

25 BIRD HILL AVENUE



Year Built: 1871

Area of Lot: 79,392 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
05/22/1998	Nigel J. Rulewski & Regina D. Vild (as tenants by the entirety) to Nigel J. Rulewski & Regina D. Vild (as tenants in common)	12527/24
05/29/1992	George J. Mutrie & Nancy J. Mutrie to Nigel J. Rulewski & Regina D. Vild	9365/465
08/30/1976	Durham M. Miller & Annette B. Miller (Trustee of the Durette Realty Trust) to George J. Mutrie & Nancy J. Mutrie	5259/513
12/28/1964	Durham M. Miller & Annette B. Miller to Durham M. Miller & Annette B. Miller (Trustees of the Durette Realty Trust)	4227/443
09/19/1963	Edgardo J. Parsi & Victoria Parsi to Durham M. Miller & Annette B. Miller	4106/262
07/21/1961	Joseph M. Miller & Marion R. Miller to Edgardo J. Parsi & Victoria Parsi	3916/568
01/13/1958	Theodore B. Van Itallie & Barbara C. Van Itallie to Joseph M. Miller & Marion R. Miller	3617/562
11/22/1955	Francis P. Hersey & Mary H. Hersey to Theodore B. Van Itallie & Barbara C. Van Itallie	3426/513
06/12/1944	Alice J. Osgood to Francis P. Hersey & Mary H. Hersey	2491/211
<i>Includes 15 & 25 Bird Hill Avenue and site of 14 Bird Hill Avenue on 2 acres & 32,897 sq. ft. lot</i>		
08/04/1928	William J. Osgood (son/heir of Henrietta Adlia Osgood) to Alice J. Osgood (daughter/heir of Henrietta Adlia Osgood) (1/2 interest)	1807/526
10/01/1886	Samuel Creighton Jordan to Henrietta Adlia Osgood	583/426
02/07/1883	Almira W. Bennett to Samuel C. Jordan	544/168
07/22/1879	Walter R. Stedman to Almira W. Bennett	512/110
04/10/1874	Francis Dana Stedman foreclosed on property and sold it to Walter R. Stedman	510/124
<i>Includes sites of 14, 15 & 25 Bird Hill Avenue as 2 acres & 32,897 sq. ft. lot</i>		
09/30/1870	Sarah K. Bird to Anna M. Torrey	402/5

Additional Information:

- 1870 Needham Town Report: Annie M. Torrey owns a dwelling (\$3000), a barn (\$500), a greenhouse (\$400), and 1 ½ acres of improved land (\$700).
- 1871 Needham Town Report: Anna M. Torrey owns a dwelling (unf., \$5000) and 2 ¾ acres of improved land (Bird, \$1000).
- 1872 Needham Town Report: Anna M. Torrey owns a dwelling (\$8000) and 2 ¾ acre of improved land (Bird, \$1800).
- 1873 Needham Town Report: Anna M. Torrey owns a dwelling (\$7500), a barn (\$1800), and 2 ¾ acre of improved land (\$1800).
- Mortgage for \$7500 given by Anna M. Torrey to the Suffolk Savings Bank on August 25, 1871.