

86 Miller St
Franklin, MA 02038-1112
Single Family

MLS #: **71545976** Status: **Sold**
List Price: **\$164,900** Sale Price: **\$155,000**
List Date: **6/22/2013** Sale Date: **4/17/2014**
Area: Off Market Date: **4/12/2014**
List\$/SqFt: **\$214.71** Sold\$/SqFt: **\$201.82**
Days on Market (Total): **170** Days on Market (Office): **170**

Property Features

Rooms: **4** Style: **Ranch**
Bedrooms: **2** Type: **Detached**
Baths: **1f 0h** Apprx Acres: **0.43**
Master Bath: **No** Apprx Lot Size: **18766 sq.ft.**
Fireplaces: **0** Apprx Living Area: **768 sq.ft.**
Year Built: **1968** Foundation Size: **IRR (Poured Concrete)**
Color: **white** Garage: **0 Carport**
Parking: **4 Off-Street**
Handicap Access/Features: **No**



Room Descriptions

Features & Other Information

Room	Level	Size	Features
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Area Amenities: **Public Transportation**
Basement: **Yes Full**
Construction: **Frame**
Cooling: **None**
Electric: **100 Amps**
Exclusions:
Exterior: **Vinyl**
Green Certified: **No**
Heating: **Central Heat, Hot Water Baseboard, Oil**
Hot Water: **Oil**
Lead Paint: **Unknown**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Failed**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **Yes**

Remarks

2 bed ranch home. Updated oak eat in kitchen. Oak hardwoods. Porch & carport. Town water on quiet side street. Close to shopping and great highway access. Buy this property with as little as 5% down for qualified buyers.

Tax Information

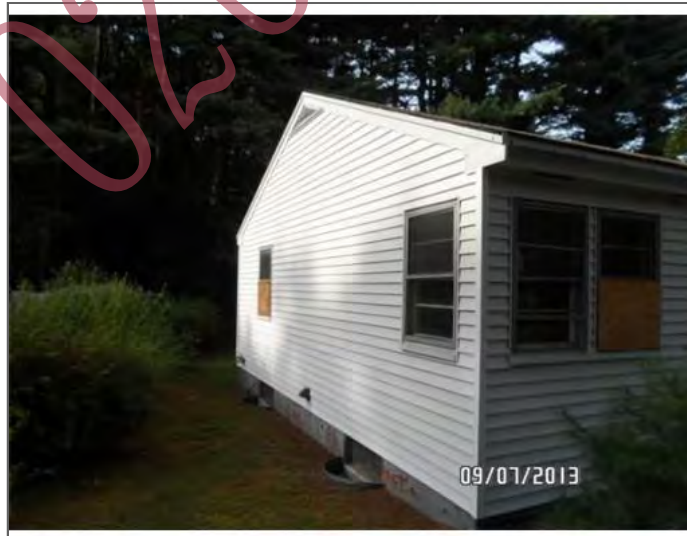
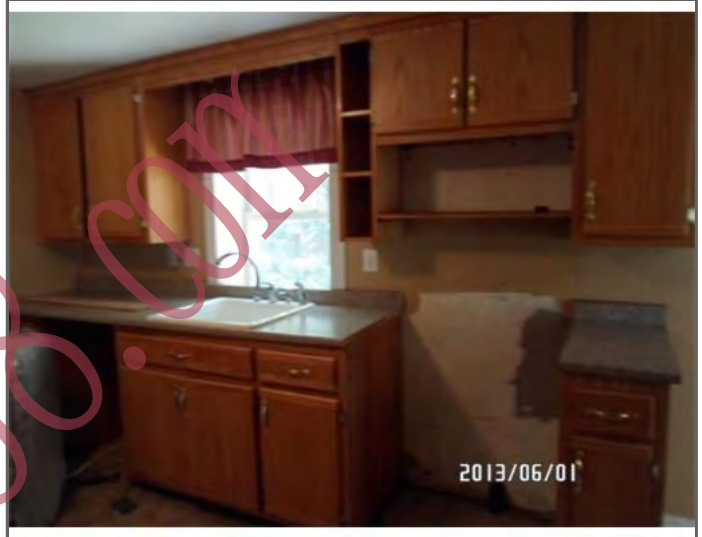
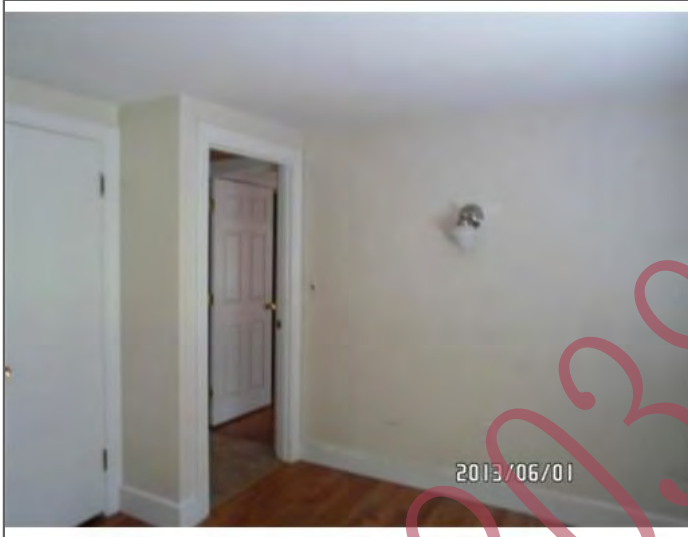
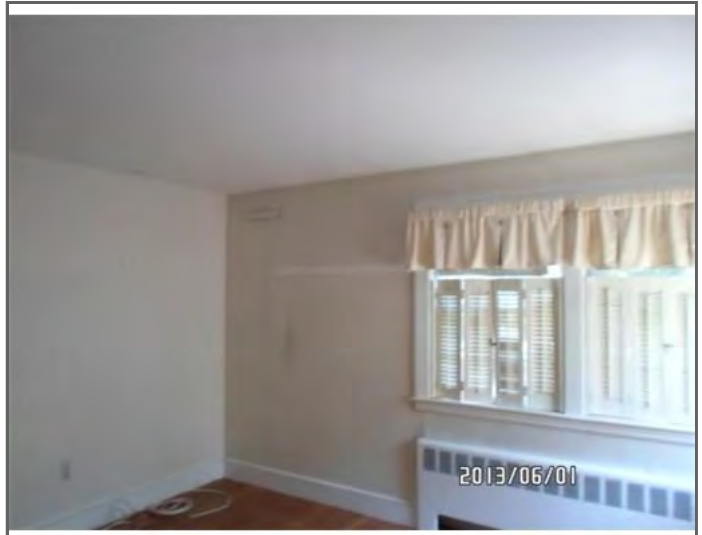
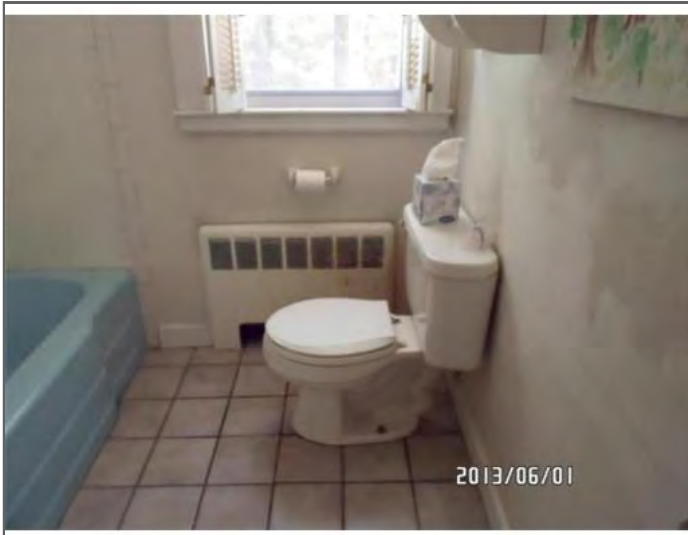
2013 Taxes: **\$3219** Assessment: **\$224,500**
Pin #: **M:245 L:090**

