

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT 9-18-2023

1. Attached is the updated July and August 2023 Real Estate Transfer Report.

TRANSFER LIST FOR JULY TO AUG 2023

Grantor	Grantee	Grantee Line 2	Address	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
ROY, DANIELLE R	ROY, BRONSON R		16 ADAMS STREET		BERLIN	NH	03570	000110	000088	000000	Residential	Single Family	644 FIFTH AVENUE	RT	07/03/2023	\$140,000	\$104,200	0.18
ROY, DANIELLE R	ROY, BRONSON R		16 ADAMS STREET		BERLIN	NH	03570	000110	000089	000000	Vacant	Vacant - Pot Dev	FIFTH AVENUE	RT	07/03/2023		\$5,400	0.18
ROMMEL, CHELSIE AMANDA	PEASE, AMY J & ADAM D		30 PUTNAM STREET		SANFORD	ME	04073	000119	000294	000000	Residential	Two Family	164 BLANCHARD STREET	RG	07/03/2023	\$156,000	\$123,300	0.10
RAYMOND, MICHAEL A	BRACKETT, ALICIA E &	BRACKETT, DAVID H JR.	218 MADIGAN STREET		BERLIN	NH	03570	000110	000123	000000	Residential	Single Family	218 MADIGAN STREET	RS	07/06/2023	\$215,000	\$157,700	0.11
HEATH, KEVIN	WHARTON, LESTER		499 NONTAUK AVENUE		BROOKLYN	NY	11208	000120	000454	000000	Residential	Two Family	196 PROSPECT STREET	RT	07/06/2023	\$125,000	\$127,400	0.13
HARVEY, DOUGLAS WEST OF	DAVIS, ARNOLD G & DEBRA A, CO-TRUSTEES	DAVIS FAMILY REVOCABLE TRUST	PO BOX 478		BERLIN	NH	03570	000136	000004	000000	Residential	Single Family	9 WOOD STREET	BG	07/07/2023	\$117,000	\$97,200	0.16
GALINDEZ, JOSE CARLOS	POWERS, STEVEN WAYNE & KATHLEEN ANNE		562 FIRST AVENUE APT 2		BERLIN	NH	03570	000130	000068	000000	Residential	Single Family	625 BEAUDOIN STREET	RT	07/10/2023	\$200,000	\$144,900	0.23
KERR, GERALD L-EST OF	BICKFORD, ALEXANDRA R TRE OF	BICKFORD FAMILY REV TRUST OF 2023	197 EMERY STREET		BERLIN	NH	03570	000119	000204	000000	Residential	Single Family	197 EMERY STREET	RG	07/10/2023	\$224,900	\$214,000	0.10
BURNHAM, HAROLD R. III &	DICARLO, MATTHEW		111 PRECINCT STREET		LAKEVILLE	MA	02347	000114	000011	000000	Residential	Single Family	70 CASCADE STREET	RS	07/10/2023	\$95,000	\$125,300	0.11
BIGL, GEORGE &	EBENEZER TAX & SERVICES, INC		98 BOSTON STREET		LYNN	MA	01904	000110	000026	000000	Residential	Single Family	720 FOURTH AVENUE	RT	07/10/2023	\$205,000	\$184,900	0.25
RAYMOND, KAREN A	MILLER, JOSEPH R &	MOORE, VALERIE J	1916 SPRING STREET		SPRINGFIELD	IL	62704	000129	000093	000000	Residential	Single Family	373 FORBUSH AVENUE	RT	07/11/2023	\$245,000	\$168,600	0.16
HAYNES, TYLER	HAYNES, TYLER & SARA		677 KING STREET		BERLIN	NH	03570	000130	000035	000000	Residential	Single Family	677 KING STREET	RT	07/12/2023		\$131,400	0.23
WOODWARD, RANDY J &	BESOZZI, RICHARD L &	GUSTAFSON, MARSHA L	215 IRVING STREET		FRAMINGHAM	MA	01702	000135	000023	000000	Residential	Single Family	1799 HUTCHINS STREET	BG	07/12/2023	\$235,000	\$139,700	0.07
GOUDREAU, RONALD P	MCLAUGHLIN, RANDY P &	SABRINA R	192 MOSS POINT		BOYCE	LA	71409	000138	000066	000000	Residential	Single Family	1878 RIVERSIDE DRIVE	RS	07/12/2023	\$275,000	\$204,700	0.66
LATHAN, WILLIAM-EST OF	CONE, MATTHEW		1413 DENNISON SW		ALBUQUERQUE	NM	87105	000119	000482	000000	Residential	Two Family	835 THIRD AVENUE	BG	07/18/2023		\$129,300	0.14
