



## Property Information

File#: BS-W01469-6195155786  
Owner: MOLINA, GEORGE O  
Address 1: 115 Tripp St  
Address 2:  
City, State Zip: Framingham, MA

## Request Information

Requested Date: 10/25/2023  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Per City of Framingham Department of Zoning there are no Code Violation cases on this property.

Collector: City of Framingham  
Payable Address: 150 Concord Street, Framingham, MA 01702  
Business# (508) 532-5602

### PERMITS

Per City of Framingham Department of Building there are Multiple Open Permit's on this property.

Collector: City of Framingham  
Payable Address: 150 Concord Street, Framingham, MA 01702  
Business# (508) 532-5602

1. Permit#: BLD231664  
Type: Replace House Siding

2. Permit#: BLD220462  
Type: Replace Old Roofing

3. Permit#: BLDG190943  
Type: Res Gas

4. Permit#: BLDP150647  
Type: Res Plumbing

5. Permit#: BLDE140948  
Type: Res Electric

6. Permit#: BLD141015  
Type: Res Reno

7. Permit#: BLD140667  
Type: Res Reno

8. Permit#: BLD131408  
Type: Res Reno

9. Permit#: BLD0900098  
Type: Res Reno

### SPECIAL ASSESSMENTS

Per City of Framingham Department of Finance there are no Special assessments/Liens on this property

Collector: City of Framingham  
Payable Address: 150 Concord Street, Framingham, MA 01702  
Business# (508) 532-5602



DEMOLITION

NO

UTILITIES

WATER & SEWER:

Account #: 1604259000

Payment Status: DELINQUENT

Status: Pvt & Liable

Amount: \$149.02

Good Thru: 11/30/2023

Account Active: YES

Collector: City of Framingham

Payable Address: 100 Western Avenue, Framingham, MA 01702

Business # (508) 532-5605

GARBAGE:

Garbage bills are included in the real estate property taxes.

# Unofficial Property Record Card - Framingham, MA

## General Property Data

Parcel ID **141-02-0377-000**  
Prior Parcel ID **100/172.0 --**  
Property Owner **MOLINA, GEORGE O**

Account Number **F\_680076\_2922375**

Mailing Address **115 TRIPP ST**

Property Location **115 TRIPP ST**  
Property Use **SNGL-FAM-RES**

City **FRAMINGHAM**

Most Recent Sale Date **7/1/2010**  
Legal Reference **54936-581**

Mailing State **MA** Zip **01702**

Grantor **PAZ, LICY**

ParcelZoning **M**

Sale Price **5,000**

Land Area **0.204 acres**

## Current Property Assessment

Card 1 Value Building Value **157,900**

Xtra Features Value **6,200**

Land Value **180,300**

Total Value **344,400**

## Building Description

Building Style **CONVENTIONAL**  
# of Living Units **1**  
Year Built **1912**  
Building Grade **AVERAGE**  
Building Condition **Fair**  
Finished Area (SF) **1250**  
Number Rooms **6**  
# of 3/4 Baths **0**

Foundation Type **CONC BLOCK**  
Frame Type **WOOD**  
Roof Structure **GABLE**  
Roof Cover **ASPHALT**  
Siding **WOOD**  
Interior Walls **DRYWALL**  
# of Bedrooms **3**  
# of 1/2 Baths **0**

Flooring Type **AVERAGE**  
Basement Floor **CONCRETE**  
Heating Type **FORCED H/W**  
Heating Fuel **OIL**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **2**  
# of Other Fixtures **0**

## Legal Description

100/172.0-0409-0022.0

## Narrative Description of Property

This property contains 0.204 acres of land mainly classified as SNGL-FAM-RES with a(n) CONVENTIONAL style building, built about 1912, having WOOD exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Request# 2023-3226 : Response to your Request

foiadirect@townforms.com <foiadirect@townforms.com>

Thu 11/9/2023 1:48 PM

To: MLS <MLS@stellarip.com>

Cc: piversen@framinghamma.gov <piversen@framinghamma.gov>; piversen@framinghamma.gov <piversen@framinghamma.gov>

2 attachments (936 KB)

115TrippStreet\_11092023122206.pdf; FOIARequestNo2023-3226\_10312023094143.docx;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please [click here](#) to download your response document(s).