Cert: **52294** Zoning Code: **res**
Map: Block: Lot: Book: **27726** Page: **400**

Market History for 86 Miller St, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71545976	6/22/2013	Listed for \$219,900			\$219,900
	7/22/2013	Price Changed to: \$199,900			\$199,900
	8/14/2013	Price Changed to: \$189,900			\$189,900
	9/16/2013	Price Changed to: \$179,900			\$179,900
EXT	9/16/2013	Status Changed to: Extended			
	10/18/2013	Price Changed to: \$174,900			\$174,900
UAG	11/11/2013	Status Changed to: Under Agreement			
	12/12/2013	Compensation Based On Changed To: Gross/Full Sale Price			
BOM	3/17/2014	Status Changed to: Back on Market			
EXT	3/17/2014	Status Changed to: Extended			
	3/18/2014	Price Changed to: \$164,900			\$164,900
EXT	3/18/2014	Status Changed to: Extended			
CTG	3/22/2014	Status Changed to: Contingent			
UAG	4/14/2014	Status Changed to: Under Agreement			
SLD	4/17/2014	Status Changed to: Sold			
	4/17/2014	Sold for \$155,000	170	145	\$155,000
Market History for Office Id: NB4081			170	145	\$155,000
Market History for this property			170	145	\$155,000





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**86 Miller Street
Franklin, MA 02038
Single Family**

MLS #: 71714119	Status: Sold
List Price: \$249,000	Sale Price: \$236,000
List Date: 7/15/2014	Sale Date: 9/15/2014
Area:	Off Market Date: 8/28/2014
List\$/SqFt: \$324.22	Sold\$/SqFt: \$307.29
Days on Market (Total): 44	Days on Market (Office): 44

Property Features

Rooms: 5	Style: Ranch
Bedrooms: 2	Type: Detached
Baths: 1f 0h	Apprx Acres: 0.43
Master Bath:	Apprx Lot Size: 18748 sq.ft.
Fireplaces: 0	Apprx Living Area: 768 sq.ft.
Year Built: 1953	Foundation Size: (Poured Concrete)
Color: white	Garage: 0 Carport
Parking: 4 Off-Street	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Family Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Laundry:	B	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vent Hood, Range - ENERGY STAR**

Area Amenities: **Shopping, Public School**

Basement: **Yes Full, Concrete Floor**

Construction: **Frame**

Cooling: **None**

Electric: **100 Amps**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Deck - Wood, Gutters**

Facing Direction: **South**

Heating: **Hot Water Baseboard, Gas**

Hot Water: **Electric**

Lead Paint: **Unknown**

Living Area Disclosures: **does not include enclosed porch or basement**

Road Type: **Public**

Roof: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Pass**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr.App.Reg: **No**

Lender Owned: **No**

Remarks

Outstanding renovation in one of Franklin's best neighborhoods. Move in ready.- Circular driveway- New: insulated windows, roof , gutters, appliances, gas furnace,flooring, new septic system, landscaping, backyard deck, tool shed, etc..etc.. Yard is perfect for children and or pets. must "see" home and street to fully appreciate.

Tax Information

2013 Taxes: \$3219 Assessment: \$224,500

Pin #:

