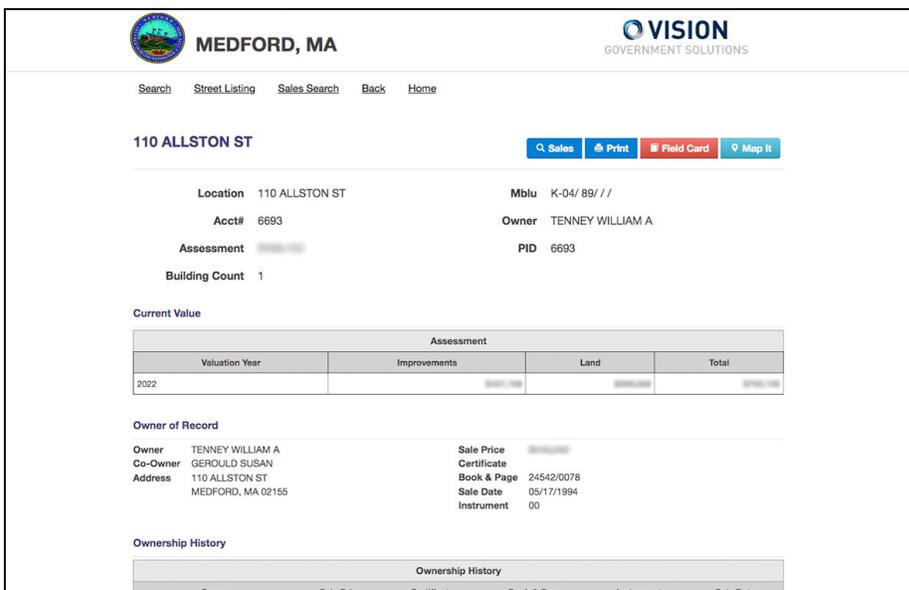
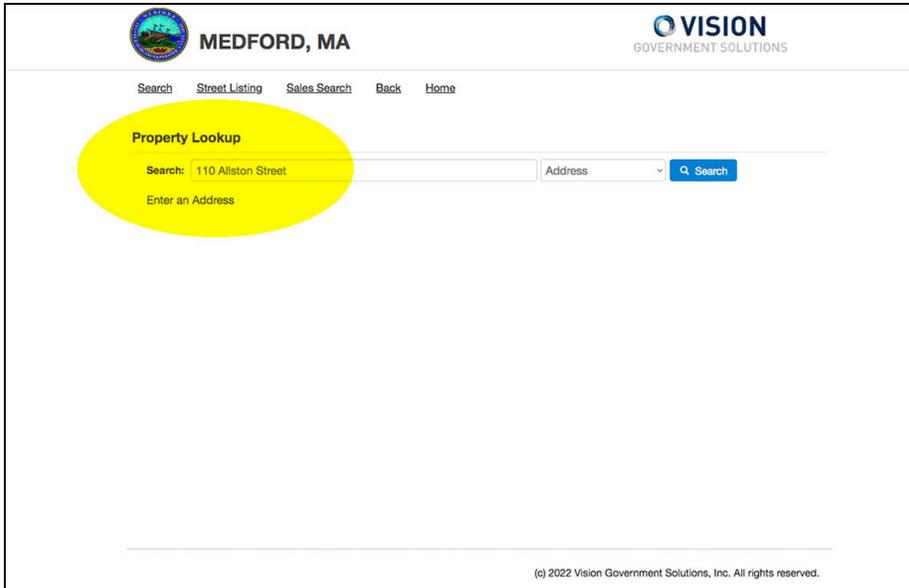


Basic Deed Research for House History

Finding the date a house was built is fairly straightforward these days with so much information available online. Briefly, tracing the ownership of a property involves first finding the Book and Page of the current deed.

Starting at the Medford Online Assessment Database, type in the address of the property you are researching and you get a sheet describing the property.



Look for the Book and Page of the property. This is where the deed is located at the Registry of Deeds in Cambridge.

