/15/11	\$1,400,000 12/15/00	B:Norman D Birnbach + S: Bradley M Silberling +	QT Book:1260 Page: 341 Map:M:0025 B:0060 L:	101: 1-Fam Res STL: Ranch YR: 1983	Rms: 5.0 Bdr: 3 Bth: 2.5	LS: 121,968 BA: 1,996 FY: 2011	L: \$1,344,200 B: \$399,200 T: \$1,743,400
	Beach Lot 50	P: \$285,000 D: 02/16/11		B:Andrea D Winter S: Mark Ptashne	QT Book:1238 Page: 209				
25	Beetlebung Rd	P: \$2,019,000 D: 03/11/11		B:Peter M Buchthal S: Hela Buchthal	LC Book:70 Page: 303 Map:M:0020 B:0036 L:	101: 1-Fam Res STL: Contemporary YR: 1991	Rms: 12.0 Bdr: 5 Bth: 2.5	LS: 143,748 BA: 3,780 FY: 2011	L: \$1,416,300 B: \$573,400 T: \$1,989,700
40	Blueberry Ridge Ln	P: \$650,000 M: \$300,000 D: 01/10/11		B:Frank M Binder + L: Martha Vineyard SB S: David O Norton +	Book:1233 Page: 871 Map:M:0008 B:0066 L:	101: 1-Fam Res STL: Gambrel YR: 1981	Rms: 8.0 Bdr: 4 Bth: 2.5	LS: 161,172 BA: 2,244 FY: 2011	L: \$668,800 B: \$202,300 T: \$871,100
41	Cobbs Hill Rd	P: \$21,925,000 D: 11/22/11		B:Blue Sky MV Ltd S: Blue Heron Props LLC	QT Book:1261 Page: 377 Map:M:0011 B:0023 L:03	109: Res-Mtl Bldg STL: Contemporary YR: 1993	Rms: 13.0 Bdr: 6 Bth: 5.5	LS: 422,532 BA: 6,014 FY: 2011	L: \$2,344,000 B: \$3,815,700 T: \$6,159,700
	Cygnat Way Lot 52	P: \$5,000 D: 05/03/11		B:Russell J Maloney Ret + S: Susan Vh Eagle	QT Book:71 Page: 1				
55	Hammett Ln	P: \$725,000 D: 10/18/11	\$590,000 05/12/04	B:Tatnall L Hillman + S: William T Elbow	QT Book:1257 Page: 663 Map:M:0008 B:0038 L:	130: Res Dev Land		LS: 222,156 FY: 2011	L: \$564,500 T: \$564,500
	Hancock Bch Lot 35	P: \$450,000 D: 04/06/11		B:Pond House RT + S: Walton Russell R Est +	FY Book:1242 Page: 655				
4	Hancock Bch	P: \$450,000 D: 04/25/11		B:3 Sycamores T + S: Doris Jean Lockhart	QT Book:1244 Page: 90				
23	Harding Hl	P: \$850,000 D: 05/23/11		B:47 Kings Highway T + S: Eliza Blair T +	QT Book:71 Page: 23 Map:M:0018 B:0059 L:09	130: Res Dev Land		LS: 196,455 FY: 2011	L: \$1,188,100 T: \$1,188,100
2	Kenasaoome Way	P: \$990,000 M: \$500,000 D: 05/10/11		B:Craig A Emden + L: Martha Vineyard SB S: Timothy W Lasker +	QT Book:1245 Page: 241 Map:M:0011 B:0055 L:01	101: 1-Fam Res STL: Cape Cod YR: 1987	Rms: 7.0 Bdr: 3 Bth: 2.0	LS: 139,392 BA: 2,159 FY: 2011	L: \$637,500 B: \$256,400 T: \$893,900
20	Lady Slipper Ln	P: \$758,500 M: \$530,950 D: 05/20/11		B:Greg Kantrowitz + L: HSBC Mtg Co S: Jane A Weingarten	QT Book:1246 Page: 25 Map:M:0007 B:0073 L:	101: 1-Fam Res STL: Contemporary YR: 1973	Rms: 7.0 Bdr: 4 Bth: 2.0	LS: 91,476 BA: 2,001 FY: 2011	L: \$710,000 B: \$158,200 T: \$868,200