OUELLET, DENISE	GARON, ANDRE L & LINDA P		29 JORDAN AVENUE		BERLIN	NH	03570	000127	000037	000000	Residential	Single Family	29 JORDAN AVENUE	RS	07/20/2023	\$250,000	\$185,300	0.24
SCHNELLINGER, ANGELA B & ANDREW	BISSON, MARK J		145 SWEDEN STREET		BERLIN	NH	03570	000127	000146	000000	Residential	Single Family	145 SWEDEN STREET	RS	07/25/2023	\$290,000	\$201,000	0.23
LAFRANCE, THERESE A TRUSTEE-ESTATE OF	PALMER, WARREN &	RICHARD, LOIS	337 CHAMPLAIN STREET		BERLIN	NH	03570	000118	000168	000000	Residential	Single Family	337 CHAMPLAIN STREET	RG	07/27/2023	\$155,000	\$130,700	0.11
PELCHAT, DORIS M	PELCHAT, DORIS M TRSTE	PELCHAT TRUST OF 4/03/97	20 BALSAM STREET		BERLIN	NH	03570	000126	000073	000000	Residential	Single Family	20 BALSAM STREET	RS	07/28/2023		\$198,400	0.48
PRATTE, ROBERT H	WILLOW STREET LLC		84 W BROADWAY	SUITE 200	DERRY	NH	03038	000119	000141	000000	Residential	Three Family	106 MASON STREET	BG	07/31/2023	\$158,000	\$154,300	0.05
GOODWIN, NICHOLAS	WILLOW STREET LLC		84 W BROADWAY	SUITE 200	DERRY	NH	03038	000120	000019	000000	Apartments	Apartment - 4-8	179 WILLOW STREET	RT	07/31/2023	\$178,000	\$116,800	0.19
MARTINEAU, MADELINE-EST OF	NICKERSON, SARAH LYNNE		50 BROADWAY	UNIT 57	BEVERLY	MA	01915	000111	000165	000000	Residential	Single Family	187 MT. FORIST STREET	RT	07/31/2023	\$107,000	\$91,900	0.11
MYERS, THOMAS R-EST OF	WORDEN, JESSICA		1081 PRESIDENTIAL HWY		JEFFERSON	NH	03581	000118	000111	000000	Residential	Single Family	23 GLEN AVENUE	BG	08/07/2023	\$107,000	\$123,500	0.08
BRANNAN, RICHARD & DONNA	MORTON, NELSON R &	HUGHES, THELMA I	167 WALDRON ROAD		FARMINGTON	NH	03835	000128	000221	000000	Residential	Single Family	58 HEMLOCK LANE	RT	08/08/2023	\$130,000	\$143,300	0.50
SARGENT, A. & SEIBEL, M-EST OF	GOODWIN, NICHOLAS		12 CROSS STREET		GORHAM	NH	03581	000120	000101	000000	Residential	Single Family	378 MADISON AVENUE	RT	08/09/2023	\$65,000	\$83,200	0.11

Grantor	Grantee	Grantee Line 2	Address	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
HIGH, COURTNEY E	MAHONEY, TROY & TAMMIE TRS OF	TNT FAMILY 2021 TRUST	371 WHITE OAKS ROAD		LACONIA	NH	03246	000126	000060	000000	Residential	Single Family	406 ALPINE STREET	RS	08/09/2023		\$150,400	0.20
HIGH, COURTNEY E	MAHONEY, TROY & TAMMIE TRS OF	TNT FAMILY 2021 TRUST	371 WHITE OAKS ROAD		LACONIA	NH	03246	000126	000061	000000	Vacant	Vacant Land	ALPINE STREET	RS	08/09/2023	\$235,000	\$10,900	0.11
BARBER, CHRIS &	MURRAY, JASON & JANA		441 ZELDA BLVD		DAYTONA	FL	32118	000118	000017	000000	Residential	Single Family	79 MT. FORIST STREET	RG	08/10/2023	\$110,000	\$156,100	0.13
NORTHLAND'S FINEST ICE CREAM	SALEM NH VENTURES, LLC		10250 CONSTELLATION BLVD	STE 2230	LOS ANGELES	CA	90067	000137	000071	000000	Residential	Two Family	1842 RIVERSIDE DRIVE	BG	08/10/2023		\$181,700	0.90
BERLIN DAIRY CO. INC	SALEM NH VENTURES, LLC		10250 CONSTELLATION BLVD	STE 2230	LOS ANGELES	CA	90067	000137	000072	000000	Commercial	Rest/Clubs	1826 RIVERSIDE DRIVE	BG	08/10/2023	\$1,100,000	\$664,600	1.67