Cert: Zoning Code: **res**

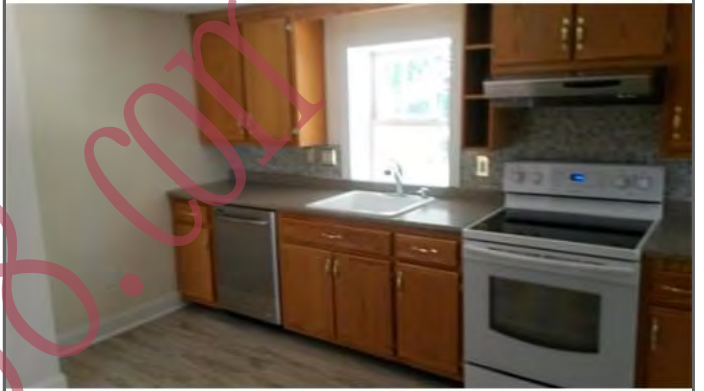
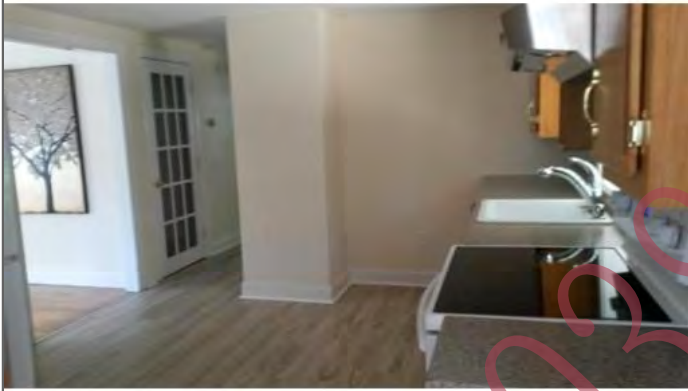
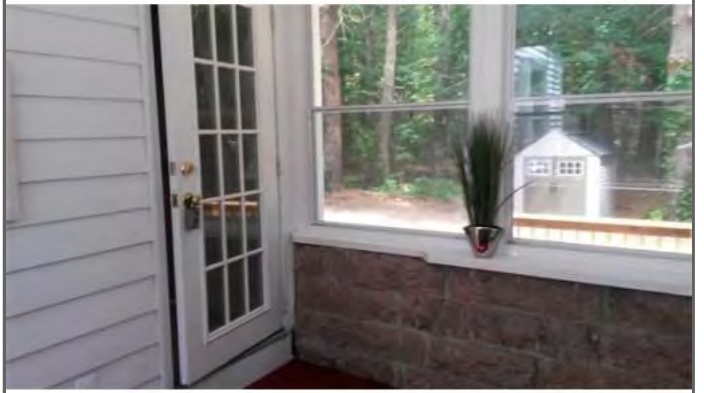
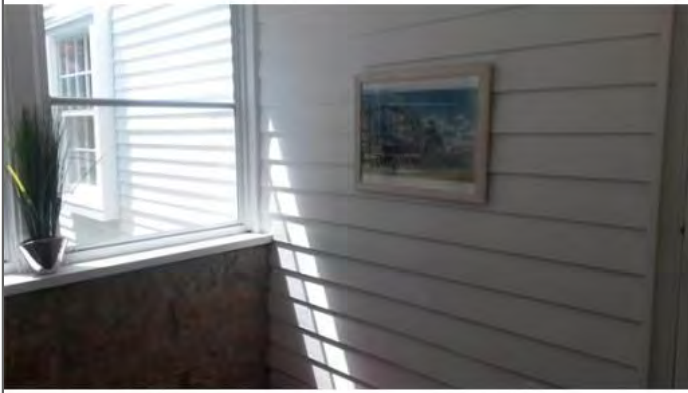
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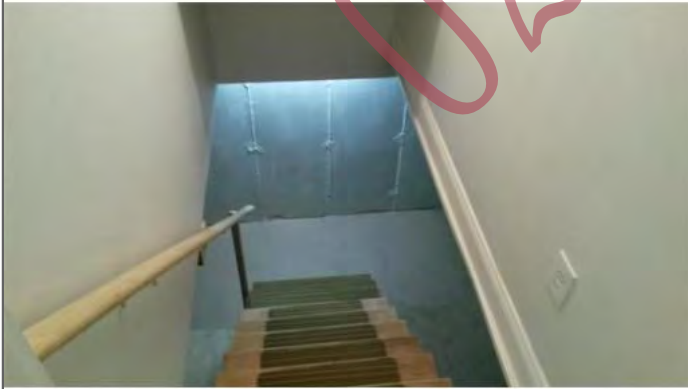
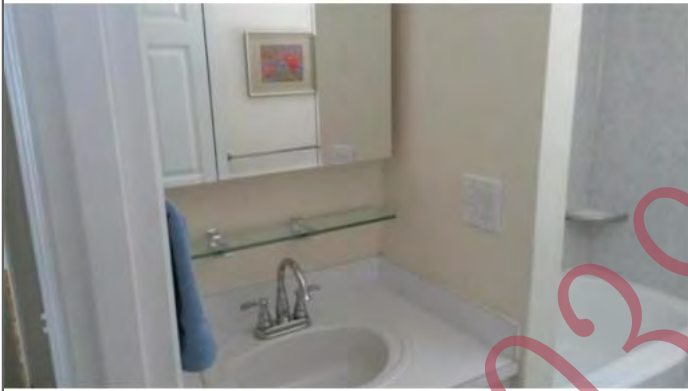
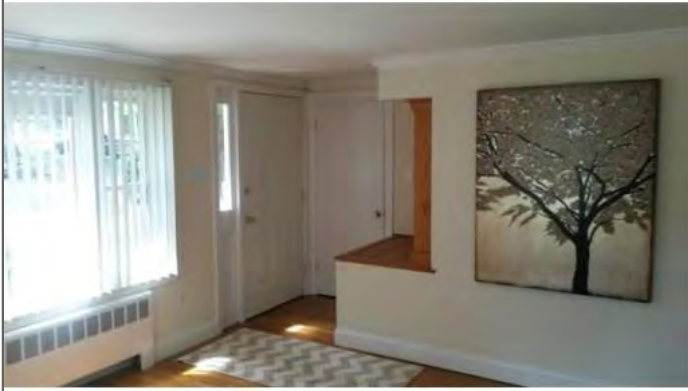
Market History for 86 Miller Street, Franklin, MA 02038

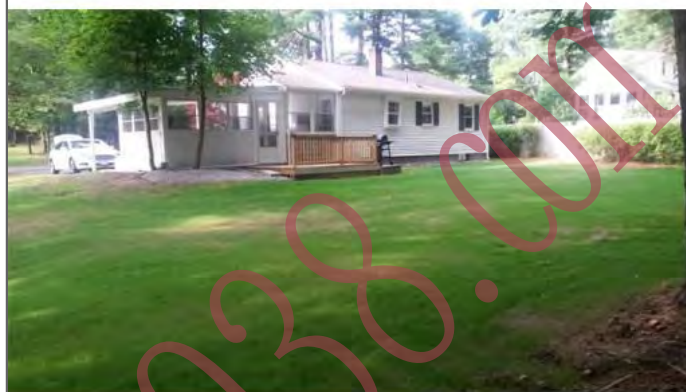
MLS #	Date		DOM	DTO	Price
71714119	7/15/2014	Listed for \$254,900			\$254,900
	8/7/2014	Price Changed to: \$249,000			\$249,000
CTG	8/15/2014	Status Changed to: Contingent			
UAG	8/28/2014	Status Changed to: Under Agreement			
SLD	9/16/2014	Status Changed to: Sold			
	9/15/2014	Sold for \$236,000	44	31	\$236,000
Market History for Office Id: BB9596			44	31	\$236,000
Market History for this property			44	31	\$236,000

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680 King St
Franklin, MA 02038
Single Family

MLS #: **71663890** Status: **Sold**
 List Price: **\$264,900** Sale Price: **\$255,000**
 List Date: **4/21/2014** Sale Date: **6/27/2014**
 Area: Off Market Date: **5/14/2014**
 List\$/SqFt: **\$210.74** Sold\$/SqFt: **\$202.86**
 Days on Market (Total): **58** Days on Market (Office): **58**

Property Features

Rooms: **7** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Baths: **1f 0h** Apprx Acres: **0.31**
 Master Bath: **No** Apprx Lot Size: **13500 sq.ft.**
 Fireplaces: **0** Apprx Living Area: **1257 sq.ft.**
 Year Built: **1947** Foundation Size: **40x24 (Poured Concrete)**
 Color: Garage: **1 Detached**
 Parking: **5 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x12	Flooring - Hardwood
Family Room:	B	23x12	Flooring - Stone/Ceramic Tile
Kitchen:	1	13x9	Flooring - Stone/Ceramic Tile
Master Bedroom:	1	12x11	Flooring - Hardwood
Bedroom 2:	1	12x8	Flooring - Hardwood
Bedroom 3:	1	10x8	Flooring - Hardwood
Bath 1:	1		Flooring - Stone/Ceramic Tile
Laundry:	B		--
Office:	1	11x8	--

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping**
 Basement: **Yes Full, Finished, Interior Access, Sump Pump**
 Construction: **Frame**
 Cooling: **None**
 Electric: **Circuit Breakers**
 Exclusions:
 Heating: **Central Heat, Forced Air, Oil**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Includes: **Finished Basement**
 Road Type: **Public, Paved**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

If you are tired of looking at houses that need tons of work then your search is over. Sellers have made numerous improvements and you won't have to do much of anything but make it your own. The following have been replaced: windows, siding, roof, septic, gorgeous newly tiled bathroom, tiled kitchen floor, bead board, counter top, appliances, fixtures, doors, deck, finished basement, fenced yard, freshly painted. There is a separate office off the sun filled living room. Hardwood floors everywhere but kitchen & baths. The lower level has a great 23' play room. Don't miss out seeing this one.

