

# 15 BIRD HILL AVENUE

**Year Built: 1872**

**Area of Lot: 28,401 sq. ft.**



List of Owners (with dates)		Book/Page
11/11/2015	Alice B. Indelicato (Trustee of the 15 Bird Hill Avenue Realty Trust) to Alice B. Indelicato	32956/176
11/05/2014	Nancy M. Lindsey to Alice B. Indelicato (Trustee of the 15 Bird Hill Avenue Realty Trust)	32701/10
11/05/2002	H. Eugene Lindsey Jr. & Nancy M. Lindsey to Nancy M. Lindsey	17653/269
11/05/2002	Nancy Mitchell Lindsey to H. Eugene Lindsey Jr. & Nancy M. Lindsey	17594/45
11/09/1993	Nancy Mitchell Lindsey & H. Eugene Lindsey to Nancy Mitchell Lindsey	10217/538
08/31/1992	Nancy Mitchell Lindsey (formerly Nancy L. Mitchell) to Nancy Mitchell Lindsey & H. Eugene Lindsey (a.k.a. H. Eugene Lindsey Jr.)	9494/178
02/02/1984	H. Eugene Lindsey Jr. to Nancy L. Mitchell (his interest only)	6336/230
09/30/1982	William H. Bean & Barbara M. Bean to H. Eugene Lindsey Jr. & Nancy L. Mitchell	6058/171
08/31/1971	William J. Osgood Jr. & Ruth L. Osgood to William H. Bean & Barbara M. Bean	4766/576
04/26/1962	Edith J. Osgood (surviving owning) to William J. Osgood Jr. & Ruth L. Osgood	3996/387
11/26/1949	Alice J. Osgood to Alice J. Osgood & Edith J. Osgood	2874/346

*Note: In 1910, William J. Osgood acquired a 25,500 sq. ft. parcel of land connecting northwest corner of original property to Heckle Street. The majority of the property (sites of 16 & 18 Heckle Street) was sold off in 1926. The remainder of the property was conveyed to Alice J. Osgood in 1939 and now is part of the property at 15 Bird Hill Avenue.*

*Includes 15 & 25 Bird Hill Avenue and site of 14 Bird Hill Avenue on 2 acres & 32,897 sq. ft. lot*

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

*Includes sites of 14, 15 & 25 Bird Hill Avenue as 2 acre & 32,897 sq. ft. lot*

09/30/1870	Sarah K. Bird to Anna M. Torrey	402/5
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## 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) [25 Bird Hill Avenue] and 2 ¾ acres of improved land (Bird, \$1000).
- 1872 Needham Town Report: Anna M. Torrey owns a dwelling (\$8000) [25 Bird Hill Avenue] and 2 ¾ acre of improved land (Bird, \$1800).
- 1873 Needham Town Report: Anna M. Torrey owns a dwelling (\$7500) [25 Bird Hill Avenue], a barn (\$1800) [15 Bird Hill Avenue], 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.
- Date of construction for dwelling at 25 Bird Hill Avenue determined to be 1871. Although 1872 assessments do not indicate that construction of the carriage house [now 15 Bird Hill Avenue] had begun by spring of 1872, it is likely that it was built later that year.