MEDFORD, MA **VISION**
GOVERNMENT SOLUTIONS

Search Street Listing Sales Search Back Home

110 ALLSTON ST [Sales](#) [Print](#) [Field Card](#) [Map It](#)

Location 110 ALLSTON ST Mblu K-04/ 89/ / /
 Acct# 6693 Owner TENNEY WILLIAM A
 Assessment [REDACTED] PID 6693
 Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022			

Owner of Record

Owner TENNEY WILLIAM A
 Co-Owner GEROULD SUSAN
 Address 110 ALLSTON ST
 MEDFORD, MA 02155

Sale Price [REDACTED]
 Certificate [REDACTED]
 Book & Page 24542/0078
 Sale Date 05/17/1994
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date

Then visit the online website of the Middlesex Registry of Deeds and select Search Criteria at the top.

Search Home **Search Criteria** Search Options Search Help & Support EAO Basket

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Southern Middlesex Recorded/Registered Land

* Book: Page Number: Search Reset Advanced

Recorded Land Book Search (Dates Available: 01/01/1900-Current)

Registry of Deeds
 William Francis Galvin, Secretary of the Commonwealth

Registry Home | Select Another Registry | Contact Us | Refinance Calculator

Middlesex South - Maria C. Curtatone, Register

208 Cambridge Street
 Cambridge MA 02141
 Tel: (617) 573-6300
 Fax: (617) 577-1286
 Email: middlesexsouth@sec.state.ma.us
 Office Hours for Recording:
 Monday-Friday
 8:00a.m. - 3:45p.m.

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William Francis Galvin, Secretary of the Commonwealth

Secretary of the Commonwealth
 Citizen Information Service
 One Ashburton Place, Room 1611
 Boston, MA 02108-1512
 Tel: (617) 727-7030
 Toll Free: 1 (800) 392-6090

PLEASE NOTE
 Recorded Land Documents are indexed from 01/02/1974 and Registered Land documents before this date are not indexed by name. This means that documents before this date may not be listed if you search by Name. Documents should be listed if you search by Book and Page number.

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- Perform a [Printer Test](#).

Note: If you are still having trouble navigating these search functions or cannot find what you are looking for, please contact our Customer Support team at 1-800-392-6090.

You will then see a drop-down list of various kinds of searches you can do. Under Recorded Land on the left, select Book Search and enter the Book and Page number you had gotten from the Medford database.

Search Home Search Criteria Search Options Search Help&Support FAQ Basket

mass Southern Middlesex Registry of Deeds

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Cambridge MA 02141
Tel: (617) 679-6300
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masslandrecords.com Southern Middlesex Recorded/Registered Land

Book: 21542 Page Number: 0078

Recorded Land Book Search (Dates Available: 01/01/1900-Current)

Registry of Deeds
William Francis Galvin, Secretary of the Commonwealth

Middlesex South - Maria C. Curtatone, Register

208 Cambridge Street
Cambridge MA 02141
Tel: (617) 679-6300
Fax: (617) 577-1289
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Note: If you are still having trouble navigating these search functions or cannot find what you are looking for, please contact the Registry of Deeds at (617) 679-6300.

When you hit Search, you will get a listing of the relevant documents.

Search Home Search Criteria Search Options Search Help&Support FAQ Basket

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* Book: 24542 Page Number: 0078 Search Reset Advanced

Recorded Land Book Search (Dates Available: 01/01/1900-Current) Book: 24542 Page Number: 0078 Document Types: Search All Document Types Town: Search All Towns From: 1/1/19

Select All Invert Selection Deselect All Print Search Result View: 20/Page 50/Page 100/Page

Rec. Date	Book/Case	Type Desc.	Town	Doc. #
<input type="checkbox"/> 05/17/1994	24542/078	DEED	MEDFORD	359

PLEASE NOTE

Recorded Land Documents are indexed from 01/02/1974 and Registered Land documents are indexed from 01/02/1974 and Registered Land documents before this date may not be listed if you search by Name. Documents should be listed if you search by Book and Page number.

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Note: If you are still having trouble navigating these search functions or cannot find what you are looking for, please contact us.

Select the document you want to view (there may be more than one) and a new screen with more details appears.

