

40 LAUREL AVENUE



Year Built: 1873

Area of Lot: 19,101 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
08/15/1990	William H. Dyer & Pauline D. Dyer to Samuel A. Wardwell & Maria D. Wardwell	8715/531
02/26/1980	Merrill Lynch Relocation Management, Inc. to William H. Dyer & Pauline D. Dyer	5711/689
01/26/1980	Norman T. Odden & Nancy Nuckols Odden to Merrill Lynch Relocation Management, Inc.	5711/688
07/26/1974	W. Eugene Ferguson & Kathryn Deal Ferguson to Norman T. Odden & Nancy Nuckols Odden	5063/479
10/06/1955	James E. Lee & Ruth A. Lee to W. Eugene Ferguson & Kathryn Deal Ferguson	3413/43
04/27/1945	John R. Nichols & Alice B. Nichols to James E. Lee & Ruth A. Lee	2535/384
07/17/1923	George W. Adams (Executor of the will of Daniel Emerson Adams) to John R. Nichols & Alice B. Nichols	1562/570

Includes 40 Laurel Avenue and 38 Laurel Avenue (as carriage house) on 26,105 sq. ft. lot

05/01/1894	Caroline J. Cunningham to Daniel E. Adams	713/364
04/28/1883	Henry W. Cunningham to Caroline J. Cunningham	547/325
04/28/1883	David W. Cunningham to Henry W. Cunningham	547/323

Note: A 3105 sq. ft. strip of land was added to the property in 1879.

Includes 40 Laurel Avenue and site of 38 Laurel Avenue (totaling 23,000 sq. ft.)

03/27/1875	John W. Shaw to David W. Cunningham	465/147
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Additional Information:

- 1872 Needham Annual Town Report: John W. Shaw owns a dwelling (\$6000), a barn (\$800), 7 acres of improved land (\$5000), a dwelling (Cummings, \$3000) [21 Laurel Avenue], a barn (\$400), 10 acres of improved land (Cummings, \$5000), Lots 72,80,81,82,83,84,96 of Paine land (\$210), and lots 116 & S.E. part of 98 of Kingsbury land (\$65).
- 1873 Needham Annual Town Report: John W. Shaw owns a dwelling (\$3000) [21 Laurel Avenue], a barn (\$400), 50,100 sq. ft. of land (Lot 2, Cummings, \$1600), 23,800 sq. ft. of land (Lot 1, Cummings, \$800), 20,600 sq. ft. of park land (Cummings, \$50), a dwelling (\$4000) [48 Laurel Avenue], 24,000 sq. ft. of land (Lot 4, Cummings, \$600), 23,500 sq. ft. of land (Lot 5, Cummings, \$500), a dwelling (\$3800) [40 Laurel Avenue], 23,000 sq. ft. of land (Lot 6, Cummings, \$500), 38,400 sq. ft. of land (Lot 7, Cummings, \$900), a dwelling (\$4200) [razed – occupied site of Spruce Park subdivision], 59,500 sq. ft. of land (Lot 8, Cummings, \$1200), 35,400 sq. ft. of land (Lot 9, Cummings, \$900), 22,100 sq. ft. of land (Lot 10, Cummings, \$600), 22,000 sq. ft. of land (Lot 11, Cummings, \$600), 117,400 sq. ft. of land (meadow, Lot 12, Cummings, \$250), Lots 72 & 96 of Paine land (\$60), and Lots 116 & S.E. ½ of 96 of Kingsbury land (\$65).