



Property Information Request Information Update Information

File#:	BS-W01469-2347182431	Requested Date:	10/25/2023	Update Requested:
Owner:	ANN GARVIN	Branch:		Requested By:
Address 1:	48 Stratford Rd	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Newton, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Newton Department of Zoning there are no Code Violation cases on this property.

Collector: City of Newton
 Payable Address: 1000 Commonwealth Ave., Newton Centre, MA 02459
 Business# (617) 796-1000

PERMITS Per City of Newton Department of Building there are Open Permits on this property.

1) Open Permit
 Permit#: BP-08-1847 (08090816)
 Issued Date: 9/25/2008
 Fee: N/A
 Type: Window replacement

2) Open Permit
 Permit#: PL-09-965 (09080680)
 Issued Date: 08/31/2009
 Fee: N/A
 Type: 2nd floor bathroom

Collector: City of Newton
 Payable Address: 1000 Commonwealth Ave., Newton Centre, MA 02459
 Business# (617) 796-1000

SPECIAL ASSESSMENTS Per City of Newton Finance Department there are no Special Assessments/liens on the property.

Collector: City of Newton
 Payable Address: 1000 Commonwealth Ave., Newton Centre, MA 02459
 Business# (617) 796-1000

DEMOLITION No

UTILITIES WATER & SEWER

Account #: 33-0190-000400
 Payment Status: Due
 Status: Pvt & Liable.
 Amount: \$494.51
 Good Thru: 11/30/2023
 Account Active: Yes
 Collector: Newton Water Sewer Billing Office
 Payable Address: 1000 Commonwealth Ave, Newton Centre, MA 02459
 Business # (617) 796-1040

Garbage
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Details

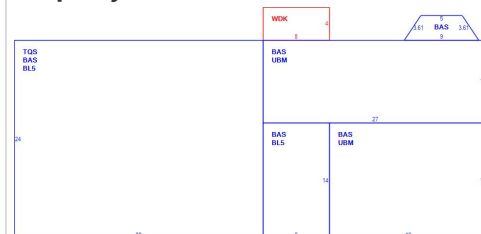
Property

Property SBL	33019 0004
Address	48 STRATFORD RD
Tax Bill Number	2065911
Land Use	1010
Land Use Description	SINGLE FAMILY
Lot Size	9,490 sq ft
Frontage	55 ft
Zoning	SR3
Map ID	027SE
ID	33019 0004

Property Image



Property Sketch



Current Owner

Owner Information	GARVIN WILLIAM H JR & ANNE
	48 STRATFORD RD
	NEWTON, MA 02465

Sale History

Owner	GARVIN WILLIAM H JR & ANNE
Co Owner	
Sale Date	2004-04-01
Sale Price	\$1
Legal	42554/532
Reference	

Assessment History

Assessed Value	Fiscal Year
\$1,127,300	2024
\$1,008,700	2023
\$934,000	2022
\$881,100	2021

Visit History

Visit Date	Type
2015-03-19	Exterior
2009-01-22	Exterior
2004-09-22	Exterior
1991-07-02	Interior

Building General

Building Style	Cape Cod
Year Built	1945
Story Height	1.75
Neighborhood Code	1B

Building Exterior

Exterior Condition	Average
Exterior Walls	Wood Shingle
Masonry/Trim	None
Foundation Type	Concrete
Roof Type	Gable
Roof Material	Asphalt Shingl
Deck Area	32
Porch Area	sq ft
Basement Garage Count	1

Building Interior

Rooms	9
Bedrooms	2
Baths	2
Half Baths	1
Heat Type	Hot Wtr Radiat
Fuel Type	Gas
Air Conditioning	None
Fireplaces	1
Kitchen Quality	Above Average
Bath Quality	Average
Interior Condition	Good
Building Size	1,929 sq ft
Unfinished Attic Area	sq ft
Basement Area	1,368
Finished Basement Area	832 sq ft

Building Area

Building Type	RESIDENTIAL
Gross Building Area	3,509 sq ft
Effective Area	3,329 sq ft
Building Area	1,929 sq ft

Condominium

Detached Structures

Shed Area	80
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Apartments

Document(s) Released to Requester

Stratford Road,48-Permit Applications.pdf



External Message



Requester + Staff

Please see attached permit applications for 48 Stratford Road. There are (2) open permits, they are as follows:

· Building Permit No. BP-08-1847 (08090816) for window replacement. To resolve this open permit, the building inspector would need to be contacted for final inspection. The inspector is Buddy Lamplough, he can be reached at 617-796-1069

· Plumbing Permit No. PL-09-965 (09080680) for 2nd floor bathroom. To resolve this open permit, the plumbing inspector would need to be contacted. The inspector is Paul Cammisaro, he can be reached at 617-796-1081.

There are no code violations on record.