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* Book: 24542 Page Number: 0078 Search Reset Advanced

Recorded Land Book Search (Dates Available: 01/01/1900-Current) Book: 24542 Page Number: 0078 Document Types: Search All Document Types Town: Search All Towns From: 1/1/19

Select All Invert Selection Deselect All Print Search Result View: 20/Page 50/Page 100/Page

Rec. Date	Book/Case	Type Desc.	Town	Doc. #
<input type="checkbox"/> 05/17/1994	24542/078	DEED	MEDFORD	359

View Details View Images

Doc. #	Rec. Date	Rec Time	Type Desc.	# of Pgs.
359	05/17/1994	11:11:00.000	DEED	2

Street # 110 Street Name ALLSTON

Grantor/Grantee-4

LEVIN LOUIS R & AL
PARASUR PENELOPE A & AL
DANNEY WILLIAM A & US
GERGOLD SUSAN & AL

Then it is a matter of looking at that deed and seeing if it describes a parcel of land “with the buildings thereon.” Find the reference to its prior deed by book and page, often referred to as Grantor’s Title, or sometimes with the phrase “For my title, see ...”

BK 24542 P 078

QUITCLAIM DEED

WE, LOUIS R. LEVIN and PENELOPE A. TARASUK of 110 Allston Street, Medford, Middlesex County, Massachusetts, for consideration paid, and in full consideration of _____ DOLLARS grant to WILLIAM A. TENNEY and SUSAN GEROULD, husband and wife, as tenants by the entirety, of 33 Preston Road, Somerville, MA

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in said Medford, bounded and described as follows:

Beginning at the Northwesterly corner of the land herein conveyed at land now or formerly of Nye, thence running:

EASTERLY	on lands of said Nye and now or formerly of one Nolte, one hundred thirty-four and one twelfth (134 1/12) feet ^{thence running}
SOUTHERLY	by said Allston Street about fifty-seven and one-half (57 1/2) feet to a bound;
WESTERLY	thence seventy-six and 66/100 (76.66) feet to a bound; thence
NORTHERLY and WESTERLY	on a curved line by land of said Nye fifty and 55/100 (50.55) feet; thence
WESTERLY	by land of said Nye three and 79/100 (3.79) feet to other land of said Nye; thence
NORTHERLY	on said land of Nye thirty-two and 32/100 (32.32) feet to the point of beginning.

Subject to restrictions of record as far as the same may now be in force and effect.

For Grantor's title see deed of Miriam C. Schneider dated December 13, 1976 and recorded with said Deeds at Book 13111, Page 143 Middlesex South Registry of Deeds.

Witness our hands and seals this _____ day of April 16, 1994.

Louis R. Levin
LOUIS R. LEVIN

Penelope A. Tarasuk
PENELOPE A. TARASUK

*** MASS. EXCISE TAX: 1133.16 ***

PREMISES: 110 Allston Street, Medford, MA 02155
MSD 05/17/94 11:11:58 359 25.08

Q-#

APR 16 11 23 AM '94
MIDDLESEX COUNTY MASS.
REGISTRY OF DEEDS
RECORDED

Then repeat the process with this new deed Book and Page, going back in time to a point when there was no building listed as part of the property description.

Search Home Search Criteria Search Options Search Help&Support FAQ Basket

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Southern Middlesex Recorded/Registered Land

Book: 13111 Page Number: 143 Search Reset Advanced

Recorded Land Book Search (Dates Available: 01/01/1900-Current) Book: 13111 Page Number: 143 Document Types: Search All Document Types Towns: Search All Towns From: 1/1/19

Select All Insert Selection Deselect All Print Search Results View: 20/Page 50/Page 100/Page

Doc. #	Rec. Date	Rec. Time	Type Desc.	# of Pgs.
0025472	12/15/1976	00:00:00.000	DEED	1

Street # _____ Street Name ALLSTON ST

Grantor/Grantee-4

SCHNEIDER MIRIAM C
LEVIN LOUISE E
TARASUK PENELOPE A
LEVIN PENELOPE A

Search Home Search Criteria Search Options Search Help&Support FAQ Basket

masslandrecords.com
Southern Middlesex Recorded/Registered Land

Book: 13111 Page Number: 143 Search Reset Advanced

Recorded Land Book Search (Dates Available: 01/01/1900-Current) Book: 13111 Page Number: 143 Document Types: Search All Document Types Towns: Search All Towns From: 1/1/19

