

25 EATON COURT

Year Built: 1870

Area of Lot: 5145 sq. ft.



List of Owners (with dates)		Book/Page
09/06/1995	Dudley H. Willis (Executor of the Estate of Elsie Stephen) to Abbott Estates, Inc.	11032/356
12/09/1946	Carolyn H. Arnold (Trustee of the Arnold Trust) to Elsie Stephen	2651/572
<i>Includes 25 Eaton Court & 13R Eaton Court (garage bays to northwest) on 14,965 sq. ft. lot and 13 Eaton Court on 5000 sq. ft. lot</i>		
06/21/1945	Norman Lipson (Trustee of the Hatherly Trust) to Carolyn H. Arnold (Trustee of the Arnold Trust)	2544/463
<i>Includes 25 Eaton Court & 13R Eaton Court (garage bays to northwest) on 14,965 sq. ft. lot</i>		
05/22/1945	Jane E. Kickham Jr. to Norman Lipson (Trustee of the Hatherly Trust)	539/444
05/22/1945	Howard S. Cosgrove to Jane E. Kickham Jr.	2539/440
<i>Includes 25 Eaton Court & 13-19 Eaton Court (all four townhouses on west side of Eaton Court) on 35,987 sq. ft. lot</i>		
05/22/1945	Hyman Fienberg to Howard Cosgrove	2539/424
10/30/1943	The Brookline Savings Bank to Hyman Fienberg	2464/383
01/23/1942	John A. Canavan (Trustee of the Estate of Maugus Real Estate Trust) to The Brookline Savings Bank	2378/30
<i>Includes sites of 25 Eaton Court (as part of ~3 acre parcel stretching from Washington Street past bend in Eaton Court including all of Eaton Court development) and 323 Washington Street</i>		
04/29/1903	Guy Cunningham to Isaac Sprague, Joseph W. Peabody & Clarence Alfred Bunker (Trustees of the Maugus Real Estate Trust)	961/16
04/29/1903	Isaac Sprague to Guy Cunningham	961/15

<i>Includes house currently at 25 Eaton Court on original site at 298 Washington Street (20,100 sq. ft. lot)</i>		
07/15/1925	Curtis M. Hilliard (Trustee under the will of Maria E. Hilliard [daughter/heir of William H. Howard]) to Jeanette B. Williams	1654/250
11/01/1886	Edwin B. Smith to William H. Howard	585/412
11/01/1886	John W. Shaw to Edwin B. Smith	585/411
07/03/1886	John W. Shaw acquired property by foreclosure	581/503
04/01/1875	Lucy A. Shurtleff to Fanny R. Shurtleff	465/277
12/10/1870	Henry S. Batchelder to Lucy A. Shurtleff	423/138
<i>Includes original site of 25 Eaton Court as 20,100 sq. ft. lot on Washington Street</i>		
04/16/1870	Noah Perrin to Henry S. Batchelder	392/71

Additional Information:

- 1870 Needham Annual Town Report: Henry S. Batchelder owns a dwelling (cottage, \$1000), ½ acres of improved land (\$500), a dwelling (Forsyth, \$1400), a barn (Forsyth, \$150), 1 ¼ acres of improved land (Forsyth, \$600), and 20,140 sq. ft. of improved land (Perrin, \$300). Shurtleff not listed.
- 1871 Needham Annual Town Report: Henry S. Batchelder owns a dwelling (cottage, \$1000), 1 ½ [sic?] acres of improved land (\$500), a dwelling (\$1400), a barn (\$150), 1 ¼ acres of improved land (\$600), a dwelling (unfinished, \$500), and 3 ¾ acres of improved land (Ware, \$1100). A.J. Shurtleff owns a dwelling (\$3000) [25 Eaton Court], a barn (\$400), and 20,100 sq. ft. of improved land (\$500).
- Mortgage for \$904.50 given by Henry S. Batchelder to Noah Perrin on August 16, 1870.
- House was moved in 1925 to make way for construction of commercial block of stores at 298 Washington Street.