

28 SWARTHMORE ROAD

(FORMERLY 67 WELLESLEY AVENUE)

Year Built: 1919

Area of Lot: 24,321 sq. ft.



List of Owners (with dates)		Book/Page
07/16/2012	Dean A. Falb & Nancy P. Falb to Steven A. Balter & Lara R.F. Balter	30197/216
08/31/2001	Nancy P. Falb (Trustee of the Babson Realty Trust) to Dean A. Falb & Nancy P. Falb	15477/494
06/12/2001	Dean A. Falb & Nancy P. Falb to Nancy P. Falb (Trustee of the Babson Realty Trust)	15174/430
09/09/1996	A. William Kennedy & Helen P. Kennedy to Dean A. Falb & Nancy P. Falb	11512/702
09/07/1977	Gordon B. Gifford Jr. to A. William Kennedy & Helen P. Kennedy	5378/446

Includes 28 Swarthmore Road, former garage for 28 Swarthmore Road (now part of 40 Swarthmore Road), and sites of 20 & 36 Swarthmore Road on 84,384 sq. ft. lot

04/13/1977	Home Savings Bank to Gordon B. Gifford Jr.	5322/434
01/18/1977	Home Savings Bank acquired property by foreclosure	5301/509

Note: All of property except 84,384 sq. ft. parcel with 28 Swarthmore Road and garage was sold to Ralph Porter in 1960.

Includes 28 Swarthmore Road (and garage) as part of parcel comprising Swarthmore Road subdivision (except very rear part of cul-de-sac)

11/25/1952	S. Willard Bridges Jr. (a.k.a. S. Willard Bridges) to Mary W. Bottomly	3133/125
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Includes 28 Swarthmore Road (and garage) on ~36 acre lot comprising all of Southgate Road, Hobart Road, most of Swarthmore Road & Radcliffe Road

10/15/1952	Edith B. Mustard (widow) to S. Willard Bridges	3121/344
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Includes 28 Swarthmore Road (and garage) on ~44 acre lot comprising all of Southgate Road, Hobart Road, most of Swarthmore Road & Radcliffe Road, 73-87 (odd) Wellesley Avenue & 64-72 (even) Brook Street

09/13/1945	Roger W. Babson to Lewis W. Mustard Jr. & Edith B. Mustard	2558/359
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Includes site of 28 Swarthmore Road as part of 27 acre lot

10/25/1915	Arthur P. Dana to Roger W. Babson	1325/17
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Additional Information:

- 1917 Annual Town Report: Roger W. Babson lives at 31 Abbott Road and owns a bungalow on Wellesley Avenue (\$1000), a barn on Brook Street (\$250), and significant land holdings.
- 1918 Annual Town Report: Roger W. Babson lives at 31 Abbott Road and owns a house on Wellesley Avenue (unfinished, \$20,000), a bungalow (\$1000), a barn on Brook Street (\$250), and significant land holdings.
- 1919 Annual Town Report: Roger W. Babson lives at 31 Abbott Road and owns a house on Wellesley Avenue (unfinished, \$40,000), a bungalow (\$1000), a garage (\$1000), a barn on Brook Street (\$250), a house at 76 Wellesley Avenue (\$1200) and significant land holdings.
- 1920 Annual Town Report: Roger W. Babson lives on Wellesley Avenue and owns a house on Wellesley Avenue (\$55,000), a bungalow (\$1200), a henhouse (\$1200), 26 acres & 41,382 sq. ft. of land (\$13,500), a house (\$1200), a small building (\$75), 14,950 sq. ft. of land (Lot 134, \$450), a garage (\$5500), 8 acres & 11,020 sq. ft. of land (\$2450), a barn on Brook Street (\$250), and other land holdings.
- No building permit found at Building Department.