

Ref.	SIC Code	Address	Owner	Basement	First	Second	Third	Fourth	Totals	Sale Price	Year	Price/S.F.
15												
26	400	484 Worcester St.	L. Dani (Dani & Soldani)		5814	5044			10,858			
22												
13	401	219 Worcester St.	United Lens	936	2385	936			4,257			
14	400	225 Worcester St.	United Lens	11621	38293	3846			53,760			
26	401	Moon St.	United Lens		23122	23122			46,244			
54	400	284 Worcester St.	United Lens	1000	9380				10,380			
57	401	270 Worcester St.	United Lens		30632	14218			44,850			
59	401	256 Worcester St.	United Lens		1856				1,856			
61	400	246 Worcester St.	United Lens- Johnson Tool/Tenant		10930				10,930			
64	316	230 Worcester St.	United Lens- NYNEX/Tenant		11644				11,644			
91b	400	30 Lyons St.	J.Smolenski		6073				6,073			
26												
3	316	Dresser Hill Rd.	P.Remillard		2000				2,000			
27												
2	316	216 Dresser Hill Rd.	J&J Trust		14200				14,200			
29												
38	400	122 Charlton St.	Schott		89733				89,733			
54	316	Mechanic St.(rear)	M&N Renaud		2392				2,392			
30												
85	316	65 Moon St.	United Lens	13300	21118	1014			35,432			
33												
2	400	Main (Rear)	N. Cloutier		4114	4114			8,228			
3	314	875 Main St.	R. Benoit	960	960				1,920			
3a	316	Main St.	Cools Inc.	2036	7389	672	672		10,769			
34												
26	314	327 Hamilton St.	Young's Express		4404				4,404			
115	316	19 Mill St.	W. Ciesla		2875				2,875			
145	400	78 Mill St.	LEJ Trust		17902	16224			34,126			
146	400	62 Mill St.	Mill St. Realty	12790	76279	65605	12790	12790	180,254			
147	400	Mill St. (Rear)	Mill St. Realty	5618	5618	5618			16,854			
149	400	60 Mill St.	DiDonato		14454	7072			21,526			
152	400	Mill St.	Westwood Textile	9900	22782	19640	9740		62,062			

ComFacS/Cullinan

Ref.	SIC Code	Address	Owner	Basement	First	Second	Third	Fourth	Totals	Sale Price	Year	Price/S.F.
177	400	River St.	Russell Harrington	50708	74070	56882	20515		202,175			
5												
3	316	51 Foster St.	Stanier	5119	2989	2989			11,097			
140	316	12 Crane St.	Palermينو Wholesale	2828	9633	6045		14341	32,847			
168	315	Central St.(rear)	J&B Shields		4220	180			4,400			
6												
3	400	Main St.	Mass. Elec.		2993				2,993			
99	400	Central St.	Boniface Realty	21076	50900	42439			114,415			
111	402	79 North St.	Fileno Realty		21400	4042			25,442			
7												
4	400	14 Mechanic St.	S.A.L.P.	86830	118607	110705	69904		386,046	\$18,500,000	1989	\$14.29
5	400	East Main St.	S.A.L.P.	222999	541615	91460	39772	12790	908,636			
0												
7	316	120 Dresser Hill Rd.	Southbridge Salvage		7798	418			8,216			
3												
6	316	114 Dudley River Rd	Regep Enterp.		15264				15,264			
4												
18	400	28 Sandersdale Rd.	Simsak Machine		4560	3040			7,600			
60	400	73 Ashland Ave.	C.Skowron	5850	23990	2700	2700	2700	37,940			
62	401	105 Ashland Ave.	United Bread	13700	34720				48,420			
64	316	121 Ashland Ave.	M.Arsenault		11656				11,656			
115	400	23 Golf Rd.	J.Simonelli		10446				10,446	\$300,000	1990	\$28.72
6												
9	316	38 E. Main St.	R. Gervasi		1750				1,750			
10	316	3 Morris St.	Cournoyer		4000				4,000			
183	316	76 Morris St.	Skarani Estate		6094				6,094			
7												
47	400	10 Hartwell St.	Gentili Trust		1680				1,680			
62	400	205 Chapin St.	INCOM	1600	9909	4709			16,218			
63	400	20 Hartwell St.	INCOM	1444	1444				2,888			
64	316	13 Caron St.	Archambeault		3576	2040	2040		7,656			
8												