12	Larsen Ln	P: \$648,500 D: 03/23/11		B:Linda S Greenberg S: Charlotte Ruben T +	QT Book:1241 Page: 608 Map:M:0271 B:0217 L:	101: 1-Fam Res STL: Cottage YR: 1990	Rms: 4.0 Bdr: 2 Bth: 1.0	LS: 8,712 BA: 1,468 FY: 2011	L: \$501,000 B: \$129,500 T: \$630,500
34	Larsen Ln	P: \$669,256 D: 09/29/11		B:Fern L Frolin + S: Reisman-Lyons RT +	QT Book:1255 Page: 609 Map:M:0271 B:0035 L:	101: 1-Fam Res STL: Cape Cod YR: 1900	Rms: 8.0 Bdr: 4 Bth: 1.5	LS: 4,356 BA: 1,182 FY: 2011	L: \$485,000 B: \$43,400 T: \$528,400
61	North Rd	P: \$4,100,000 D: 12/09/11		B:Chestnut Rise NT + S: Chestnut Rise LP	QT Book:1263 Page: 194 Map:M:0003 B:0005 L:	101: 1-Fam Res STL: Colonial YR: 1900	Rms: 13.0 Bdr: 4 Bth: 3.5	LS: 858,132 BA: 3,764 FY: 2011	L: \$1,006,000 B: \$758,400 T: \$1,764,400

Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
28	Ocean View Farm Rd	P: \$565,900 D: 11/16/11		B: Vicki Divoll + S: Maria Aweida +	QT Book:1260 Page: 471 Map:M:0025 B:0085 L:	101: 1-Fam Res STL: Cottage YR: 1941	Rms: 4.0 Bdr: 2 Bth: 1.5	LS: 43,560 BA: 480 FY: 2011	L: \$525,000 B: \$40,900 T: \$565,900
27	Old Ridge HI	P: \$1,996,797 D: 12/01/11		B: JP Morgan Chase Bank NA S: Barbara K Walsh	FD Book:1262 Page: 419 Map:M:0011 B:0002 L:05	109: Res-Mtl Bldg STL: Log YR: 1985	Rms: 16.0 Bdr: 6 Bth: 4.5	LS: 191,664 BA: 3,902 FY: 2011	L: \$1,068,800 B: \$453,500 T: \$1,522,300
99	Pond View Farm Rd	P: \$21,925,000 D: 11/22/11		B: Blue Sky MV Ltd S: Blue Heron Props LLC	QT Book:1261 Page: 377				
	Quansoo Bch Lot 1	P: \$285,000 D: 08/10/11		B: Donald Guiney + S: David M Ford +	QT Book:1252 Page: 152				
	Quansoo Bch Lot 1	P: \$12,500 D: 10/04/11		B: Heather B Martin S: Robert P Bigelow	QT Book:1256 Page: 318				
	Quansoo Bch Lot 12	P: \$266,000 D: 03/04/11		B: John Battelle + S: Lyle L Warner	QT Book:1239 Page: 631				
	Quansoo Bch Lot 2	P: \$12,500 D: 10/04/11		B: William H Brine 3rd S: Robert P Bigelow	QT Book:1256 Page: 320				
	Quansoo Bch Lot 22	P: \$475,000 D: 11/23/11		B: Maria Elena Pia Deochoa S: Mollie M Vandevender +	QT Book:1261 Page: 385				
	Quansoo Bch Lot 27	P: \$280,500 D: 12/07/11		B: Alfred Lewis + S: Redner Exemption T +	QT Book:1262 Page: 931				
	Quansoo Bch Lot 3	P: \$12,500 D: 10/04/11		B: Elizabeth Allard S: Robert P Bigelow	QT Book:1256 Page: 322				
	Quansoo Bch Lot 4	P: \$12,500 D: 10/04/11		B: Christina M Brine S: Robert P Bigelow	QT Book:1256 Page: 324				
	Quansoo Rd Lot 13	P: \$240,000 D: 04/14/11		B: Paul Osterman + S: Annette L Bingaman	QT Book:1243 Page: 308				
79	Quansoo Rd	P: \$1,381,000 D: 04/14/11	\$1,315,000 05/04/01	B: Paul Osterman + S: Annette L Bingaman	QT Book:1243 Page: 285 Map:M:0017 B:0025 L:	101: 1-Fam Res STL: Contemporary YR: 1969	Rms: 8.0 Bdr: 5 Bth: 1.5	LS: 213,444 BA: 2,530 FY: 2011	L: \$1,115,600 B: \$214,500 T: \$1,330,100
