

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
44 B 22		SOUTHWORTH DR	Vacant land				2.80	10/18/2021	40,000	Sold to abutter who merged it with existing improved parcel
31 A 17	13	NORTH RD	Colonial	1740	3,158	3	1.00	10/8/2021	345,000	
58 B 16	18	PEMBROKE DR	Cape	1977	2,221	3	0.50	10/20/2021	344,000	Single family with apt over garage; in Ashford Park
12 G 5	2	BOSTON HOLLOW DR	Antique	1802	3,402	4	4.50	10/20/2021	499,000	In Westford Center, at corner of Route 89 and Boston Hollow Rd
36 C 3.1	69	PUMPKIN HILL RD	Ranch	1989	1,008	3	2.00	10/25/2021	268,000	High ranch - basement mostly above grade but unfinished
44 B 12	64	VARGA RD	Raised Ranch	2003	2,130	5	2.58	11/1/2021	186,000	Single family with apt. in finished basement.
40 B 18	147	MANSFIELD RD	2 Story	1905	1,758	3	2.00	11/9/2021	265,000	
56 146	46	ASHFORD LAKE DR	Cottage	1958	672	2	0.18	11/9/2021	170,000	Waterfront Ashford Lake. 2018 rehab.
54 33, 54 260	149	LAKE VIEW DR	Colonial	1950	2,264	3	0.11, .06	11/10/2021	395,000	Waterfront Lake Chaffee. Well located on lot across street.
11 A 2.34	452	TURNPIKE RD	Colonial	2003	2,454	4	19.02	11/10/2021	499,900	Shared driveway. Fronts on Bissonette Pond but no access rights.
40 C 2	161	SLADE RD	Cape	1955	1,600	3	3.21	11/15/2021	140,000	Family sale
16 B 13	777	WESTFORD RD	Ranch	1991	2,556	3	19.70	11/15/2021	462,000	Land on both sides of Mount Hope River
56 145	44	ASHFORD LAKE DR	Cape	1957	1,429	2	0.18	11/23/2021	394,900	Waterfront Ashford Lake.
55 414A	355	FERENCE RD	Ranch	1950	1,102	3	0.12	12/3/2021	200,000	Lake Chaffee area
35 B 13	55	ASHFORD CENTER RD	Cape	1987	1,642	3	2.10	12/7/2021	295,000	
34 B 2, 34 B 1.1	102	KRAPF RD	Colonial	1980	2,760	4	1.1, 2.45	12/8/2021	240,000	Sale includes 2.45 ac rear parcel adjacent to house
54 229+	17	ARMITAGE CT	Ranch	1964	960	2	0.31	12/13/2021	185,000	Lake Chaffee area

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
50 B 5	582	BEBBINGTON RD	Ranch	1988	1,215	2	2.74	12/21/2021	205,000	Purchased from bank
8 B 7.1, 8 B 9		HNATH RD, WATERFALL RD	Vacant land				12.47, 1.29	12/22/2021	60,000	1.29 ac parcel is wet + not adjacent to 12.47 ac parcel
12 G 12		WESTFORD RD	Vacant land				2.50	12/29/2021	72,800	
35 C 15	81	SLADE RD	Ranch	1947	1,608	3	11.50	12/29/2021	230,000	
18 A 15.06	40	LAKE WOODS LANE	Cape	2014	1,370	2	4.22	1/10/2022	410,000	Log cabin
31 C 3	458	ASHFORD CENTER RD	Ranch	1989	961	2	2.25	1/11/2022	245,000	All wood interior: walls, clg, floors
36 E 26	116	PUMPKIN HILL RD	Cape	1984	1,109	3	1.01	1/11/2022	260,000	2020 - foundation replaced
12 E 3	15	BOSTON HOLLOW RD	Colonial	1800	1,870	3	1.00	1/12/2022	245,000	
35 D 6.1	28	SLADE RD	Ranch	1974	1,056	3	3.11	1/26/2022	195,000	
12 C 15	40-42	TURNPIKE RD	Conventional	1860	1,668	3	4.11	2/7/2022	160,000	SF home with efficiency apt in bsmt
43 A 1	480	SQUAW HOLLOW RD	Raised Ranch	1980	1,132	3	1.45	2/7/2022	220,000	Sold to abutting home owner
54 232 +	7	ARMITAGE CT	Ranch	1962	992	3	0.22	2/8/2022	155,000	Lake Chaffee area
21 A 2	591	WESTFORD RD	Colonial	1987	1,872	3	1.00	2/9/2022	306,000	
36 E 9	344	ASHFORD CENTER RD	Ranch	1979	988	2	4.20	2/11/2022	234,000	SF residence with prior use for in-home business.
12 B 5.1	49	HNATH RD	Vacant Land	-	-		3.52	2/23/2022	55,000	Flag lot, bought by abutter
55/350, 55/308+, 54/306, 55/307	15	DEERFIELD DR, DEERFIELD DR	Ranch	1960	1,270	2	0.36	3/2/2022	190,000	Sale includes 3 vacant, contiguous lots across the street with 0.47 ac. (55/308+, 54/306, 55/307)