November 2, 2023, 10:12am by Kristen Patten (Staff)



Department Assignment

Public

Removed: City Clerk.



Department Assignment

Public

Removed: Treasury.



External Message



Requester + Staff

Per the Treasury Department's records, parcel #33-0190-00040 does not have any active or pending Real Estate Tax liens. I have attached a report showing that the Real Estate Tax account is paid in full as of today.

Water/Sewer account number #036-17060-000-01 has one outstanding bill. I have attached a Water/Sewer account history which shows the payoff amount as of 11/30/2023. If this bill remains unpaid as of *December 2024*, it will be removed from this property's Water/Sewer billing account and added to the Real Estate Tax account's FY2025 Q3 and Q4 Real Estate Tax bills. Your other questions about this Water/Sewer account cannot be answered by the Treasury Department; we collect bills, we do not maintain meters or create Water/Sewer usage bills.

October 30, 2023, 12:00pm by Kirsten Leavitt, Treasury Analyst (Staff)



Document(s) Released to Requester

Requester + Staff

48 STRATFORD RD (WATER-SEWER HISTORY & PAYOFF AS OF 11-30-2023).pdf



Document(s) Released to Requester

Requester + Staff

48 STRATFORD RD (REAL ESTATE TAX STATUS- CURRENT).pdf



Department Assignment

Public

Added: Treasury, Inspectional Services.



External Message



Requester + Staff

The City has received your request for public records pursuant to M.G.L. c. 66. In accordance with c. 66, the City will respond within ten business days unless an extension is required to comply with this request. If the response takes more than two hours to fulfill, the City may charge a reasonable fee including \$.05 per copy and up to \$25 per hour. The City will notify you of any cost prior to fulfilling the request.

In accordance with the state regulations pertaining to public records, you have the right to appeal the response to your request for records to the Supervisor of Public Records pursuant to 950 CMR 32.08.

October 28, 2023, 10:54am



Department Assignment

City Clerk

Public



Request Opened

Request received via web

Public

October 28, 2023, 10:54am by the requester

Parcel Find

PARCEL : 33-0190-000400
 LOCATION : 48 STRATFORD RD
 NAME : GARVIN WILLIAM
 EFF DATE : 11/30/2023

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2024	UB-U	76012430	Y	48 STRATFORD RD	531.12	488.89	494.51
2023	UB-U	75103196	Y	48 STRATFORD RD	157.67	0.00	0.00
2023	UB-U	75073037	Y	48 STRATFORD RD	138.86	0.00	0.00
2023	UB-U	75042578	Y	48 STRATFORD RD	26.00	0.00	0.00
2023	UB-U	75012254	Y	48 STRATFORD RD	26.00	0.00	0.00
2022	UB-U	74101658	Y	48 STRATFORD RD	25.00	0.00	0.00
2022	UB-U	74071762	Y	48 STRATFORD RD	25.00	0.00	0.00
2022	UB-U	74042066	Y	48 STRATFORD RD	269.24	0.00	0.00
2022	UB-U	74012117	Y	48 STRATFORD RD	685.02	0.00	0.00
2021	UB-U	73101226	Y	48 STRATFORD RD	227.08	0.00	0.00
2021	UB-U	73071423	Y	48 STRATFORD RD	187.90	0.00	0.00
2021	UB-U	73041728	Y	48 STRATFORD RD	0.00	0.00	0.00
2021	UB-U	73012241	Y	48 STRATFORD RD	410.28	0.00	0.00
2020	UB-U	72099290	Y	48 STRATFORD RD	164.36	0.00	0.00
2020	UB-U	72070245	Y	48 STRATFORD RD	164.36	0.00	0.00
2020	UB-U	72041036	Y	48 STRATFORD RD	592.65	0.00	0.00
2020	UB-U	72012126	Y	48 STRATFORD RD	609.38	0.00	0.00
2019	UB-U	71098418	Y	48 STRATFORD RD	138.80	0.00	0.00
2019	UB-U	71069694	Y	48 STRATFORD RD	155.95	0.00	0.00
2019	UB-U	71040985	Y	48 STRATFORD RD	883.67	0.00	0.00
2019	UB-U	71012002	Y	48 STRATFORD RD	563.92	0.00	0.00
2018	UB-U	70090271	Y	48 STRATFORD RD	117.45	0.00	0.00
2018	UB-U	70062294	Y	48 STRATFORD RD	117.45	0.00	0.00
2018	UB-U	70033556	Y	48 STRATFORD RD	826.68	0.00	0.00
2018	UB-U	70004975	Y	48 STRATFORD RD	686.61	0.00	0.00
2017	UB-U	67095830	Y	48 STRATFORD RD	130.05	0.00	0.00
2017	UB-U	67067763	Y	48 STRATFORD RD	114.15	0.00	0.00
2017	UB-U	67039593	Y	48 STRATFORD RD	574.50	0.00	0.00
2017	UB-U	67011600	Y	48 STRATFORD RD	772.68	0.00	0.00
2016	UB-U	66092551	Y	48 STRATFORD RD	172.25	0.00	0.00
2016	UB-U	66065598	Y	48 STRATFORD RD	141.55	0.00	0.00
2016	UB-U	66038654	Y	48 STRATFORD RD	406.75	0.00	0.00
2016	UB-U	66011377	Y	48 STRATFORD RD	397.30	0.00	0.00
2015	UB-U	65087031	Y	48 STRATFORD RD	111.32	0.00	0.00
2015	UB-U	65061625	Y	48 STRATFORD RD	141.34	0.00	0.00
2015	UB-U	65036165	Y	48 STRATFORD RD	450.45	0.00	0.00
2015	UB-U	65010670	Y	48 STRATFORD RD	722.90	0.00	0.00
2014	UB-U	64086779	Y	48 STRATFORD RD	121.77	0.00	0.00
2014	UB-U	64061434	Y	48 STRATFORD RD	121.77	0.00	0.00
2014	UB-U	64036058	Y	48 STRATFORD RD	936.26	0.00	0.00
2014	UB-U	64010630	Y	48 STRATFORD RD	407.83	0.00	0.00
2013	UB-U	63080879	Y	48 STRATFORD RD	131.35	0.00	0.00
2013	UB-U	63055332	Y	48 STRATFORD RD	103.55	0.00	0.00
2013	UB-U	63030012	Y	48 STRATFORD RD	1,278.41	0.00	0.00
2013	UB-U	63004469	Y	48 STRATFORD RD	848.17	0.00	0.00
2012	UB-U	62092810	Y	48 STRATFORD RD	113.29	0.00	0.00
2012	UB-U	62067199	Y	48 STRATFORD RD	153.43	0.00	0.00
2012	UB-U	62041999	Y	48 STRATFORD RD	1,060.30	0.00	0.00
2012	UB-U	62022996	Y	48 STRATFORD RD	25.00	0.00	0.00
2012	UB-U	62016302	Y	48 STRATFORD RD	509.57	0.00	0.00