5	Rhythm Rd	P: \$866,500 M: \$649,800 D: 09/15/11		B: Theonia Boyd + L: Salem Five Mtg Corp S: Neil S Braun +	QT Book:1254 Page: 506 Map:M:0007 B:0001 L:01	101: 1-Fam Res STL: Cottage YR: 1994	Rms: 5.0 Bdr: 2 Bth: 2.0	LS: 152,460 BA: 1,557 FY: 2011	L: \$656,300 B: \$200,900 T: \$857,200
14	Round Pond Rd	P: \$14,000,000 D: 01/11/11		B: Squibby LLC S: Carrington NT +	LC Book:70 Page: 253 Map:M:0035 B:0001 L:12	130: Res Dev Land		LS: 853,776 FY: 2011	L: \$13,354,400 T: \$13,354,400

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Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
82	South Rd	P: \$555,000 M: \$416,250 D: 03/11/11	\$275,000 10/06/97	B:James J Leroux L: Martha Vineyard SB S: Marthas Vineyard SB	QT Book:1240 Page: 390 Map:M:0011 B:0083 L:	101: 1-Fam Res STL: Ranch YR: 1960	Rms: 5.0 Bdr: 3 Bth: 1.0	LS: 132,858 BA: 1,222 FY: 2011	L: \$628,100 B: \$79,900 T: \$708,000
281	South Rd	P: \$1,725,000 D: 10/28/11		B:Schiller Partners Inc S: MBC RT +	QT Book:1258 Page: 728 Map:M:0024 B:0163 L:03	130: Res Dev Land		LS: 191,664 FY: 2011	L: \$1,567,500 T: \$1,567,500
5	Southinagher Ln	P: \$3,250,000 D: 09/02/11		B:Peter J Bernard + S: Susan M Davidson +	QT Book:1253 Page: 675				
	Squibnocket Rd Lot 5	P: \$3,100,000 D: 12/19/11		B:15 Round Pond Road RT + S: Lot 5 RT +	QT Book:71 Page: 239				
16	Wintergreen Way	P: \$350,000 D: 09/30/11		B:Aurora Loan Svcs LLC S: Aurora Loan Svcs LLC +	FD Book:1255 Page: 862 Map:M:0018 B:0021 L:	101: 1-Fam Res STL: Ranch YR: 1969	Rms: 5.0 Bdr: 3 Bth: 1.0	LS: 182,952 BA: 952 FY: 2011	L: \$700,000 B: \$59,600 T: \$759,600

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TOTAL TRANSACTIONS: 35

Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
29	4th St	P: \$44,000 D: 03/31/11		B:Luella J Manchester FT + S: Manchester Luella J Est +	QT Book:70 Page: 319 Map:M:00010 B:00137 L:00000	131: Res PDv Land		LS: 18,750 FY: 2011	L: \$41,300 T: \$41,300
37	4th St	P: \$598,000 M: \$300,000 D: 06/22/11		B:Robert J Hauck L: HSBC Mtg Co S: Stephen M Obrien +	QT Book:71 Page: 53 Map:M:00010 B:00139 L:00000	101: 1-Fam Res STL: Conventional YR: 1999	Rms: 7.0 Bdr: 3 Bth: 2.5	LS: 47,916 BA: 1,776 FY: 2011	L: \$337,000 B: \$220,900 T: \$557,900
19	Briarwood Ln	P: \$375,000 D: 12/05/11		B:Michael R Stimola + S: Fisher FT +	QT Book:1262 Page: 625 Map:M:00010 B:00009 L:00000	101: 1-Fam Res STL: Colonial YR: 1970	Rms: 5.0 Bdr: 3 Bth: 1.5	LS: 43,560 BA: 1,664 FY: 2011	L: \$327,300 B: \$180,900 T: \$508,200