ComFacS/Cullinan

ef.	SIC Code	Address	Owner	Basement	First	Second	Third	Fourth	Totals	Sale Price	Year	Price/S.F.
176	400	14 Curtis St.	Int. Chemical		4674				4,674			
191	401	9 Franklin St.	Bousquet	1920	1920	1920			5,760			
227	331	20 DuPaul St.	Bousquet		10905	1934			12,839			
227a	332	129 Marcy St.	P. Berry	1600	8258	6432	6432		22,720			
229	316	6 DuPaul St.	Marane Oil		8102	1131			9,233			
9												
161a	400	831 Main St.	Trombley		9837	9002			18,839			
166	400	11 Lovely St.	G. Kania		9269	5509			14,778			
3												
5	400	54 Eastford Rd.	Hyde Mfg.	144	175977	13256			189,377			
4												
25	316	59 Beecher St.	J&R Marinelli		12906				12,906			
173	400	394 Elm St.	J. Morris Co.	7059	91562				98,621			
200	400	248 Elm St.	Simonds Inc.		4224	5022			9,246	\$153,000	1989	\$16.55
201	400	226 Elm St.	P. Simonelli		5526	3356	789		9,671			
7												
2	400	134 Ashland Ave.	A&B DiPietro		9123	1500			10,623			
3	400	126 Ashland Ave.	M. Arsenault		17680				17,680			
4	400	94 Ashland Ave.	Bermer Tool		26820				26,820			
8												
22a	400	11 Sandersdale Rd.	Fileno Realty		35886	714			36,600			
0												
2	400	529 Ashland Ave.	Rita Brown		32494				32,494			
39												
1	313	N. Woodstock Rd.	M. Morse	2400	20781				23,181	\$330,000	1993	\$14.24
				483,438	1,875,605	544,550	165,354	42,621	3,111,568			

ComFacS/Cullinan

Ref.	SIC Code	Address	Owner	Basement	First	Second	Third	Fourth	Totals	Sale Price	Year	Price/S.F.
us	331	505 Worcester St.	D. DiGregorio		6400				6,400	\$190,000	1993	\$29.69
2	various	Worcester & Moon S	United Lens						0	\$1,742,000	1990	N/A
7	321	79 Guelphwood Rd.	B. Proulx		4852				4,852	\$15,000	1994	\$3.09
us	330	Rose Street	R&L Hollenberger		600				600	\$20,000	1992	\$33.33
6	332	179 River St.	A. Candida	1924	1924	1924	1924		7,696	\$50,000	1993	\$6.50
7	316	various	Town water supply						0	\$1,191,493	1990	N/A
6	334	904 Main St.	Stafac Inc. (Shell)		2381				2,381	\$40,990	1990	\$17.22
7	335	908 Main St.	F&B Bauer		2538				2,538	\$605,000	1989	\$238.38
2	326	7 Mill St.	K Kita Inc.	1548	1884				3,432	\$70,000	1994	\$20.40
4	326	540 Hamilton St.	D&G Boisse	750	750				1,500	\$70,000	1992	\$46.67
	325	100 Central St.	N&Y Sotar	5002	5002				10,004	\$190,000	1994	\$18.99
	340	1 Central St.	Loconto	4600	4600	4600			13,800	\$190,000	1993	\$13.77
	326	44 Hamilton St.	P&K Sports	2268	2268				4,536	\$105,000	1993	\$23.15
	322	330 Main Street	Tri-Legal R.T.	4836	4836	1380	1380		12,432	\$115,000	1990	\$9.25
	322	382 Main St.	RRR Land Devel. Corp.		7425				7,425	\$400,000	1995	\$53.87
	340	386R Main St.	Goff Carlin Cagan	1798	1798	1492	1492		6,580	\$223,000	1990	\$33.89
1	321	35 Hook St.	J. Tasse	264	3600	2432	1376		7,672	\$296,853	1995	\$38.69
4	321	47 Hook St.	E. Osterman	900	6945				7,845	\$190,000	1989	\$24.22
	340	222 Main St.	Southbridge C.U.	1552	1612	832			3,996	\$138,000	1995	\$34.53
	325	176 Main St.	Capreal Inc.	3012	3432	3432	8777	7144	25,797	\$1,303,000	1990	\$50.51
0; 36:11	402	73 North St.	Filleno R.T.		21400	4042			25,442	\$7,500	1990	\$0.29
37:5	400	14 Mechanic St.	S.A.L.P.	309829	660222	202165	109676	12790	1,294,682	\$18,500,000	1989	\$14.29
	331	351 E. Main St.	R&B Savole		3564				3,564	\$200,000	1994	\$56.12
	331	475 E. Main St.	D. Petrillo		1008				1,008	\$130,000	1989	\$128.97
3d	323	E. Main St. (shpg.ctr.)	Cent. MA Investment LP		113820				113,820	\$1,500,000	1994	\$13.18
	325	79 Golf St.	79 Golf St. RT	6804	6804				13,608	\$145,600	1993	\$10.70
	400	23 Golf Rd.	J.Simonelli		10446				10,446	\$300,000	1990	\$28.72
5	325	39 Main St.	McCarthy Family RT		1576				1,576	\$120,000	1993	\$76.14
6	325	319 Main St.	L.Boniface	4815	4815	4815	4815	4815	24,075	\$95,000	1993	\$3.95
6a	330	15 Goddard St.	J. Cloutier		4992				4,992	\$122,500	1994	\$24.54
7	326	419 Main St.	J&S RT		1614				1,614	\$225,000	1992	\$139.41
00	400	248 Elm St.	Simonds Inc.		4224	5022			9,246	\$153,000	1989	\$16.55
	326	Eastford Rd.	J. Cooper		3532				3,532	\$100,000	1993	\$28.31
	313	N. Woodstock Rd.	M.Morse	2400	20781				23,181	\$330,000	1993	\$14.24