**Please DO NOT reply to this email !! Please use the email address of the sender at bottom of this email, in order to communicate with the request management team.**

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**City of Framingham, MA**

**Public Record Request Number:2023-3226**

Requester: **Alfred Banks**

Request Date: **Monday, October 30, 2023 8:00:00 AM**

Response Due Date: **Monday, November 13, 2023**

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Dear Alfred Banks:

We have completed the work in reference to your request as referenced above. The response is given below.

**Request Response**

**DPW: Please see attached document.**

**Inspectional Services - Attached please find permit history on 115 Tripp Street. Permits with in-progress/issued status will require an inspection. Once the inspection has been completed/passed the inspector will close out the permit. Contractors will need to contact the inspectors directly to schedule inspections. Currently there are no open/unresolved code violations.**

- o Michael Giargiari, Electrical Inspector  
Phone: 508-532-6179
- o Mark Shahood, Plumbing Inspector  
Phone: 508-532-6177
- o Jim Murphy, Building Inspector  
Phone: 508-532-6178
- o Eric Chartier, Building Inspector Phone: 508-532-6175

You have a right to appeal this response by filing an appeal with the Supervisor of Public Records or filing an action in Superior Court pursuant to G.L. c. 66, s. 10A.

Thank you.

**P.J. Iversen, City RAO**

Mayor's Office Department

City of Framingham

150 Concord St.

Framingham, MA 01702

Tel: (508)-532-5602

Email: piversen@framinghamma.gov

Showing 1-15 of 22

<input type="checkbox"/>	<u>Permit No</u>	<u>Number</u>	<u>Street Name</u>	<u>Status</u>	<u>Opened</u>	<u>Type</u>	<u>Description</u>
<input type="checkbox"/>	<a href="#">BLD231664</a>	115	TRIPP ST	Issued	07/18/2023	Res Reno	REPLACE HOUSE SIDING
<input type="checkbox"/>	<a href="#">BLD220462</a>	115	TRIPP ST	Issued	03/03/2022	Res Roofing	REPLACE OLD ROOF - FIX STEPS IN FRONT OF THE HOUSE
<input type="checkbox"/>	<a href="#">CODE200136</a>	115	TRIPP ST	Resolved	02/04/2020	Trash Debris	PROPERTY IS A MESS, WINDOWS OUT FRONT
<input type="checkbox"/>	<a href="#">BLDG190943</a>	115	TRIPP ST	Issued	11/20/2019	Res Gas	(1) Furnace Floor BSM; (1) Water Heater Floor BSM; (1) Cook Stove Floor 1; NEW G...
<input type="checkbox"/>	<a href="#">STR170376</a>	115	TRIPP ST	Completed	09/15/2017	Street	New Gas Service Install
<input type="checkbox"/>	<a href="#">BLDP150647</a>	115	TRIPP ST	Issued	08/14/2015	Res Plumbing	2 BATHTUBS, 1 DISHWASHER, 1 FOOD DISPOSER, 1 KITCHEN SINK, 2 LAVATORIES, 2 TOILETS, ...
<input type="checkbox"/>	<a href="#">BLDE140948</a>	115	TRIPP ST	Issued	07/21/2014	Res Electric	REWIRE 3 ROOMS FROM FIRE.
<input type="checkbox"/>	<a href="#">BLD141015</a>	115	TRIPP ST	Issued	06/09/2014	Res Reno	INTERIOR RENO DUE TO FIRE DAMAGE
<input type="checkbox"/>	<a href="#">BLD140667</a>	115	TRIPP ST	In Progress	04/29/2014	Res Reno	SELECTIVE INTERIOR DEMO DUE TO FIRE DAMAGE
<input type="checkbox"/>	<a href="#">CODE140036</a>	115	TRIPP ST	Resolved	01/30/2014	Illegal Apt	ILLEGAL APARTMENT - INSPECTION AFTER FIRE
<input type="checkbox"/>	<a href="#">BOHCODE140017</a>	115	TRIPP ST	Resolved	01/30/2014	Housing	FRAMINGHAM FIRE DEPT, CALLED BOH WATER SHUTT, NO ELECTRICITY; WINDOWS BROKEN, SMOKE ...
<input type="checkbox"/>	<a href="#">TOP130344</a>	115	TRIPP ST	Closed	11/05/2013	Trench	EMERG WATER MAIN REPAIR
<input type="checkbox"/>	<a href="#">BLD131408</a>	115	TRIPP ST	In Progress	08/29/2013	Res Reno	2 REPLACEMENT WINDOWS
<input type="checkbox"/>	<a href="#">BLD0900098</a>	115	TRIPP ST	In Progress	02/18/2009	Res Reno	Repair roof; enclose porch
<input type="checkbox"/>	<a href="#">DBA080176</a>	115	TRIPP ST	Active	04/10/2008		