89	Buttonwood Farm Rd	P: \$300,000 M: \$300,000 D: 09/15/11	\$175,000 04/01/91	B:Susan K Spence L: Wendy Waller Tr S: John D Spence Jr	QT Book:1254 Page: 487 Map:M:00008 B:00003 L:00000	101: 1-Fam Res STL: Colonial YR: 1986	Rms: 5.0 Bdr: 5 Bth: 2.5	LS: 84,942 BA: 2,144 FY: 2011	L: \$351,900 B: \$276,700 T: \$628,600
90	Campbell Rd	P: \$1,785,000 D: 02/02/11		B:Tiasquam Partnership LP S: Lynne B Whipple	QT Book:1236 Page: 710 Map:M:00032 B:00006 L:00000	101: 1-Fam Res STL: Federalist YR: 2006	Rms: 10.0 Bdr: 4 Bth: 3.5	LS: 200,376 BA: 3,102 FY: 2011	L: \$634,200 B: \$900,500 T: \$1,534,700
86	Capawock Rd	P: \$535,000 D: 12/15/11		B:Martin W Keen + S: Nicholas A Green Mv14 T +	QT Book:1264 Page: 1 Map:M:00001 B:00014 L:00000	106: Acc Land Imp		LS: 100,188 FY: 2011	L: \$602,900 B: \$13,900 T: \$616,800
36	Catboat Ln	P: \$710,000 D: 05/03/11	\$450,000 10/04/02	B:George J Katilus 3rd + S: Steven L Fox +	QT Book:70 Page: 347 Map:M:00017 B:00002 L:00003	109: Res-Mtl Bldg		LS: 99,316 FY: 2011	L: \$411,900 B: \$300,700 T: \$712,600
44	Catboat Ln	P: \$650,000 D: 12/05/11	\$105,000 08/17/98	B:Paul J Allen + S: Margot N Parrot	QT Book:71 Page: 215 Map:M:00017 B:00002 L:00002	013: Mxu Res+Com STL: Colonial YR: 1998	Rms: 8.0 Bdr: 5 Bth: 3.0	LS: 109,771 BA: 2,836 FY: 2011	L: \$417,000 B: \$418,400 T: \$835,400
118	Charles Neck Way	P: \$579,000 M: \$463,200 D: 10/07/11	\$240,000 12/15/97	B:John G Schlegelmilch + L: Peoples United Bank S: William D Roddy +	QT Book:1256 Page: 887 Map:M:00029 B:00074 L:00000	101: 1-Fam Res STL: Ranch YR: 1986	Rms: 4.0 Bdr: 4 Bth: 2.0	LS: 60,984 BA: 1,808 FY: 2011	L: \$344,600 B: \$189,200 T: \$533,800
46	Crow Hollow Rd	P: \$510,000 M: \$408,000 D: 05/16/11	\$165,500 06/06/91	B:Jason R Davis + L: Quicken Loan Inc S: Matthew W Bagedonow +	QT Book:1245 Page: 599 Map:M:00031 B:00102 L:00007	101: 1-Fam Res STL: Contemporary YR: 1985	Rms: 5.0 Bdr: 2 Bth: 2.0	LS: 60,112 BA: 1,205 FY: 2011	L: \$344,300 B: \$160,600 T: \$504,900
34	Dr Fisher Rd	P: \$380,000 D: 09/06/11		B:Corneilius D Flynn S: Martha Flanders	QT Book:1253 Page: 808 Map:M:00021 B:00013 L:00001	130: Res Dev Land		LS: 196,455 FY: 2011	L: \$422,700 T: \$422,700
575	Edgartown Rd	P: \$390,000 M: \$350,610 D: 03/15/11	\$581,500 08/24/05	B:Michael V Holtham + L: Martha Vineyard SB S: Clifford Spencer +	QT Book:1240 Page: 685 Map:M:00031 B:00034 L:00001	101: 1-Fam Res STL: Cape Cod YR: 1984	Rms: 4.0 Bdr: 2 Bth: 1.0	LS: 65,340 BA: 792 FY: 2011	L: \$382,300 B: \$135,200 T: \$517,500
595	Edgartown Rd	P: \$475,000 M: \$150,000 D: 02/18/11	\$735,000 08/08/07	B:Robert W Moore + L: Sovereign Bank FSB S: Sovereign Bk	QT Book:1238 Page: 301 Map:M:00031 B:00033 L:00002	013: Mxu Res+Com STL: Ranch YR: 1995	Rms: 4.0 Bdr: 4 Bth: 3.0	LS: 61,855 BA: 1,918 FY: 2011	L: \$381,100 B: \$254,800 T: \$635,900