Tax Information

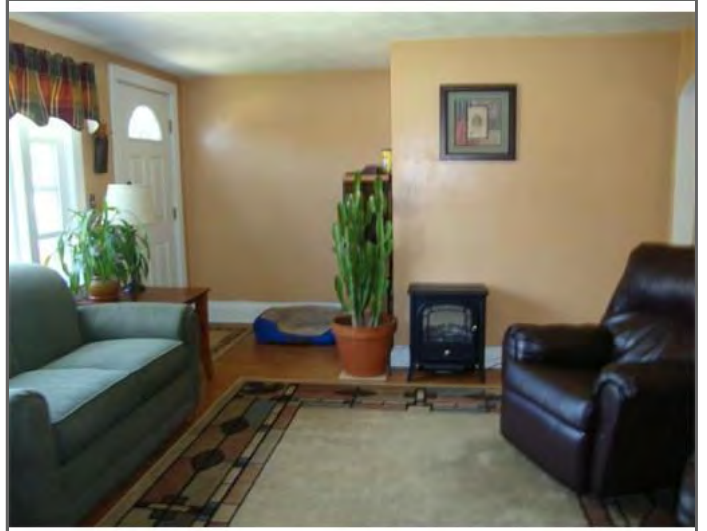
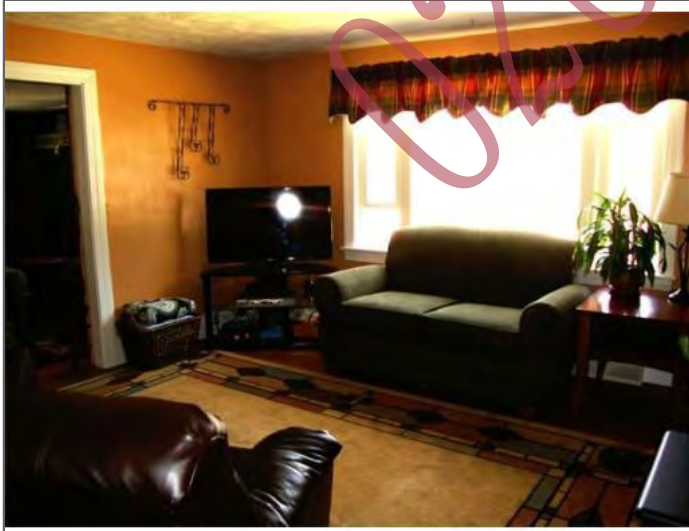
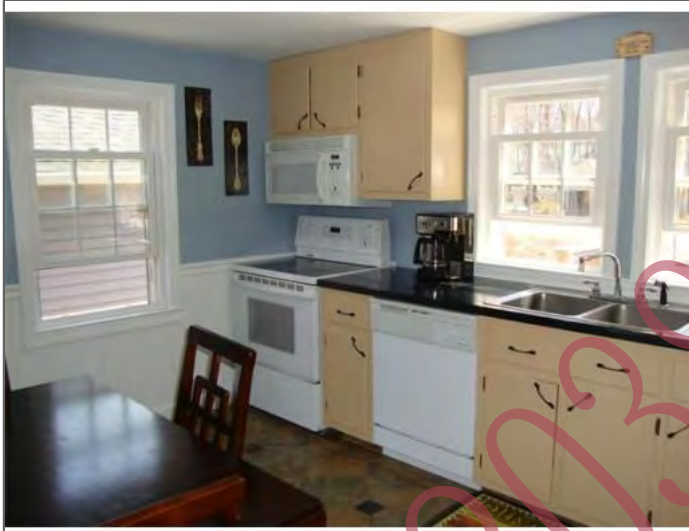
2013 Taxes: **\$2942** Assessment: **\$205,200**
 Pin #:

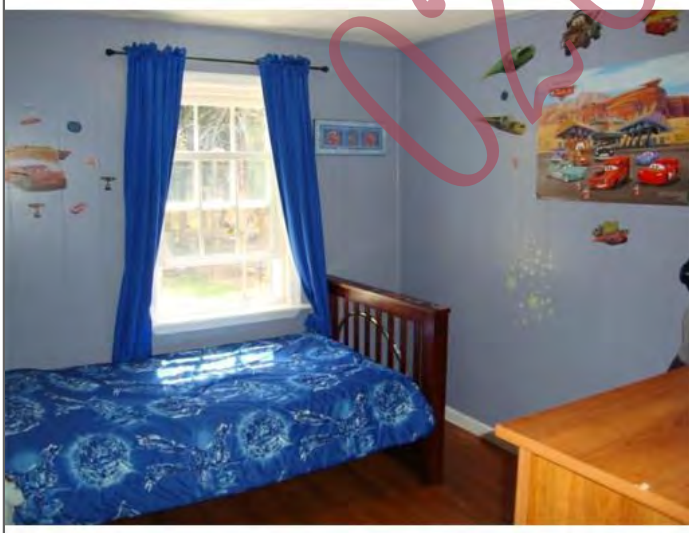
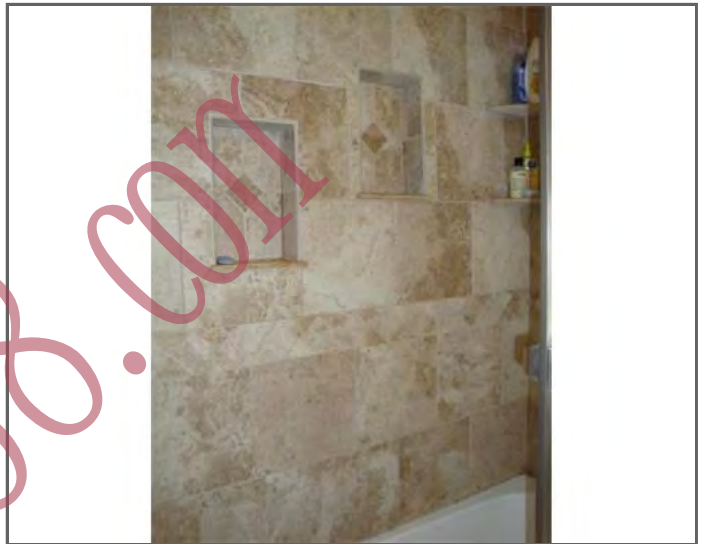
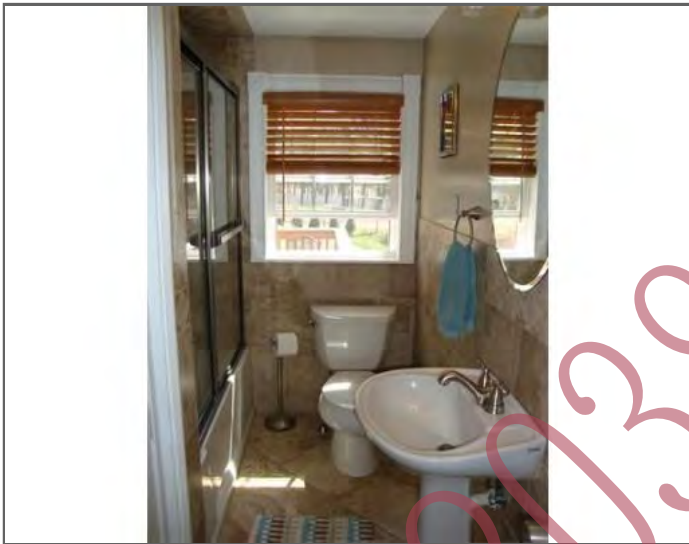
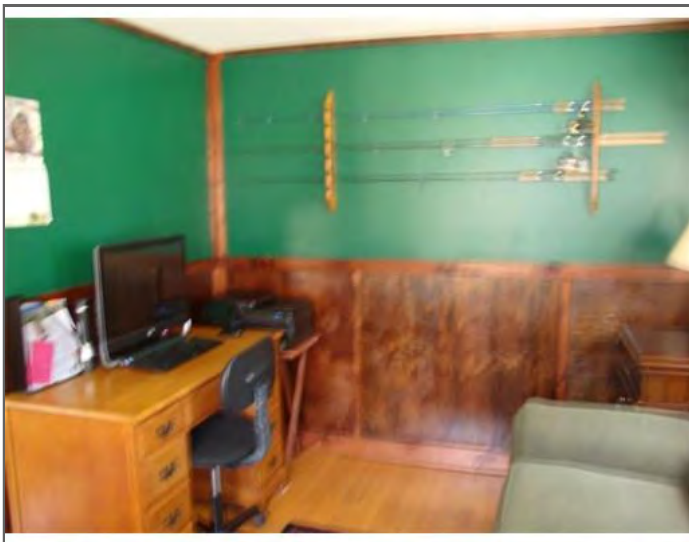
Cert: Zoning Code: **RES**
 Map: Block: Lot: Book: **26097** Page: **323**