Parcel Find

PARCEL : 33-0190-000400
 LOCATION : 48 STRATFORD RD
 NAME : GARVIN WILLIAM
 EFF DATE : 11/30/2023

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2011	UB-U	61088332	Y	48 STRATFORD RD	105.61	0.00	0.00
2011	UB-U	61063283	Y	48 STRATFORD RD	6.25	0.00	0.00
2011	UB-U	61037838	Y	48 STRATFORD RD	217.39	0.00	0.00
2011	UB-U	61035562	Y	48 STRATFORD RD	25.00	0.00	0.00
2011	UB-U	61012324	Y	48 STRATFORD RD	612.48	0.00	0.00
2010	UB-U	60086615	Y	48 STRATFORD RD	269.56	0.00	0.00
2010	UB-U	60063036	Y	48 STRATFORD RD	182.91	0.00	0.00
2010	UB-U	60036141	Y	48 STRATFORD RD	457.08	0.00	0.00
2010	UB-U	60010626	Y	48 STRATFORD RD	181.93	0.00	0.00
2009	UB-U	69036199	Y	48 STRATFORD RD	195.49	0.00	0.00
2009	UB-U	69010973	Y	48 STRATFORD RD	46.09	0.00	0.00
2009	UB-U	68099547	Y	48 STRATFORD RD	6.25	0.00	0.00
2008	UB-U	68066447	Y	48 STRATFORD RD	584.65	0.00	0.00
2008	UB-U	68038020	Y	48 STRATFORD RD	237.37	0.00	0.00
2008	UB-U	68012684	Y	48 STRATFORD RD	237.37	0.00	0.00
2007	UB-U	857012	Y	48 STRATFORD RD	617.49	0.00	0.00
2007	UB-U	854478	Y	48 STRATFORD RD	25.00	0.00	0.00
2007	UB-U	831703	Y	48 STRATFORD RD	611.94	0.00	0.00
2007	UB-U	807919	Y	48 STRATFORD RD	138.40	0.00	0.00
2007	UB-U	781048	Y	48 STRATFORD RD	156.02	0.00	0.00
2006	UB-U	755693	Y	48 STRATFORD RD	478.41	0.00	0.00
2006	UB-U	731734	Y	48 STRATFORD RD	402.62	0.00	0.00
2006	UB-U	700748	Y	48 STRATFORD RD	221.94	0.00	0.00
2006	UB-U	698500	Y	48 STRATFORD RD	75.00	0.00	0.00
2006	UB-U	675782	Y	48 STRATFORD RD	106.08	0.00	0.00
2005	UB-U	648425	Y	48 STRATFORD RD	388.37	0.00	0.00
2005	UB-U	623255	Y	48 STRATFORD RD	498.53	0.00	0.00
2005	UB-U	599781	Y	48 STRATFORD RD	76.30	0.00	0.00
2005	UB-U	574524	Y	48 STRATFORD RD	253.36	0.00	0.00
2004	UB-U	560114	Y	48 STRATFORD RD	25.00	0.00	0.00
2004	UB-U	548768	Y	48 STRATFORD RD	303.68	0.00	0.00
2004	UB-U	528227	Y	48 STRATFORD RD	447.66	0.00	0.00
2004	UB-U	503401	Y	48 STRATFORD RD	25.00	0.00	0.00
2004	UB-U	501220	Y	48 STRATFORD RD	109.44	0.00	0.00
2004	UB-U	473665	Y	48 STRATFORD RD	109.44	0.00	0.00
2003	UB-U	448543	Y	48 STRATFORD RD	366.68	0.00	0.00
2003	UB-U	423232	Y	48 STRATFORD RD	326.33	0.00	0.00
2003	UB-U	397396	Y	48 STRATFORD RD	83.72	0.00	0.00
2003	UB-U	377084	Y	48 STRATFORD RD	190.64	0.00	0.00
2002	UB-U	347080	Y	48 STRATFORD RD	589.46	0.00	0.00
2002	UB-U	321735	Y	48 STRATFORD RD	214.09	0.00	0.00
2002	UB-U	292642	Y	48 STRATFORD RD	214.14	0.00	0.00
2002	UB-U	265593	Y	48 STRATFORD RD	159.96	0.00	0.00
2001	UB-U	242100	Y	48 STRATFORD RD	525.29	0.00	0.00
2001	UB-U	216932	Y	48 STRATFORD RD	504.28	0.00	0.00
2001	UB-U	189800	Y	48 STRATFORD RD	143.14	0.00	0.00
2001	UB-U	164642	Y	48 STRATFORD RD	227.51	0.00	0.00
2001	UB-U	162222	Y	48 STRATFORD RD	25.00	0.00	0.00
2000	UB-U	142104	Y	48 STRATFORD RD	319.55	0.00	0.00
2000	UB-U	114386	Y	48 STRATFORD RD	519.08	0.00	0.00