619	Edgartown Rd	P: \$495,000 M: \$320,000 D: 05/19/11	\$595,000 09/19/05	B:619 Rt + L: Douglas R Hoehn S: Douglas R Hoehn +	QT Book:1245 Page: 961 Map:M:00031 B:00121 L:00000	101: 1-Fam Res STL: Ranch YR: 1970	Rms: 3.0 Bdr: 2 Bth: 1.0	LS: 155,944 BA: 720 FY: 2011	L: \$533,400 B: \$106,800 T: \$640,200
20	Edson Forest Rd	P: \$500,000 M: \$300,000 D: 01/11/11		B:William J Roman + L: Mortgage Services III S: Robert Marshall Tr +	Book:1234 Page: 77 Map:M:00025 B:00004 L:00001	101: 1-Fam Res STL: Cape Cod YR: 1988	Rms: 6.0 Bdr: 3 Bth: 3.0	LS: 192,099 BA: 2,511 FY: 2011	L: \$534,600 B: \$368,300 T: \$902,900

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Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
35	Great Neck Rd	P: \$600,000		B:Simon J Athearn	QT Book:1254 Page: 544				
		D: 09/15/11		S: George B Athearn +					
	Janes Fairway Lot 2A	P: \$800,000		B:Marthas Vineyard Agricult	QT Book:1255 Page: 942				
		D: 09/30/11		S: Marthas Vineyard Historic +					
5	Janes Fairway	P: \$200,000		B:Polly Hill Arboretum Inc	QT Book:1255 Page: 870				
		D: 09/30/11		S: Marthas Vineyard Museum					
200	John Hoft Rd	P: \$650,000	\$625,000	B:David Graff +	QT Book:1258 Page: 1068 Map:M:00002 B:00007 L:00002	109: Res-Mtl Bldg		LS: 87,120	L: \$467,600 B: \$397,500 T: \$865,100
		D: 10/31/11	07/11/07	S: Tonya Ziegler				FY: 2011	
31	Josiah Sachem Way	P: \$994,000 M: \$400,000 D: 12/16/11	\$950,000	B:Martin Gredinger + L: Sovereign Bank FSB S: 31 Josiah Sachem Way Rt +	QT Book:1264 Page: 211 Map:M:00016 B:00090 L:00000	109: Res-Mtl Bldg		LS: 135,036	L: \$513,000 B: \$426,500 T: \$939,500
								FY: 2011	
299	Lamberts Cove Rd	P: \$3,000,000		B:LCR NT +	QT Book:1246 Page: 566 Map:M:00007 B:00007 L:00002	109: Res-Mtl Bldg		LS: 135,036	L: \$1,026,100 B: \$330,800 T: \$1,356,900
		D: 05/26/11		S: Thomas W Luckey IRT +				FY: 2011	
299	Lamberts Cove Rd	P: \$3,000,000		B:LCR NT +	QT Book:1246 Page: 566 Map:M:00007 B:00007 L:00002	109: Res-Mtl Bldg		LS: 135,036	L: \$1,026,100 B: \$330,800 T: \$1,356,900
		D: 05/26/11		S: Thomas W Luckey IRT +				FY: 2011	
496	Lamberts Cove Rd	P: \$75,000 M: \$74,900 D: 10/07/11		B:Catherine Peters L: Callie Silva S: Callie Silva	QT Book:1256 Page: 870 Map:M:00011 B:00036 L:00000	101: 1-Fam Res STL: Ranch YR: 1955	Bdr: 3 Bth: 2.0	LS: 87,120 BA: 1,286 FY: 2011	L: \$467,600 B: \$95,900 T: \$563,500
83	N Farm Rd	P: \$3,275,000		B:Orca Remainder NT +	QT Book:1247 Page: 748				
		D: 06/08/11		S: Richard Levine +					