Select All Insert Selection Deselect All Print Search Results View: 20/Page 50/Page 100/Page

Doc. #	Rec. Date	Rec. Time	Type Desc.	# of Pgs.
0025472	12/15/1976	00:00:00.000	DEED	1

Street # _____ Street Name ALLSTON ST

Grantor/Grantee-4

SCHNEIDER MIRIAM C
LEVIN LOUISE E
TARASUK PENELOPE A
LEVIN PENELOPE A

MASSACHUSETTS GUTTLERAIN DEED BK 13111 PG 143
110.75

I, MIRIAM C. SCHNEIDER
Maine
of South Freeport in the Town of Freeport, Cumberland County, ~~MASSACHUSETTS~~
\$50,000.00
being assumed for consideration paid and in full consideration of ~~the same~~
grants to LOUIS B. LEVIN AND PENELOPE A. TARASUK, ALSO KNOWN AS PENELOPE
A. LEVIN, my daughter by the entirety, Commonwealth of Massachusetts
of 43 Irving Street, Medford, Middlesex County, with guttlerain remnants

Warranty:

(Description and recitations, if any)

a certain parcel of land with the buildings thereon situated in said
Medford, bounded and described as follows:

beginning at the Northwest corner of the land herein conveyed at
land now or formerly of Nye, thence running

EASTERLY on lands of said Nye and now or formerly of one Nolte,
one hundred thirty-four and one twelfth (134 1/12) feet
to Allston Street; thence running
SOUTHERLY by said Allston Street about fifty-seven and one-half
(57 1/2) feet to a bound; thence
WESTERLY seventy-six and 66/100 (76.66) feet to a bound; thence
NORTHERLY and
WESTERLY on a curved line by land of said Nye fifty and 55/100
(50.55) feet; thence
WESTERLY by land of said Nye three and 79/100 (3.79) feet to
other land of said Nye; thence
NORTHERLY on said land of Nye thirty-two and 32/100 (32.32) feet
to the point of beginning.

For my title, see Middlesex South District Deeds, Book 5533, Page 208,
and Estate of Mildred R. Meyer, Middlesex Probate Docket #479091, and
Deed from Edward J. Meyer to Miriam C. Schneider dated December 15,
1975, and recorded in Middlesex South District Deeds in Book 13012,
Page 193.

Witness my hand and seal this thirteenth day of December, 1976

Miriam C. Schneider

STATE OF MAINE
CUMBERLAND ss. December 13, 1976
Then personally appeared the above named Miriam C. Schneider

4226

hereto duly authorized this twenty third day of October A.D. 1919.

Medford Savings Bank by Charles E. Buss, Treasurer (Corporate seal)

Signed and sealed in presence of, COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. October 23, 1919. Then personally appeared the above named Charles E. Buss, as Treasurer aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the Medford Savings Bank before me, Earl B. Munro, Notary Public. My Commission expires Feb. 16, 1923. -----

Middlesex ss. Oct. 23, 1919. 12h. 56m. P.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that we, Philip T. Redfern and Dorothy S. Redfern, his wife in her own right both of Medford in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other good and valuable consideration paid by Edward J. Meyer of said Medford, County aforesaid, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Edward J. Meyer and his heirs and assigns forever a certain parcel of land with the buildings thereon situated in said MEDFORD bounded and described as follows: viz.- Beginning at the North-westerly corner of the land herein conveyed at land of Nye, thence running Easterly on lands of said Nye and one Volte one hundred thirty-four and one twelfth (134 1/12) feet to Allston Street; thence running Southerly by said Allston Street about fifty-seven and one-half (57 1/2) feet to a bound; thence Westerly seventy-six and sixty-six one hundredths (76.66) feet to a bound; thence Northerly and Westerly on a curved line by land of Nye fifty and fifty-five one hundredths (50.55) feet; thence Westerly by land of Nye three and seventy-nine one hundredths (3.79) feet to other land of Nye; thence Northerly on said land of Nye thirty-two and thirty-two one hundredths (32.32) feet to point of beginning. Being the same premises conveyed to the said Dorothy S. Redfern by her father Francis F. Streater her mother being deceased by deed dated December 9, 1916 and recorded with Middlesex South District Deeds, book 4166, page 247. This conveyance being hereby made subject to the taxes for the year 1918. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Edward J. Meyer and his heirs and assigns to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee and his heirs and assigns that lawfully seized in fee simple of the granted