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
48 A 5	106	HOWARD RD	Ranch	2005	1,188	3	6.10	3/7/2022	220,000	On Mansfield town line
54 246 +	8	OAK DR	Ranch	1970	960	2	0.28	3/7/2022	180,000	Lake Chaffee area
55/353+ + 55/311+	21	DEERFIELD DR	Ranch	1988	1,152	3	0.40	3/9/2022	285,000	Sale includes 0.24 ac vacant parcel across the street
55 163	73	LAKE VIEW DR	Cottage	1956	848	2	0.16	3/16/2022	259,000	Waterfront Lake Chaffee
01 E 1		FRONTAGE RD	Vacant Land	-	-		5.30	3/21/2022	35,000	On road parallel to highway
54 950 +	102	OLD TOWN RD	Cape	1988	1,978	3	0.54	3/22/2022	112,000	Crumbling foundation
12 B 1.4	15	HNATH RD	Colonial	2004	2,102	4	2.14	3/25/2022	430,000	
12 B 6	89	HNATH RD	Cape	1990	1,490	4	2.09	4/4/2022	370,000	
02 B 3.1	25	LEAD MINE RD	Ranch	1988	1,240	3	2.00	4/6/2022	220,000	Crumbling foundation
01 C 1		ASHFORD MOTEL RD	Vacant Land	-	-		0.05	4/20/2022	500	Purchased by abutter
12 H 1	197	TURNPIKE RD	Cape	1790	1,165	2	2.40	4/26/2022	111,000	Converted former toll house, in poor condition. Barns on state registry.
57 983		LAKESIDE DR	Vacant Land	-	-		0.05	5/6/2022	22,234	Waterfront portion of improved lot at 93 Lakeside Dr., Eastford. On Ashford Lake.
43 B 2	40	GIANT OAK LANE	Ranch	1988	1,008	3	2.00	5/6/2022	269,900	
39 A 10.1		SQUAW HOLLOW RD	Vacant land	-	-		5.00	5/18/2022	35,000	
56 29 +	10	OAKVIEW DR	Ranch	1989	1,008	3	0.61	5/24/2022	190,000	Lake Chaffee area
55 448 +	76	LAKE VIEW DR	Raised Ranch	1977	888	3	1.31	5/25/2022	165,000	Property in process of being renovated

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
45 E 2	14	BICKNELL RD	Contemporary	1975	1,864	4	6.66	5/25/2022	490,000	
22 D 4.2	25	HORSE HILL RD	Colonial	2003	2,626	4	4.01	6/3/2022	430,000	
40 A 5, 6.1	102	MANSFIELD RD	Colonial	1949	1,666	3	8.15	6/6/2022	415,000	3 acres across Mount Hope River from house site.
54 302 +	6	DEERFIELD DR	Colonial	1992	1,808	4	0.85	6/21/2022	322,000	Lake Chaffee area
44 A 13		CUSHMAN RD	Vacant Land	-	-	0	17.63	6/29/2022	90,000	
31 A 21.1	40	FITTS RD	Cape	1969	1,239	3	3.69	7/1/2022	225,000	Sale of foreclosed home.
56 137	26	ASHFORD LAKE DR	Cape	1955	1,827	2	0.22	7/1/2022	500,000	Waterfront on Ashford Lake.
54 8	27	AMIDON DR	Cottage	1957	832	2	0.10	7/19/2022	475,000	Waterfront on Lake Chaffee.
11 A 2.13	73	ARMITAGE RD	Cape	1996	2,696	3	13.77	7/6/2022	439,000	
55 964		SQUIRREL HILL DR	Vacant Land	-	-	0	0.12	7/11/2022	3,500	Sold to abutter, Lake Chaffee area
30 A 6	46	PERRY HILL RD	Raised Ranch	1979	1,312	3	2.57	7/12/2022	330,000	
58 A 28	15	BROAD OAK DR	Raised Ranch	1975	1,208	3	0.34	7/18/2022	267,000	In Ashford Park community
54 240 +	24	OLD TOWN RD	Ranch	1964	768	2	0.63	7/18/2022	220,000	Lake Chaffee area
54 8	27	AMIDON DR	Cottage	1957	832	2	0.10	7/19/2022	475,000	Waterfront Lake Chaffee
55 121	7	MAPLE DR	Cottage	1954	528	2	0.09	7/27/2022	120,000	Waterfront Lake Chaffee
33 D 9	235	NOTT HIGHWAY	Ranch	1971	1,152	1	1.20	7/27/2022	193,000	
54 42 +	131	LAKE VIEW DR	Cottage	2016	776	2	0.29	7/29/2022	395,000	Waterfront Lake Chaffee