26	Old Cthouse Rd	P: \$485,000		B:SCLN LLC	QT Book:1251 Page: 840				
		D: 08/03/11		S: David A Danielson					
26	Orchard Rd	P: \$822,000 M: \$250,000 D: 09/01/11	\$375,000	B:Michael E Jacobs + L: Sovereign Bank FSB S: Cornelius D Flynn	QT Book:1253 Page: 580 Map:M:00008 B:00012 L:00000	101: 1-Fam Res		LS: 196,020	L: \$431,500 B: \$349,300 T: \$780,800
			03/20/02					FY: 2011	
26	Otis Bassett Rd	P: \$728,000		B:James R Steel	QT Book:1264 Page: 164 Map:M:00017 B:00007 L:00000	101: 1-Fam Res STL: Cape Cod YR: 1970	Rms: 11.0 Bdr: 4 Bth: 3.0	LS: 37,177 BA: 3,211 FY: 2011	L: \$329,900 B: \$390,100 T: \$720,000
		D: 12/16/11		S: Richard S Reinhardsen +					
38	Panhandle Rd	P: \$935,000		B:Samuel W Hiser +	QT Book:1251 Page: 197 Map:M:00025 B:00018 L:00011	109: Res-Mtl Bldg		LS: 65,340	L: \$458,800 B: \$472,500 T: \$931,300
		D: 07/28/11		S: Jack D Gray +				FY: 2011	
101	Pepperbush Way	P: \$710,000		B:George R Vona +	QT Book:1261 Page: 729 Map:M:00011 B:00041 L:00001	101: 1-Fam Res STL: Cape Cod YR: 1980	Rms: 7.0 Bdr: 4 Bth: 1.5	LS: 126,324 BA: 1,539 FY: 2011	L: \$845,100 B: \$160,300 T: \$1,005,400
		D: 11/28/11		S: LC T +					
39	Pin Oak Cir	P: \$443,638	\$527,500	B:FNMA	FD Book:1243 Page: 1009 Map:M:00011 B:00086 L:00000	101: 1-Fam Res STL: Raised Ranch YR: 1973	Bdr: 3 Bth: 1.5	LS: 43,560 BA: 1,130 FY: 2011	L: \$264,000 B: \$155,800 T: \$419,800
		D: 04/22/11	08/04/06	S: Citimortgage Inc +					

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Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
39	Pin Oak Cir	P: \$340,000 D: 04/29/11		B:Robert J Chaunce + S: Federal Natl Mtg Assn	WR Book:1244 Page: 598				
44	Pine Ln	P: \$620,000 M: \$390,000 D: 03/11/11	\$672,500 06/05/06	B:Peter L Levine + L: Charles Schwab Bk NA S: Ronald L Roberts	QT Book:1240 Page: 408 Map:M:00010 B:00062 L:00000	101: 1-Fam Res		LS: 60,112 FY: 2011	L: \$344,300 B: \$272,200 T: \$616,500
10	Pioner Ln	P: \$350,000 D: 08/04/11		B:Charles F Pachico S: Wayne H Pachico +	QT Book:71 Page: 87				
46	Pond Rd	P: \$1,130,000 D: 05/27/11	\$340,500 01/13/95	B:Arthur Kentros + S: Robert P Lord Jr +	QT Book:1246 Page: 627 Map:M:00030 B:00002 L:00006	101: 1-Fam Res STL: Federalist YR: 1994	Bdr: 4 Bth: 2.5	LS: 60,548 BA: 2,697 FY: 2011	L: \$456,800 B: \$527,900 T: \$984,700
140	Pond Rd	P: \$1,500,000 M: \$700,000 D: 08/18/11		B:Nathaniel P Stuyvesant + L: Amerisave Mtg Corp S: Christa J Roithmayr	QT Book:1252 Page: 682				
45	Pond View Farm Rd	P: \$600,000 D: 09/15/11		B:Simon J Athearn S: George B Athearn +	QT Book:1254 Page: 544 Map:M:00031 B:00068 L:00002	712: Veg Crops		LS: 132,422 FY: 2011	L: \$1,600 T: \$1,600