Ref.	SIC Code	Address	Owner	Basement	First	Second	Third	Fourth	Totals	Sale Price	Year	Price/S.F.
Inventory of Vacant Industrial Floor Area												
	400	284 Worcester St.	United Lens	1000	2500				3,500			
	401	270 Worcester St.	United Lens		30632	14218			44,850			
b	400	30 Lyons St.	J.Smolenski		6073				6,073			
	314	327 Hamilton St.	Young's Express		4404				4,404			
5	400	76 Mill St.	LEJ Trust - to be vacated		17902	16224			34,126	Southbridge	Sheet Metal moving	
6	400	62 Mill St.	Mill St. Realty	6000			8000	12790	26,790			
9	400	60 Mill St.	DiDonato		14454	7072			21,526			
0	316	12 Crane St.	Palermينو Wholesale	2828	9633	6045		14341	32,847			
	400	14 Mechanic St.	S.A.L.P.	86830	103607	95705	69904		356,046	Space for DCD		
	400	East Main St.	S.A.L.P.	50000	30000	30000	20000	12790	142,790			
	316	114 Dudley River Rd.	Regep Enterp.		13738				13,738			
	400	73 Ashland Ave.	C.Skowron	5850	23990	2700	2700	2700	37,940			
	316	121 Ashland Ave.	M.Arsenault		11656				11,656			
5	400	23 Golf Rd.	J.Simonelli		10446				10,446			
3	316	76 Morris St.	Skarani Estate		6094				6,094			
	400	10 Hartwell St.	Gentili Trust		1680				1,680			
	400	205 Chapin St.	INCOM	1600	9909	4709			16,218			
	400	20 Hartwell St.	INCOM	1444	1444				2,888			
1a	400	831 Main St.	Trombley		5837	9002			14,839			
	400	126 Ashland Ave.	M.Arsenault - to be vacated		17680				17,680			
a	400	11 Sandersdale Rd.	Fileno Realty		30503	714			31,217			
LS				155,552	352,182	186,389	100,604	42,621	837,348			
es: Town of Southbridge Assessor Department and Code Inspection Department, Selective Field Inspection												