Parcel Find

PARCEL: 33-0190-000400
 LOCATION: 48 STRATFORD RD
 NAME: GARVIN WILLIAM
 EFF DATE: 11/30/2023

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2000	UB-U	89489	Y	48 STRATFORD RD	130.81	0.00	0.00
2000	UB-U	61321	Y	48 STRATFORD RD	153.04	0.00	0.00
2000	UB-U	9561	Y	48 STRATFORD RD	345.70	0.00	0.00
1999	UB-U	37689	Y	48 STRATFORD RD	442.03	0.00	0.00
1999	UB-U	3546	Y	48 STRATFORD RD	377.20	0.00	0.00
						TOTAL DUE NOW	494.51
						TOTAL UNPAID	488.89

** END OF REPORT - Generated by Kirsten Leavitt **

Request

Hello,

Our firm has been requested to research the referenced property for any **BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES** on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Property Address: 48 Stratford Rd, Newton, MA 02465

Property SBL: 33019 0004

Owner: ANN GARVIN

Open _____ **Expired** _____ **Closed** _____ **None** _____

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active **LIENS** recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien, and provide the book and page number.

We are looking for Water & Sewer Bill information for the below mentioned Property.

Property Address: 48 Stratford Rd, Newton, MA 02465

Property SBL: 33019 0004

Owner: ANN GARVIN

- 1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property. Only the account.
- 2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.
- 3) If the bills are UNPAID, will there be a LIEN placed on the bills?
- 4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.
- 5) If bills are Unpaid, please provide a statement showing the payoff good thru 11/30/2023

Your assistance is greatly appreciated!

Show less

Timeline

Documents



Department Assignment

Public

Removed: Treasury.



External Message



Requester + Staff

Per the Treasury Department's records, parcel #33-0190-00040 does not have any active or pending Real Estate Tax liens. I have attached a report showing that the Real Estate Tax account is paid in full as of today.

Water/Sewer account number #036-17060-000-01 has one outstanding bill. I have

attached a Water/Sewer account history which shows the payoff amount as of 11/30/2023. If this bill remains unpaid as of *December 2024*, it will be removed from this property's Water/Sewer billing account and added to the Real Estate Tax account's FY2025 Q3 and Q4 Real Estate Tax bills.

Your other questions about this Water/Sewer account cannot be answered by the Treasury Department; we collect bills, we do not maintain meters or create Water/Sewer usage bills.

October 30, 2023, 12:00pm by Kirsten Leavitt, Treasury Analyst (Staff)