4	Roberts Way	P: \$758,000 M: \$606,400 D: 07/18/11		B:David R Foster + L: Martha Vineyard SB S: Hyde RT +	QT Book:1250 Page: 588				
32	S Pond Rd	P: \$562,500 D: 12/30/11	\$785,000 04/10/00	B:Adam K Bresnick + S: Patricia A Salem +	QT Book:1266 Page: 75 Map:M:00030 B:00002 L:00022	101: 1-Fam Res STL: Federalist YR: 1999	Rms: 9.0 Bdr: 4 Bth: 3.5	LS: 76,665 BA: 3,682 FY: 2011	L: \$463,400 B: \$1,079,600 T: \$1,543,000
50	Shubael Weeks Rd	P: \$400,000 M: \$520,000 D: 03/23/11		B:Roy C Hope + L: Edgartown Natl Bk S: South Mountain Co Inc	QT Book:1241 Page: 525				
150	Skiffs Ln	P: \$285,000 M: \$365,000 D: 09/26/11		B:Mark D Moses + L: Wells Fargo Bank S: Bennett A Weintraub +	QT Book:1255 Page: 315 Map:M:00017 B:00003 L:00018	109: Res-Mtl Bldg		LS: 117,612 FY: 2011	L: \$420,000 B: \$291,100 T: \$711,100
190	Skiffs Ln	P: \$395,000 D: 09/06/11		B:Bradley Abbott + S: Anne M Prudente	QT Book:1253 Page: 831 Map:M:00017 B:00003 L:00022	101: 1-Fam Res STL: Contemporary YR: 1985	Bdr: 3 Bth: 2.0	LS: 87,120 BA: 1,851 FY: 2011	L: \$389,700 B: \$237,500 T: \$627,200
329	State Rd	P: \$439,000 M: \$351,200 D: 07/01/11		B:Joseph Thompson + L: Suntrust Mortgage Inc S: Daniel S Burke +	QT Book:1249 Page: 628 Map:M:00011 B:00048 L:00000	101: 1-Fam Res STL: Ranch YR: 1974	Rms: 5.0 Bdr: 2 Bth: 1.0	LS: 43,560 BA: 936 FY: 2011	L: \$334,400 B: \$137,200 T: \$471,600
600	State Rd	P: \$610,000 D: 01/21/11	\$50,000 09/28/90	B:Anthony Benton Gude S: Henry Kudish +	Book:1235 Page: 121 Map:M:00015 B:00073 L:00000	101: 1-Fam Res STL: Cape Cod YR: 1991	Rms: 8.0 Bdr: 4 Bth: 2.0	LS: 71,874 BA: 1,717 FY: 2011	L: \$323,600 B: \$217,900 T: \$541,500
667	State Rd	P: \$788,333 M: \$225,000 D: 06/01/11	\$350,000 12/28/90	B:Lynne B Whipple L: Prospect Mortgage LLC S: NBC RT +	FY Book:1246 Page: 1009 Map:M:00022 B:00038 L:00000	101: 1-Fam Res STL: Antique YR: 1850	Rms: 9.0 Bdr: 4 Bth: 2.5	LS: 119,354 BA: 2,126 FY: 2011	L: \$400,200 B: \$273,800 T: \$674,000
696	State Rd	P: \$285,000 D: 06/28/11		B:Mark Kiley S: Joyce Duarte	QT Book:1249 Page: 411				

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2011 ANNUAL

Street#	Street Name Unit Number Condo Name	Price Mortgage Date	Last Sale Last Date	Buyer Lender Seller	DeedType/Book/Page MapID	Usage Style Year Built	Tot Rooms Bedrooms Bathrooms	Lot Size Building Area Fiscal Year	Lnd Assess Val Bld Assess Val Tot Assess Val
	State Rd (off) Lot 1	P: \$625,000 D: 12/15/11		B: West Tisbury Town Of S: Maley Family Land T +	QT Book:1263 Page: 978				
