

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT 11-20-2023

1. Attached is the October 2023 Real Estate Transfer Report.
2. The salt shed has been completed. Deliveries of materials have begun. This will be a needed addition to our infrastructure.
3. Still waiting for the replacement parts for the traffic lights at Hutchins and East Mason. There is no ETA to offer at this time.
4. As a reminder, any obstructions in the public way, including sidewalks, need to be removed prior to snowfall. This includes basketball hoops, traffic cones (not owned by the City), camper trailers located on the street and on the sidewalk.

TRANSFER LIST FOR OCT 2023

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	MBLU	Lot	Unit	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
BLANCHETTE, ROLANDE-EST OF	300 COOS STREET, LLC		PO BOX 331		MELVIN VILLAGE	NH	03850	000130	000028	000000	Commercial	Auto Repair - Com	300 COOS STREET	RT	10/02/2023	\$99,000	\$68,700	0.11
MORENCY, PAUL R &	BREAULT, STACIE		72 EIGHTH STREET		BERLIN	NH	03570	000129	000131	000000	Residential	Single Family	621 BURGESS STREET	RG	10/03/2023	\$125,000	\$137,700	0.11
BARRON, LINDSAY M	FARRIER, DEREK J & LINDSAY M		1764 HUTCHINS STREET		BERLIN	NH	03570	000135	000036	000000	Residential	Single Family	1764 HUTCHINS STREET	RG	10/03/2023		\$90,900	0.25
VARNEY, MARC & NORA AND	CALDWELL, ROBERT J		1230 FISH & GAME ROAD		EAST BERLIN	PA	17316	000119	000409	000000	Residential	Two Family	107 MADIGAN STREET	RG	10/03/2023	\$115,000	\$95,800	0.06
MARTIN, TYLER J	ZSIGRAY, ROBERT C & TABATHA A		576 HILLSIDE AVENUE		BERLIN	NH	03570	000127	000018	000000	Residential	Single Family	576 HILLSIDE AVENUE	RS	10/03/2023	\$275,000	\$149,800	0.33
LANDIM, LEONILDO F & LYDIA G	FREIRE-GREEN PROPERTIES LLC		49 RIVERVIEW STREET		BROCKTON	MA	02302	000121	000012	000000	Residential	Single Family	539 WILLARD STREET	RS	10/10/2023		\$269,500	0.57
CITY OF BERLIN	PROVENCHER, MARK &	AUSTRIA, ANTHONY	257 WILLARD STREET		BERLIN	NH	03570	000120	000121	000000	Residential	Single Family	257 WILLARD STREET	RT	10/10/2023		\$155,600	0.11
LANDIM, LEONILDO	FREIRE-GREEN PROPERTIES LLC		49 RIVERVIEW STREET		BROCKTON	MA	02302	000119	000192	000000	Residential	Two Family	118-120 WILLARD STREET	RG	10/10/2023		\$63,800	0.11
CITY OF BERLIN	LAMOUREUX, PAUL &	LUCY	130 A WIGHT STREET		BERLIN	NH	03570	000109	000089	000000	Commercial	Auto Repair - Com	130A WIGHT STREET	BG	10/10/2023		\$105,500	0.64
BRIGHAM, STEVEN	KENNARD, BEVERLY D		157 RUBY STREET		BERLIN	NH	03570	000128	000126	000000	Residential	Single Family	157 RUBY STREET	RS	10/10/2023		\$130,100	0.17
BECK, JOHN D & MELISSA Z	FUCHS, ALESSANDRO & ANGELA M		727 MILAN ROAD, APT 2		MILAN	NH	03588	000127	000267	000000	Commercial	Commercial & Single Family	1363 MAIN STREET	BG	10/11/2023	\$90,000	\$136,800	0.19
FULFORD, MALCOLM & ROBERTA	MCGEE, BRITTANY A & LOGAN M		24 RHEIMS STREET		BERLIN	NH	03570	000135	000128	000000	Residential	Single Family	24 RHEIMS STREET	RS	10/12/2023	\$212,533	\$121,500	0.23
FARRINGTON, RICHARD & ANITA-EST OF	LACASSE, DANIEL PAUL		554 SULLIVAN STREET		BERLIN	NH	03570	000137	000082	000000	Residential	Single Family	2001 HUTCHINS STREET	RS	10/12/2023		\$139,200	0.54
FARRINGTON, RICHARD & ANITA-EST OF	LACASSE, DANIEL PAUL		554 SULLIVAN STREET		BERLIN	NH	03570	000137	000082	000020	Vacant	Vacant - Unbuild	HUTCHINS STREET	RS	10/12/2023	\$140,000	\$4,100	0.56
NATIONAL EMS INSTITUTE INC.	LETOURNEAU, JASON		111 PRECINCT STREET		LAKEVILLE	MA	02347	000119	000009	000000	Commercial	Commercial	156 MAIN STREET	DT	10/13/2023	\$50,000	\$78,400	0.05
POWERS, STEVEN WAYNE & KATHLEEN ANNE	WERBECK, KATHERINE ELIZABETH		PO BOX 95		ERROL	NH	03579	000118	000046	000000	Residential	Two Family	562 FIRST AVENUE	RG	10/16/2023	\$170,000	\$130,100	0.15
DOROTHY, SAMUEL JAMES	THIBAUT, CATHY P & DENIS R		38 MILT STREET		MILLVILLE	MA	01529	000406	000011	000000	Residential	Single Family	145 CATES HILL ROAD	RR	10/16/2023	\$230,000	\$210,200	0.77
BOUCHARD, STEVEN P	BOUCHARD, BRENT D	ETAL	167 RUBY STREET		BERLIN	NH	03570	000128	000130	000000	Residential	Single Family	172 RUBY STREET	RT	10/17/2023		\$104,800	0.66
BROWN DUPLEX, LLC	NGF ENTERPRISES, LLC		116 BOSTON POST RD EAST #204		MARLBOROUGH	MA	01752	000128	000173	000000	Apartments	Apartment - 4-8	18 PEAVEY LANE	RT	10/19/2023	\$35,000	\$56,600	0.05
BRIGHAM, STEVEN	KENNARD, BEVERLY D		157 RUBY STREET		BERLIN	NH	03570	000128	000126	000000	Residential	Single Family	157 RUBY STREET	RS	10/19/2023	\$161,000	\$130,100	0.17