CAMMETT, BRENT &	MALLOY, DILLON T &	WEBB, BRANDI	799 FOURTH AVENUE		BERLIN	NH	03570	000110	000063	000000	Residential	Single Family	799 FOURTH AVENUE	RT	08/11/2023	\$130,000	\$81,100	0.11
HALL, BOBBIE	HALL, BOBBIE E. TRS OF	BOBBIE HALL REV TRUST	106 SPRING STREET		BERLIN	NH	03570	000120	000446	000000	Residential	Two Family	106 SPRING STREET	RT	08/14/2023		\$110,200	0.20
THIBEAULT, CLAIRE L--LIFE EST	THIBEAULT, CLAIRE L-LIFE EST	THIBEAULT, GARY S-ETALS	47 HAVEN AVENUE		BERLIN	NH	03570	000137	000114	000000	Residential	Single Family	47 HAVEN AVENUE	RS	08/14/2023		\$145,700	0.23
MANETTA, JOHN & BRYANNA	KOPALD, JULIAN HADLEY		1465 WOODBURY AVENUE	#660	PORTSMOUTH	NH	03801	000120	000360	000000	Residential	Single Family	292 HILLSIDE AVENUE	RT	08/15/2023	\$120,000	\$79,600	0.07
ROBERTSON, FRANK	NGF ENTERPRISES, LLC		84 WEST BROADWAY	STE 200	DERRY	NH	03038	000120	000033	000000	Apartments	Apartment - 4-8	105 PINE STREET	RT	08/15/2023	\$69,900	\$142,800	0.12
TORR, ZACHARY & MEAGAN	LEVESQUE, ERIC RAYMOND		55 CHANDLER LEDGES ROAD		MILAN	NH	03588	000117	000005	000000	Vacant	Vacant Land	HILLSBORO STREET	RG	08/17/2023	\$32,000	\$16,100	1.07
JUNEAU, EMILE R JR & DIANE C	WARNER, ROBIN S.		528 WILLARD STREET		BERLIN	NH	03570	000121	000018	000000	Residential	Single Family	528 WILLARD STREET	RS	08/17/2023	\$249,900	\$237,100	0.11
LEONARDO, KELLY & STEPHEN	ST GERMAINE, STEPHEN M		15 BRET STREET		BERLIN	NH	03570	000126	000014	000000	Vacant	Vacant - Pot Dev	DENMARK STREET	RS	08/18/2023		\$12,500	2.00
LEONARDO, KELLY & STEPHEN	ST GERMAINE, STEPHEN M		15 BRET STREET		BERLIN	NH	03570	000126	000053	000000	Residential	Single Family	15 BRET STREET	RS	08/18/2023	\$205,000	\$131,700	0.22
CHASE, EDWARD C	MOTTOLA, CHRISTOPHER		328 COLUMBIA AVENUE		BERLIN	NH	03570	000129	000076	000000	Residential	Single Family	328 COLUMBIA AVENUE	RT	08/18/2023	\$135,000	\$99,600	0.11
SHEVLIN, SUZANNE	RAYMOND, MARIAH		337 GRAFTON STREET		BERLIN	NH	03570	000130	000066	000000	Vacant	Vacant Land	GRAFTON STREET	RT	08/18/2023		\$7,200	0.11
SHEVLIN, SUZANNE	RAYMOND, MARIAH		337 GRAFTON STREET		BERLIN	NH	03570	000130	000067	000000	Residential	Single Family	337 GRAFTON STREET	RT	08/18/2023	\$217,000	\$136,700	0.11
SILK, DONNA M; ETALS	SILK, DONNA M		62 PIERCE ROAD		WHITEFIELD	NH	03598	000128	000003	000000	Residential	Single Family	8 PERKINS PLACE	RT	08/21/2023		\$158,800	0.22
CHAREST, ROGER W &	GOULET, RYAN & NATALIE		13205 SHERRI DRIVE		CHESTER	VA	23831	000111	000090	000000	Residential	Single Family	505 THIRD AVENUE	RS	08/21/2023	\$305,600	\$335,200	0.36
HAZBUN, ABRAHAM E.	BILODEAU, ROCKY L		533 WESTERN AVENUE		BERLIN	NH	03570	000112	000014	000000	Residential	Single Family	533 WESTERN AVENUE	RS	08/21/2023	\$189,000	\$177,600	0.12
DOMINA, EDWARD H, TRUSTEE	KING, KARINA & ZACHARY		1796 RIVERSIDE DRIVE		BERLIN	NH	03570	000137	000074	000000	Residential	Single Family	1796 RIVERSIDE DRIVE	BG	08/22/2023	\$190,000	\$137,100	0.57
O'CONNELL, KIERAN	REIS, MICHAEL		18 PEAR STREET		FALL RIVER	MA	02720	000118	000049	000000	Residential	Single Family	536 FIRST AVENUE	RG	08/23/2023	\$63,500	\$97,700	0.10