REDFERN et al
to
of
MEYER
* * * * *
* U.S.
* Tax.
* Stamps
* \$6.00
* P.S.S.
* Oct. 23
* 1919
* * * * *

As you go back in time with the deeds, they become a little more difficult to read. Before there were the typed structured format deeds like the ones we have just seen, there were typewritten deeds in a long, run-on narrative. Careful reading should uncover the references to the property description and to the prior deed, as shown here.

Plots are bounded and thirty feet to Spring street; then running and running east and bounded south by Spring street one hundred and forty feet to the place begun at. A being Lot No. 30 on a plan of lands of E. T. Hastings and J. H. J. and the lot conveyed to me by Brewster and others containing sixteen thousand four hundred square feet. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Edward W. Loker, his heirs and assigns, to him and their heirs & behoof forever. And I the said James M. Usher for myself and my heirs, executors, and administrators, do covenant with the said Edward W. Loker his heirs and assigns; that I am lawfully seized in fee simple of the above granted premises; that they are free from all incumbrances, that I have good right to sell and convey the same to the said Edward W. Loker his heirs and assigns forever as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Edward W. Loker his heirs and assigns forever against the lawful claims and demands of all persons, who unless otherwise of J. the said James M. Usher and Pamela wife of the said James M. Usher in token of her release of all right and title of or to both down and homestead in the granted premises, have been set on hands and seals this seventeenth day of October in the year of Our Lord eighteen hundred & twenty one. Signed, sealed and delivered in presence James M. Usher (real) of Abel W. Macy, Middlesex ss Oct 17th Pamela Usher (real) 1871. Then personally appeared the above named James M. Usher and acknowledged the above instrument to be his free act and deed; Before me, Sam. A. Gleason, Justice of the Peace, Middlesex ss Oct 21, 1871. Read and Recorded. Attest. Chas. B. Loring Regis

to

Know all men by these Presents,

When you go further back in time, the deeds were hand-written and unless you are able to read 19th century cursive, these may be difficult to decipher.

To all people to whom this presents shall come greeting, know: *Ri: Russell* that *J: Richard Russell* of *Medford* Towne in the County of *Middlesex* in the *Mattachusetts* Colony in *New England* was of. For and in consideration of one *md Jonathan Wade* messuage or tenement whereon *J: now dwell* to witte *granted, bargained* and sold by *Jonathan Wade* of *Jpswich* in the County of *Essex* in the Colony above named *Medford* together with some lands therunto appertaining as will more particularly and fully appaere by his deed of *feoffment* by him signed and sealed, bearing the same date with these presents. As also for and in consideration of five hundred and fifty pounds *sterl. 550⁰⁰* to mee-well, and truly paid by the said *Jonathan Wade* the writte whereof *J: do* by these presents acknowledge, and therewith to be fully satisfied and contented, and thereof and of each part & parcell thereof do fully, clearely & absolutely, acquit, account, and discharge him the said *Jonathan Wade* his heirs, executors, and administrators for ever by these presents, have granted, bargained, and sold, aliened, enfeoffed, and confirmed, and by these presents do fully, clearely & absolutely grant, bargain, and sell, alien, enfeoff and confirm unto him the said *Jonathan Wade* three fourth parts of all the said lands w^{ch} are lately purcheased of *md Edward Collins* at

And when you go way back, to the mid 1600s as shown here, the writing gets quite tough. Beautiful, but sometimes hard to read. By the way, this was part of the transaction when Richard Russell sold most of Medford to Jonathan Wade in 1661.

Usually there is a point where a property was sold as an empty lot only, and then a few months later sold or mortgaged with a building on the lot. This gives us the time-frame when the house was built. In the late 19th century it was quite usual for houses to be built in 3 to 4 months, and even over the winter months.