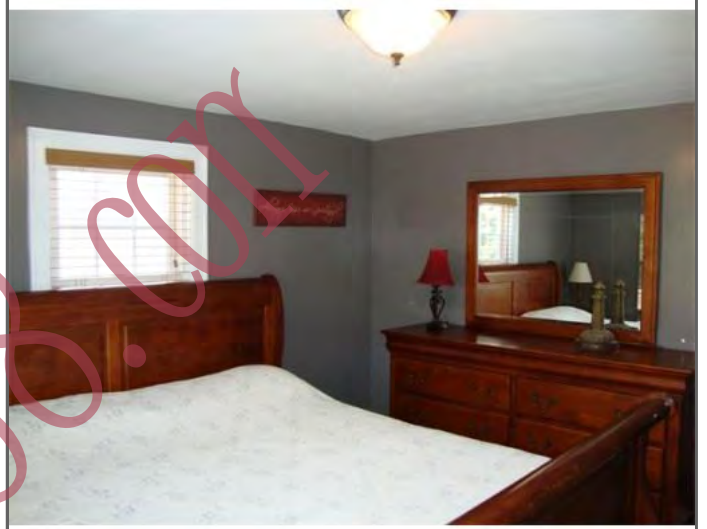
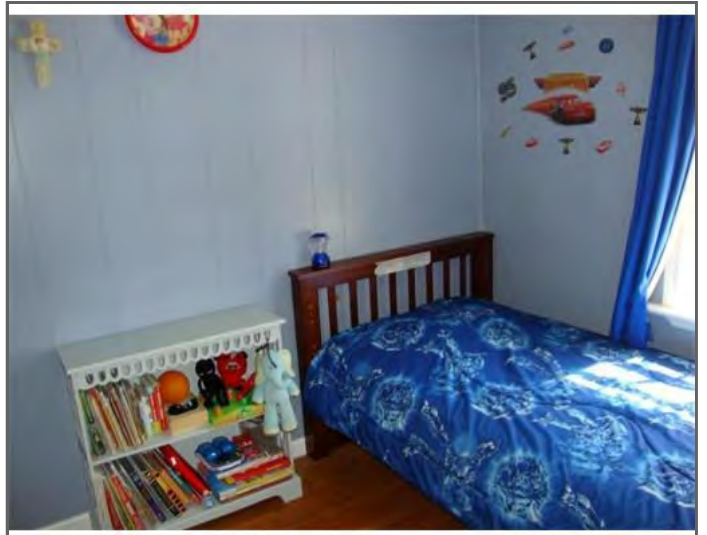
Market History for 680 King St, Franklin, MA 02038