PEDERSEN, PAMELA & CARL A	PELLETIER, GARY		1 BAILEY POINTE COURT		TROY	NY	12182	000122	000003	000001	Res Condo	Condo	23 GRANDVIEW DRIVE A-1	RR	08/23/2023	\$124,500	\$93,600	0.00
GUNDERSON, NEIL C/O DAWN LARIMER,	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000119	000134	000000	Residential	Two Family	97 GRANITE STREET	BG	08/28/2023		\$76,500	0.14
PROVENCHER, MARK &	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000121	000000	Residential	Single Family	257 WILLARD STREET	RT	08/28/2023		\$155,600	0.11

Grantor	Grantee	Grantee Line 2	Address	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
COUTURE, ARTHUR JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000127	000147	000000	Residential	Single Family	155 SWEDEN STREET	RS	08/28/2023		\$217,400	0.11
COUTURE, ARTHUR JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000127	000148	000000	Vacant	Vac w/ OB	169 SWEDEN STREET	RS	08/28/2023		\$7,700	0.11
AUBUT, CLAIRE - EST OF	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000118	000160	000000	Residential	Two Family	134 MONTY ROAD	BG	08/28/2023		\$187,200	0.42
RICHARDS, NORMAN-EST OF &	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000118	000028	000000	Residential	Two Family	617 FIRST AVENUE	RG	08/28/2023		\$138,500	0.13
DELLOFANO, JAMES Q	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000110	000147	000000	Residential	Single Family	811 SIXTH AVENUE	RS	08/28/2023		\$117,900	0.47
STEEVES, JONATHAN	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000109	000007	000000	Residential	Single Family	832 SIXTH AVENUE	RS	08/28/2023		\$133,400	0.34
LAMOUREUX, PAUL &	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000109	000089	000000	Commercial	Auto Repair - Com	130A WIGHT STREET	BG	08/28/2023		\$105,500	0.64
GUERIN, LEO A JR &	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000085	000L12	Mobile Home	Mobile Home NL	12 ARLINGTON STREET	RR	08/28/2023		\$32,000	0.00
LABBE, MICHAEL V	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000130	000401	000000	Residential	Single Family	533 GOEBEL STREET	IB	08/28/2023		\$80,200	0.09
COUTURE, ARTHUR JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000048	000000	Vacant	Vacant Land	NORWAY STREET	RS	08/28/2023		\$22,000	0.23
COUTURE, ARTHUR JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000053	000000	Commercial	Office Bld	1803 RIVERSIDE DRIVE	BG	08/28/2023		\$149,900	0.34
COCHRAN, CAMERON JOSEPH	VALLE, ALBERT L &	TODD, CANDACE NICOLE	14 WINTER STREET		BERLIN	NH	03570	000120	000421	000000	Residential	Single Family	14 WINTER STREET	RS	08/29/2023	\$260,000	\$180,700	0.16
COCHRAN, CAMERON JOSEPH	VALLE, ALBERT L &	TODD, CANDACE NICOLE	14 WINTER STREET		BERLIN	NH	03570	000120	000422	000000	Vacant	Vacant - Pot Dev	WINTER STREET	RS	08/29/2023		\$8,800	0.10
GIBBONS, JAMES M SR & CLARISSA L	GIBBONS, BRIDGET E &	SILVA, JASON F	151 HIGH STREET		BERLIN	NH	03570	000120	000182	000000	Residential	Single Family	151 HIGH STREET	RG	08/31/2023	\$175,000	\$145,800	0.11
LEVEILLE, CARMEN	SINGLETON, JESSE		5059 LEE STREET		TUCSON	AZ	85712	000111	000074	000000	Residential	Single Family	122 CLARK STREET	RG	08/31/2023	\$185,000	\$178,400	0.14