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BRIGHAM, STEVEN	KENNARD, BEVERLY D		157 RUBY STREET		BERLIN	NH	03570	000128	000126	000000	Residential	Single Family	157 RUBY STREET	RS	10/19/2023		\$130,100	0.17
BRIGHAM, STEVEN	KENNARD, BEVERLY D		157 RUBY STREET		BERLIN	NH	03570	000128	000126	000000	Residential	Single Family	157 RUBY STREET	RS	10/19/2023		\$130,100	0.17
SMALL, NORMAN A	HOLMGREN, KRIS A		317 HIGH STREET		BERLIN	NH	03570	000120	000216	000000	Residential	Two Family	317 HIGH STREET	RT	10/20/2023	\$205,000	\$115,300	0.11
GRIFFIN, STEVEN D. TRSTEE OF	CEDENO, MELVIN		40 BEECH HILL DRIVE		MANCHESTER	NH	03103	000121	000072	000000	Residential	Single Family	603 LINCOLN AVENUE	RS	10/20/2023	\$300,000	\$258,800	1.93
DEASY, FRANCIS & BARBARA, TR	NV BUILDERS LLC		892 HURRICANE MTN ROAD		CONWAY	NH	03860	000126	000086	000000	Residential	Single Family	4 SHERRY STREET	RS	10/20/2023	\$150,000	\$157,800	0.25
SEIBEL, ROBERT W & MARTHA	ORLECK, DAVID &	DESTINI ANGELIQUE ROSE	80 SAGAMORE ROAD		SEEKONK	MA	02771	000128	000039	000000	Residential	Single Family	7 SMYTH STREET	RS	10/20/2023	\$260,000	\$246,900	0.33
RUEL, JEANNE-EST OF	CARON, COLETTE T.		8 SUSAN STREET		BERLIN	NH	03570	000128	000125	000000	Residential	Single Family	128 SUMMER STREET	RS	10/23/2023	\$136,000	\$107,200	0.23
CITY OF BERLIN	DELANEY, BRENDA O		15 CLARENDON STREET		BERLIN	NH	03570	000137	000085	000L53	Residential	City-Residential	15 CLARENDON STREET	RR	10/23/2023		\$71,200	0.00
CROTEAU, DENNIS G	CROTEAU, JESSE N TRSTE OF	DENNIS G CROTEAU IRREV TRUST	449 DERRAH STREET		BERLIN	NH	03570	000133	000035	000000	Residential	Single Family	449 DERRAH STREET	RS	10/26/2023		\$149,700	0.34
LANGONE, MICHAEL J.	HESSE, HEATHER MARIE		123 HILLSIDE AVENUE		BERLIN	NH	03570	000119	000166	000000	Residential	Single Family	123 HILLSIDE AVENUE	RG	10/26/2023	\$160,000	\$96,600	0.12
ARGUIN, DENNIS L	ROBBINS, DAVID B &	LACASSE, CAROL A	PO BOX 1827	11 ACORN AVE EAST	ONSET	MA	02558	000404	000033	000000	Vacant	Vacant Land	EAST MILAN ROAD	IB	10/27/2023	\$42,900	\$39,000	1.20
ARSENAULT, MAGGIE E	CROTEAU, KELLY		11 OWENS ROAD		MILAN	NH	03588	000120	000417	000000	Vacant	Vacant - Unbuild	HARRINGTON AVENUE	RS	10/30/2023	\$325,000	\$1,100	0.11
ARSENAULT, MAGGIE E	CROTEAU, KELLY		11 OWENS ROAD		MILAN	NH	03588	000128	000010	000000	Residential	Single Family	10 HARRINGTON AVENUE	RS	10/30/2023		\$170,300	0.22
BLAIS, RAYMOND E	BLAIS, RAYMOND E TRSTE OF	BLAIS FAMILY REV TRUST OF 2023	357 CHURCH STREET		BERLIN	NH	03570	000120	000315	000000	Residential	Single Family	357 CHURCH STREET	RT	10/31/2023		\$104,500	0.23