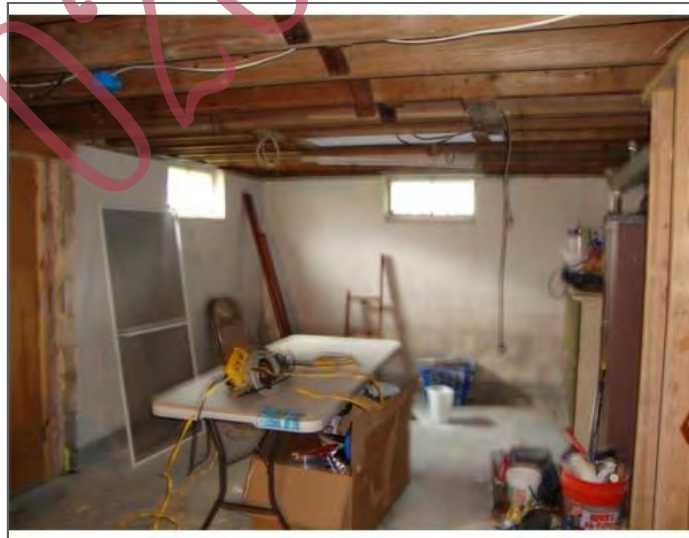
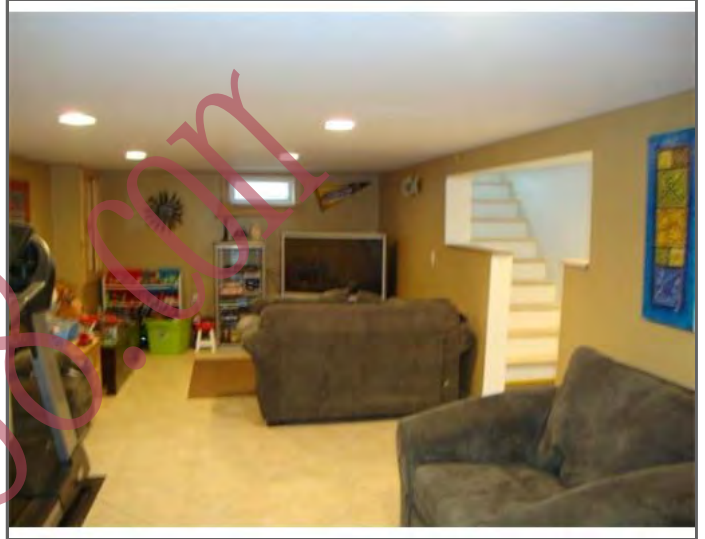
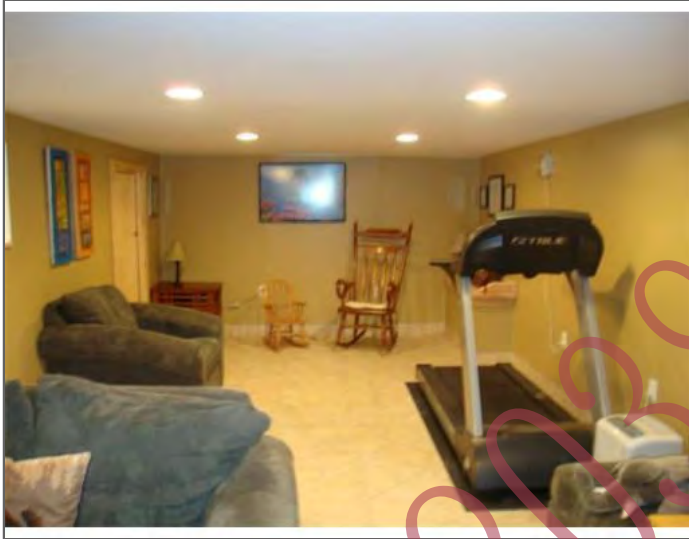
MLS #	Date		DOM	DTO	Price
71663890	4/21/2014	Listed for \$269,900			\$269,900
WDN	4/28/2014	Status Changed to: Temporarily Withdrawn			
BOM	4/28/2014	Status Changed to: Back on Market			
	5/5/2014	Price Changed to: \$264,900			\$264,900
CTG	5/13/2014	Status Changed to: Contingent			
UAG	6/18/2014	Status Changed to: Under Agreement			
SLD	6/27/2014	Status Changed to: Sold			
	6/27/2014	Sold for \$255,000	58	19	\$255,000
Market History for Office Id: BB0125			58	19	\$255,000
Market History for this property			58	19	\$255,000

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462 Pleasant Street
Franklin, MA 02038-3635
Single Family

MLS #: **71711041** Status: **Sold**
 List Price: **\$289,900** Sale Price: **\$265,000**
 List Date: **7/9/2014** Sale Date: **10/17/2014**
 Area: Off Market Date: **9/4/2014**
 List\$/SqFt: **\$193.27** Sold\$/SqFt: **\$176.67**
 Days on Market (Total): **62** Days on Market (Office): **62**

Property Features

Rooms: **7** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Baths: **1f 0h** Apprx Acres: **1.34**
 Master Bath: Apprx Lot Size: **58240 sq.ft.**
 Fireplaces: **2** Apprx Living Area: **1500 sq.ft.**
 Year Built: **1957** Foundation Size: **xxxx (Concrete Block)**
 Color: **Brown** Garage: **1 Under, Side Entry**
 Parking: **4 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	15x15	Fireplace, Flooring - Hardwood, Window(s) - Picture
Dining Room:	1	9x9	Flooring - Hardwood
Kitchen:	1	14x9	Flooring - Vinyl
Master Bedroom:	1	12x13	Flooring - Hardwood
Bedroom 2:	1	12x9	Flooring - Hardwood
Bedroom 3:	1	10x12	Flooring - Hardwood
Bath 1:	1	5x9	Bathroom - Tiled With Tub & Shower
Laundry:	B	22x13	--
Sun Room:		13x11	--

Features & Other Information

Appliances: **Range, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Highway Access, House of Worship, Public School, T-Station, University**
 Basement: **Yes Full, Walk Out, Interior Access, Garage Access, Concrete Floor**
 Cooling: **None**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch - Enclosed, Gutters, Garden Area, Stone Wall**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes sun room. GLA approximate. Please verify all information for accuracy.**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Other (See Remarks), Private Sewerage - Title 5: Conditional**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **Yes**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Charming Ranch style home with open floor plan and refinished hardwood flooring throughout. New paint job, 4 bedroom septic & electric panel in process of being installed. Large, lovely acre+ lot located directly across from the DelCarte Recreation Area with beautiful views of the Franklin Reservoir, nature trails & playground!

Tax Information

2013 Taxes: \$3275 Assessment: **\$228,400**
 Pin #: **M:262 L:090**

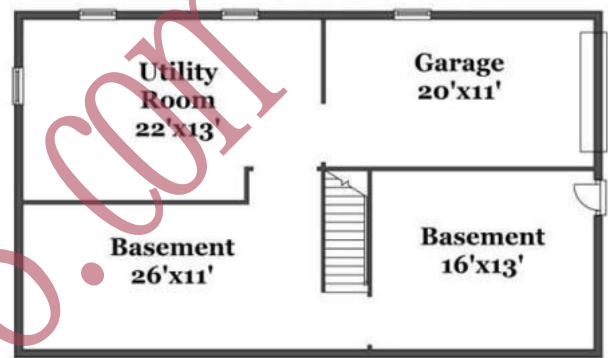
Cert: Zoning Code: **R**
 Map: Block: Lot: Book: **3034** Page: **372**

Market History for 462 Pleasant Street, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71711041	7/9/2014	Listed for \$299,900			\$299,900
CTG	7/29/2014	Status Changed to: Contingent			
BOM	8/1/2014	Status Changed to: Back on Market			
	8/7/2014	Price Changed to: \$289,900			\$289,900
CTG	8/21/2014	Status Changed to: Contingent			
UAG	9/9/2014	Status Changed to: Under Agreement			
SLD	10/17/2014	Status Changed to: Sold			
	10/17/2014	Sold for \$265,000	62	43	\$265,000
Market History for Office Id: BB5301			62	43	\$265,000
Market History for this property			62	43	\$265,000

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279 Maple Street
Franklin, MA 02038-1581
Single Family

MLS #: **71629378** Status: **Sold**
List Price: **\$289,900** Sale Price: **\$280,000**
List Date: **2/3/2014** Sale Date: **4/30/2014**
Area: Off Market Date: **4/24/2014**
List\$/SqFt: **\$247.99** Sold\$/SqFt: **\$239.52**
Days on Market (Total): **80** Days on Market (Office): **80**