If a house appears to have been put up after about 1893 or so, it is quite likely that a building permit is available for viewing at the Building Department at City Hall. Just ask to see the folder for the address you are researching.

Permit No. 136	Sept. 17 19 18
Owner Wilbur E. Barnard	
Builder L.H. & F.W. Lovering	
Street 48 Vernon	W. 3 Lot No.
Concrete block garage	
12' x 20'	
Estimated cost \$500	

The early building permits were on 3x5 index cards and listed the owner, sometimes the builder, the date, and often a construction cost estimate. Remember, however, that houses built before 1896 had different street addresses than today – all the addresses in the entire city were renumbered that year. This can lead to some confusion when researching that period.

The process I have just described is generally pretty easy. This applies to so-called Recorded Land for the vast majority of property transactions. There are also Registered Land transactions that have gone through Land Court for various reasons. These are a little harder to follow and pretty much require going to the Registry in Cambridge in person.

Some deeds also have a reference to a map or plan stored at the Registry. Some of the more recent plans are available through the Registry's web site, but older plans, say before 1928, can be found in the large Plan Books at the Registry in Cambridge. The Medford Historical Society hopes to make electronic versions of these earlier plans (going back to 1700) available to researchers at our headquarters.

Some Resources Helpful in Researching House Histories

- **Medford Property Descriptions at Medford Online Assessment Database:**
<https://gis.vgsi.com/medfordma>
- **Deeds online at Middlesex South Registry of Deeds:**
<https://www.masslandrecords.com/middlesexsouth/>
- **Middlesex Grantor (seller) and Grantee (buyer) index of deeds at FamilySearch.com (Massachusetts Land Records 1620-1896)**
- **Medford Building Department at City Hall (building records from about 1892 to present – no building records before Medford became a City in 1892)**
- **Plans and maps at Middlesex South Registry of Deeds (some on-line, most early plans stored at Registry of Deeds in Cambridge)**
- **Medford Directories at MHSM, Medford Public Library, and Ancestry.com:**
<https://medfordhistorical.org>
- **Medford Town Annual Reports at MHSM and Medford Public Library:**
<https://medfordhistorical.org>
- **Medford Tax Lists at MHSM and Medford Public Library:**
<https://medfordhistorical.org>
- **Boston City Directories 1789-1900 at Boston Athenaeum Digital Collections:**
<https://www.bostonathenaeum.org/digital>
- **U. S. Census Listings at Ancestry.com**
- **U. S. Newspapers at Newspapers.com (subscription)**
- **19th Century U.S. Newspapers from Gale Primary Sources through Boston Public Library Online Resources**
- **Massachusetts Digitized Real Estate Atlases at State Library of Massachusetts:**
<https://archives.lib.state.ma.us/handle/2452/127850>
- **Vital Records of Massachusetts to 1850 (births, deaths, marriages):**
<https://ma-vitalrecords.org>
- **Medford Historical Register Online at Medford Public Library:**
<https://medfordlibrary.org/resources/local-history/medford-historical-register/>
- **Medford Historical Maps on MHSM website:**
<https://www.medfordhistorical.org/mapping-medford/medford-historical-maps-online/>
- **Medford Historical Maps at HistoricMapWorks.com**
- **Medford and Massachusetts Historical Maps online at the Norman B. Leventhal Map & Education Center at Boston Public Library:**
<https://www.leventhalmap.org/>
- **Sanborn Insurance Maps of Medford at Library of Congress:**
<https://www.loc.gov/collections/sanborn-maps/?fa=location:massachusetts%7Clocation:middlesex+county%7Clocation:medford>

- **Family Histories and Connections at FamilySearch.com**
- **Genealogical Research at Ancestry.com**
- **Charles Brooks "History of the Town of Medford, Middlesex County, Massachusetts, from its first settlement in 1630 to 1855" – Revised, Enlarged, and Brought Down to 1885 by James M. Usher:**
https://archive.org/details/historyoftownofm00broo_0

This document was prepared by Will Tenney and was a handout at a lecture entitled "House Histories and Fascinating Finds" given at the Charlotte and William Bloomberg Medford Public Library on Thursday, January 12, 2023.