115 Tripp St.

Allison Larson <alarson@framinghamma.gov>

Tue 11/14/2023 3:10 PM

To: MLS <MLS@STELLARIPL.COM>

Some people who received this message don't often get email from alarson@framinghamma.gov. [Learn why this is important](#)

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Per our conversation, there are no special assessments on this property, and the account is paid in full at this time.

Allison Larson  
Assistant Treasurer/Collector  
City of Framingham

508-532-5430

[alarson@framinghamma.gov](mailto:alarson@framinghamma.gov)

*One Framingham - Focused on the Future*

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# CITY OF FRAMINGHAM

DEPARTMENT OF PUBLIC WORKS | ADMINISTRATION

100 Western Avenue  
Framingham, MA 01702

508-532-5605 dpwbilling  
inquiries@framinghamma.gov  
www.framinghamma.gov

## Memo

**To:** - FOIA Request No. 2023-3226

**From:** Judi LaPan, Water & Wastewater Business Manager, DPW

**Date:** October 30, 2023

**Re:** FOIA Request No. 2023-3226 – 115 Tripp Street Framingham, MA

The property located at 115 Tripp Street, Acct # 1604259000 is in active status. The property is billed quarterly for water and sewer. The last bill was mailed on 09/30/23 for usage through 09/01/23 with a due date of 11/02/23. The balance due on 11/02/23 is \$147.44. A payoff through 11/30/23 is shown in the screen shot below. The balance due is current and not subject to lien at this time.

If the request for a payoff is due to a sale of the property, a Final Meter Inspection and Final Bill would need to be requested to capture the water/sewer usage from the last billed read of 09/01/23 though the closing. The form can be found at framinghamma.gov

Account Customer Inquiry [CITY OF FRAMINGHAM]

Close Accept Search Alerts Output Print Display PDF Save Attach Map History Utilities Connect Station Bill Inquiry Expense Date Preferences Quote File Estimate Charges Hearing Audit Charge Calculation

Account Customer Inquiry [CITY OF FRAMINGHAM]

Account: 1604259000 Billing address: 115 TRIPP ST Additional info: Alerts

Account start date: 01/01/1950

Parcel: 141020377000

Route: 16 District: IN Type: RS

Address: 115 TRIPP ST FRAMINGHAM, MA 01701

Customer: 450116216 CID Information: Social Security Number, Driver's License, Date of Birth, E-Mail

Name 1: MOLINA, GEORGE

Name 2:

Relation: OWNER

Start date: 06/01/2010 Stop date: 12/31/9999

Recent activity: Last bill: 09/30/2023 147.44, Last payment: 07/18/2023 208.25, Bill due date: 11/02/2023, Projected penalty amount: 0.00, Total due on: 11/30/2023 149.02

Work Orders  Contacts  Special Conditions  Deposits  Text  Application Fees  Payment Plans

Summary	Account Balance	Account History	Events	Current Billed	Bills										
Bill Date	Bill #	Charge	Charge Desc	P	Billed	Discount	Current Due	Past Due	Interest	Balance Due	Due Date	Shutoff Date	From Date	To Date	Le
09/30/2023	269779	1R0400	1R0400		64.16	.00	64.16	.00	.69	64.85	11/02/2023		06/01/2023	09/01/2023	
	269779	2R0400	2R0400		83.28	.00	83.28	.00	.89	84.17					
					147.44	.00				149.02					
06/30/2023	251181	1R0400	1R0400		40.10	.00	.00	.00	.00	.00	08/10/2023		03/01/2023	06/01/2023	
	251181	2R0400	2R0400		52.05	.00	.00	.00	.00	.00					
					92.15	.00				.00					