Property Features

Rooms: **5** Style: **Ranch**
Bedrooms: **3** Type: **Detached**
Baths: **1f 0h** Apprx Acres: **1.04**
Master Bath: **No** Apprx Lot Size: **45477 sq.ft.**
Fireplaces: **2** Apprx Living Area: **1169 sq.ft.**
Year Built: **1958** Foundation Size: **IRREGULAR (Poured Concrete)**
Color: **RED** Garage: **3 Attached, Detached, Work Area**
Parking: **10 Off-Street**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Family Room:	B		Fireplace, Flooring - Wood
Kitchen:	1		--
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full
Laundry:	B		--

Features & Other Information

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, Public School, T-Station**
Basement: **Yes Partially Finished, Walk Out**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **PERSONAL PROPERTY**
Exterior: **Wood**
Exterior Features: **Storage Shed**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Lead Paint: **Unknown**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **Undisclosed**

Remarks

GREAT OPPORTUNITY FOR TO OWN HOME IN FRANKLIN ON A SPECTACULAR LOT - Custom 3 Bedroom Ranch with 1 Car Attached Garage -Walk Out Basement for future expansion PLUS BONUS DETACHED 2 CAR (24X30) GARAGE/BARN with Walk up second floor waiting to be finished! HOME IMPROVEMENTS INCLUDE: Electric Service Panel (2009) , Roof (2001) Hot Air Furnace (2002) - Center Fireplace on main level plus second fireplace in family room in lower level - New Buyer will need to make some cosmetic updates - BEAUTIFUL LOT - GREAT VALUE - Property needs some work but has potential to expand into your dream home. EASY TO SHOW! Be in for the SPRING - quick closing possible!!!

Tax Information

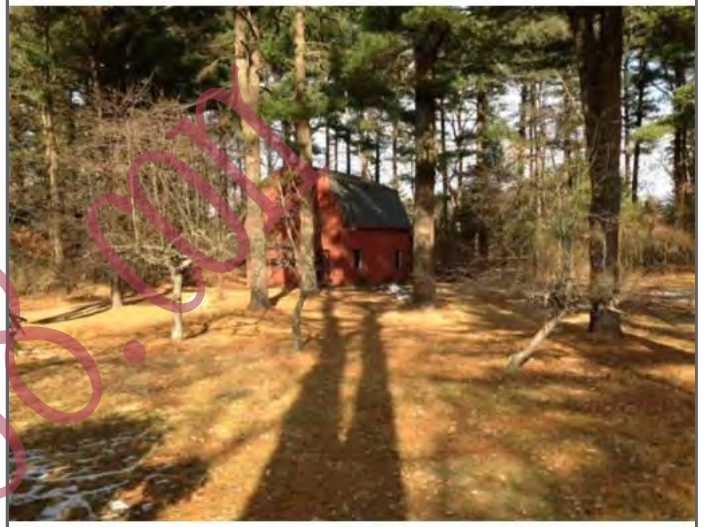
2013 Taxes: **\$3596.47** Assessment: **\$250,800**
Pin #:

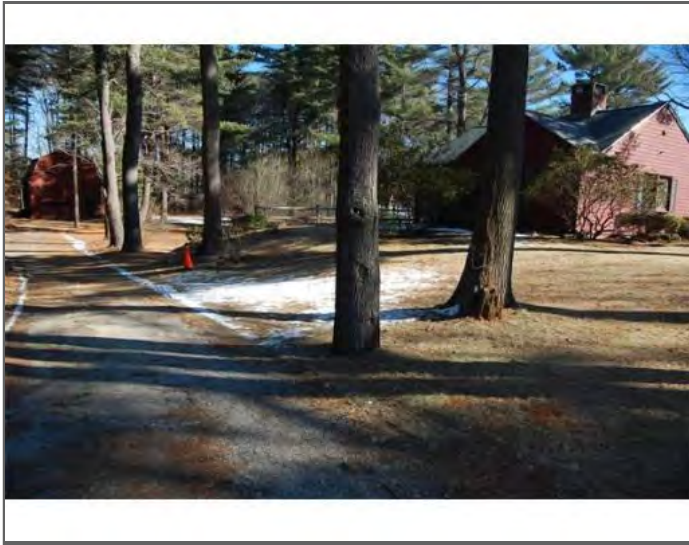
Cert: Zoning Code: **RESIDENT**
Map: **251** Block: Lot: **087** Book: **24011** Page: **469**

Market History for 279 Maple Street, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71629378	2/3/2014	Listed for \$289,900			\$289,900
CTG	2/20/2014	Status Changed to: Contingent			
UAG	4/24/2014	Status Changed to: Under Agreement			
SLD	4/30/2014	Status Changed to: Sold			
	4/30/2014	Sold for \$280,000	80	17	\$280,000
Market History for Office Id: BB1510			80	17	\$280,000
Market History for this property			80	17	\$280,000

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8 Bent St
Franklin, MA 02038
Single Family

MLS #: **71651913** Status: **Sold**
 List Price: **\$289,900** Sale Price: **\$284,000**
 List Date: **3/29/2014** Sale Date: **6/19/2014**
 Area: Off Market Date: **5/19/2014**
 List\$/SqFt: **\$267.44** Sold\$/SqFt: **\$261.99**
 Days on Market (Total): **51** Days on Market (Office): **51**

Property Features

Rooms: **6** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Baths: **1f 0h** Apprx Acres: **0.39**
 Master Bath: Apprx Lot Size: **16956 sq.ft.**
 Fireplaces: **1** Apprx Living Area: **1084 sq.ft.**
 Year Built: **1950** Foundation Size: **irreg (Poured Concrete)**
 Color: **Lt Blue** Garage: **0 --**
 Parking: **5 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Stone/Ceramic Tile
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Countertop Range**
 Basement: **Yes Full, Partially Finished**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Heating: **Forced Air, Oil**
 Hot Water: **Oil**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Not including finished basement room.**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Adorable 3 bedroom ranch located on a nice level lot on a quiet street features bright sunlit living room with fireplace, updated kitchen and bath, gleaming hardwood floors, central A/C, and finished room in basement. An addition off of the kitchen could be dining room, family room, kids playroom, you decide! 8 of the windows were replaced 4 years ago, and other updates include kitchen tile backsplash, 1 year old dishwasher, 3 new ceiling fans, and remodeled bathroom. The sellers are ready to go, and are waiting for your offer! *PASSED TITLE V, CERTIFICATE IN HAND*****

