

1 BIRD HILL AVENUE

Year Built: 1863

Area of Lot: 31,958 sq. ft.



List of Owners (with dates)		Book/Page
01/15/1993	Capebank to Michael K. Blaber & Allison D. Parker	9713/304
08/17/1992	Capebank acquired property by foreclosure	9479/222
12/10/1973	Frederick L. Luddy & Judith H. Luddy to Robert C. Roberge & Linda A. Roberge	5004/186
06/13/1967	Hope A. Newton to Frederick L. Luddy & Judith H. Luddy	4438/421
05/08/1940	Wellesley Trust Company to Hope A. Newton	2276/583
11/26//1938	Wellesley Trust Company acquired property by foreclosure	2210/276
08/12/1929	Elizabeth W. Borton to Helen G. Davis	1858/635
04/01/1920	Charles E. Worthington (widower/heir of Eunice E. Worthington) & Gertrude M. Worthington (daughter/heir of Eunice E. Worthington) to Elizabeth W. Borton	1450/172

Includes 1 Bird Hill Avenue and northern half of 11 Bird Hill Avenue on 39,538 sq. ft. lot

04/15/1913	Isabel W. Beck (daughter/heir of Eunice E. Worthington) to Charles E. Worthington (1/3 interest)	1253/247
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Note: Two parcels of land -- 9366 sq. ft., and 417 sq. ft. (southern half of 11 Bird Hill Avenue) -- were sold off in 1909.

Includes 1 Bird Hill Avenue and site of 11 Bird Hill Avenue on 49,380 sq. ft. lot

06/01/1894	George P. Tenney to Eunice E. Worthington	714/407
03/13/1889	Henry A. Rogers to George P. Tenney	618/364
04/19/1884	Anna L. Brigham to Henry A. Rogers	556/81
04/15/1871	Henry Pearsons to Anna L. Brigham	406/115
04/06/1865	Alexander Baxter to Henry Pearsons	331/78
07/01/1863	John L. Lincoln to Alexander Baxter	316/10

Includes sites of 1, 8, 10 & 11 Bird Hill Avenue and 130 Washington Street

12/01/1862	Sarah K. Bird to John L. Lincoln	310/199
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Additional Information:

- 1862 Needham Annual Town Report: John L. Lincoln owns buildings (\$1200), a dwelling (unfinished, \$1400) [200 Washington Street], a barn (\$200), a shop (\$275), shop land (\$25), ½ acre of improved land (\$100), 2/3 acre of vacant improved land (\$200), and ¾ acre of improved land (\$300). Alexander Baxter not listed.
- 1863 Needham Annual Town Report: No assessments given this year.
- 1864 Needham Annual Town Report: Alexander Baxter owns buildings (\$3150) and 1 1/8 acre of improved land (\$500).
- Mortgage for \$1250 given by John L. Lincoln to Oliver Smith on May 28, 1863.