47	Stone Bridge Rd	P: \$764,000 M: \$611,200 D: 04/22/11	\$365,000 07/25/90	B: Joseph M Berini + L: Martha Vineyard SB S: Michael K Zierler +	QT Book:1243 Page: 1017 Map:M:00003 B:00056 L:00000	101: 1-Fam Res STL: Cape Cod YR: 1976	Rms: 9.0 Bdr: 3 Bth: 3.0	LS: 77,101 BA: 1,817 FY: 2011	L: \$579,400 B: \$269,100 T: \$848,500
73	Stone Bridge Rd	P: \$642,500 D: 04/19/11		B: Joseph S Forte + S: Georgia Kroehnke Ret +	QT Book:1243 Page: 605				
74	Stone Bridge Rd	P: \$77,458 D: 04/21/11	\$287,000 07/15/97	B: Benjamin T Wood S: Jere E Harris	QT Book:1243 Page: 874 Map:M:00003 B:00051 L:00000	101: 1-Fam Res STL: Contemporary YR: 1977	Rms: 7.0 Bdr: 3 Bth: 2.0	LS: 117,612 BA: 1,145 FY: 2011	L: \$599,200 B: \$177,800 T: \$777,000
74	Stone Bridge Rd	P: \$89,426 D: 04/21/11	\$287,000 07/15/97	B: Carlos Zapata S: Mary J Harris	QT Book:1243 Page: 875 Map:M:00003 B:00051 L:00000	101: 1-Fam Res STL: Contemporary YR: 1977	Rms: 7.0 Bdr: 3 Bth: 2.0	LS: 117,612 BA: 1,145 FY: 2011	L: \$599,200 B: \$177,800 T: \$777,000
23	Stoney Hill Ln	P: \$266,000 D: 04/06/11		B: Christopher Elwell + S: 23 Stoney Hill Lane RT +	QT Book:70 Page: 327 Map:M:00010 B:00155 L:00000	101: 1-Fam Res STL: Colonial YR: 1990	Bdr: 3 Bth: 2.0	LS: 42,500 BA: 1,898 FY: 2011	L: \$333,600 B: \$247,500 T: \$581,100
158	Tiahs Cove Rd	P: \$100,000 D: 04/01/11		B: Leah J Smith + S: Frank N McIntire +	QT Book:1242 Page: 138 Map:M:00030 B:00009 L:00000	130: Res Dev Land		LS: 87,120 FY: 2011	L: \$148,500 T: \$148,500
160	Tiahs Cove Rd	P: \$40,000 D: 11/30/11		B: Mark Miller + S: Carol I Christensen	QT Book:1262 Page: 98 Map:M:00030 B:00024 L:00000	130: Res Dev Land		LS: 60,984 FY: 2011	L: \$145,100 T: \$145,100
77	Vineyard Meadow	P: \$810,000 D: 04/29/11		B: Matthew J Jamieson S: Warren D Woessner +	QT Book:1244 Page: 634				
25	Vineyard Meadows	P: \$325,000 M: \$243,750 D: 03/04/11	\$475,000 02/10/05	B: Paul W Lowry L: Pentagon FCU S: US Bank NA Tr	Book:1239 Page: 680 Map:M:00029 B:00003 L:00000	101: 1-Fam Res STL: Contemporary YR: 1983	Bdr: 2 Bth: 2.0	LS: 60,984 BA: 1,307 FY: 2011	L: \$344,600 B: \$162,800 T: \$507,400
20	Winnecoette Ave	P: \$1,950,000 M: \$425,000 D: 06/01/11	\$285,000 05/14/99	B: Peter M Sacks + L: Martha Vineyard SB S: Adam K Bresnick +	QT Book:1246 Page: 1058 Map:M:00001 B:00048 L:00002	101: 1-Fam Res STL: Cape Cod YR: 1999	Rms: 10.0 Bdr: 4 Bth: 3.5	LS: 145,490 BA: 3,658 FY: 2011	L: \$705,900 B: \$607,800 T: \$1,313,700
14	Yellow Brick Rd	P: \$250,000 D: 12/09/11		B: Katherine M Burke S: Lillian M Esposito +	QT Book:1263 Page: 304 Map:M:00010 B:00008 L:00000	109: Res-Mtl Bldg		LS: 43,560 FY: 2011	L: \$327,300 B: \$84,200 T: \$411,500

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TOTAL TRANSACTIONS: 57