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
54 31	44	OLD TOWN RD	Cape	1960	1,062	3	0.26	8/1/2022	301,000	Waterfront Lake Chaffee
54 19	7	AMIDON DR	Cottage	1950	560	2	0.16	8/1/2022	140,000	Waterfront Lake Chaffee
35 B 12	65	ASHFORD CENTER RD	Split Level	1950	2,464	4	2.83	8/1/2022	230,000	
35 C 16	65	SLADE RD	Cape	1976	2,729	4	2.52	8/2/2022	420,000	Log home
35 C 9 + 12		SLADE RD	Vacant Land	-	-	0	14.67, 1.00	8/2/2022	85,000	Sale OF 2 parcels to abutter
20 B 5	217	WESTFORD HILL RD	Raised Ranch	1982	1,544	4	1.05	8/5/2022	312,000	
25 A 18	109	JAMES RD	Cape	1962	1,210	3	2.07	8/8/2022	300,000	Lot and house subdivided from 27.5 ac ret
26 D 4	311	HORSE HILL RD	Vacant Land				83.29	8/8/2022	379,000	Split in two after sale
12 B 1.6	19	HNATH RD	Colonial	2021	1,968	3	2.40	8/12/2022	405,000	New construction
56 138 +	30	ASHFORD LAKE DR	Ranch	1957	1,128	2	0.41	8/15/2022	369,000	Waterfront Ashford Lake
57 73 +	32	SUNSET DR	Cottage	1954	917	2	0.42	8/22/2022	260,000	Ashford Lake area; has shared well
55 852 +	44	WESTFORD DR	Cottage	1959	819	2	0.25	8/26/2022	199,000	Lake Chaffee area
55 606	21	ASHFORD DR	Cape	1977	1,470	3	0.13	8/30/2022	132,000	Lake Chaffee area; needs renovation + repairs
51 A 5.1		COLTS POND RD	Vacant Land				3.09	8/31/2022	38,000	Flag building lot
57 96		SUNSET DR	Vacant Land				0.19	8/31/2022	3,500	Bought by abutter in Ashford Lake area
40 B 13	111	MANSFIELD RD	Ranch	1981	960	3	1.16	9/6/2022	249,000	
23 E 16		SECKAR RD	Vacant Land				0.88	9/7/2022	9,900	Part of 11.98 acre parcel on town line; 11.10 ac in Willington

**Sales 10/1/2021 -9/30/2022**

<b>Map/Block/Lot</b>	<b>St. No.</b>	<b>Street Name</b>	<b>Design</b>	<b>Year Built</b>	<b>Sq Ft</b>	<b>BRs</b>	<b>Acres</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comment</b>
26 C 2.1	12	FLOETING RD	Contemporary	2000	1,768	3	2.00	9/16/2022	400,000	
55 289 +	88	LAKE VIEW DR	Cottage	1966	780	2	0.33	9/19/2022	205,000	Lake Chaffee area
16 B 5	470-480	WESTFORD HILL RD	Cape, Cape	1941, 1983	1,843, 1,719	5, 2	84.50	9/20/2022	350,000	2 houses on one parcel. Seller financing.
58 A 26	18	BROAD OAK DR	Contemporary	1973	1,406	3	0.88	9/20/2022	300,000	In Ashford Park community
58 B 1 30-5	30-5	POMPEY RD	Townhouse	173	864	2	-	9/20/2022	105,000	Ashford Park Condominium