Tax Information

2013 Taxes: **\$3396** Assessment: **\$236,800**
 Pin #:

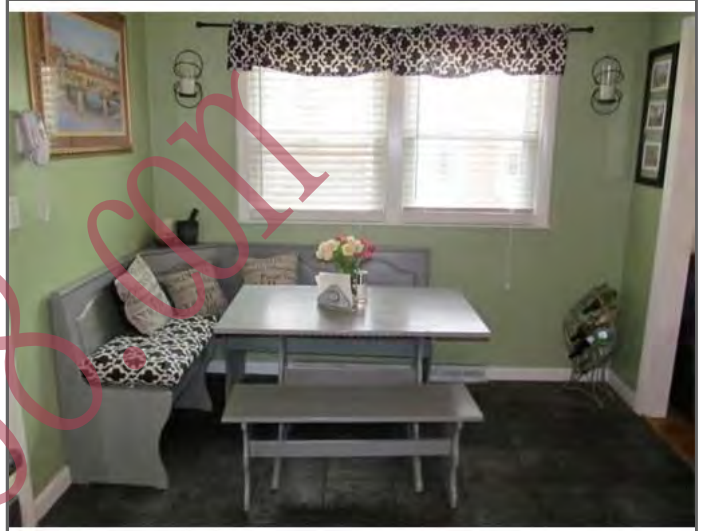
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 Map: Block: Lot: Book: **0** Page: **0**

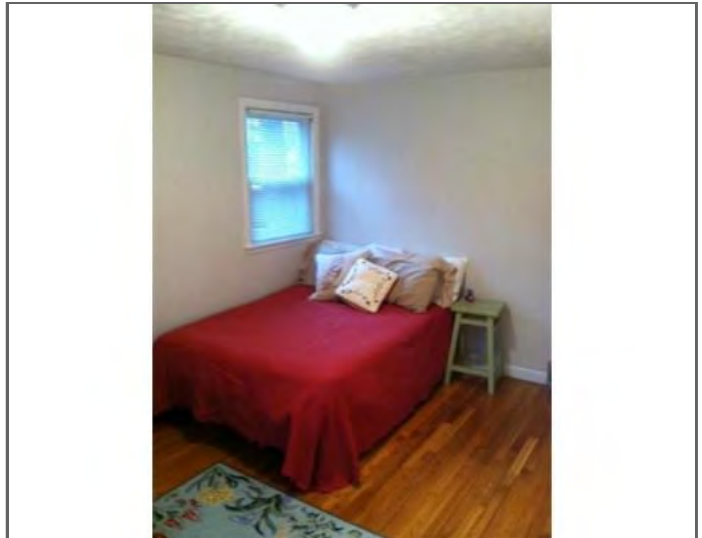
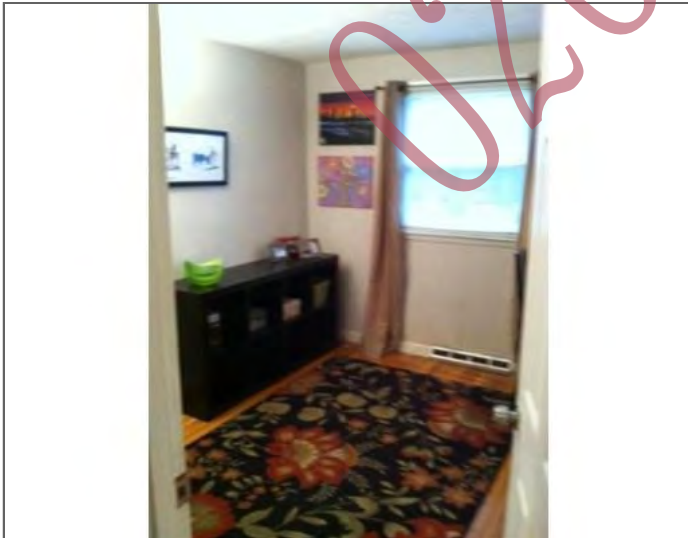
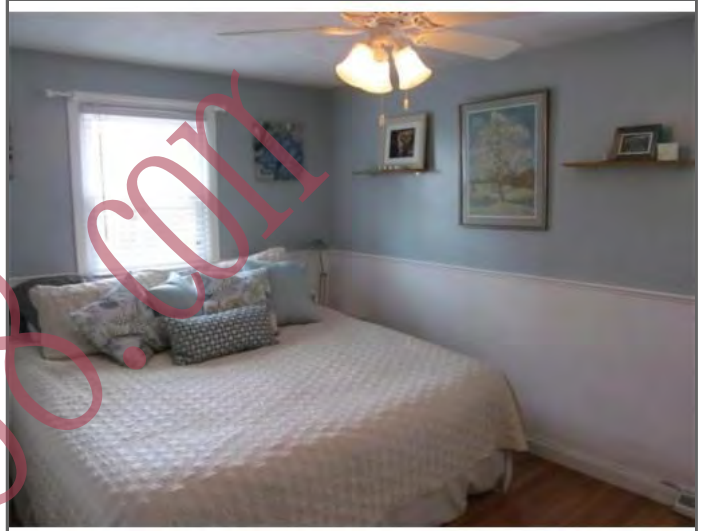
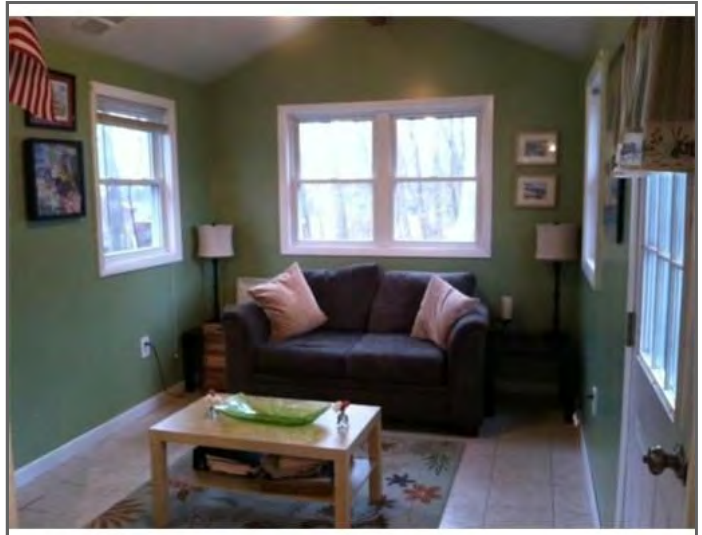
Market History for 8 Bent St, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71651913	3/29/2014	Listed for \$299,900			\$299,900
	4/28/2014	Price Changed to: \$289,900			\$289,900
CTG	5/1/2014	Status Changed to: Contingent			
UAG	5/19/2014	Status Changed to: Under Agreement			
SLD	6/19/2014	Status Changed to: Sold			
	6/19/2014	Sold for \$284,000	51	32	\$284,000
Market History for Office Id: A95287			51	32	\$284,000
Market History for this property			51	32	\$284,000

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371 Pond St
Franklin, MA 02038-2830
Single Family

MLS #: 71605995	Status: Sold
List Price: \$275,000	Sale Price: \$285,000
List Date: 11/7/2013	Sale Date: 5/23/2014
Area:	Off Market Date: 4/9/2014
List\$/SqFt: \$250	Sold\$/SqFt: \$259.09
Days on Market (Total): 105	Days on Market (Office): 105



Property Features

Rooms: 5	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 1h	Apprx Acres: 0.43
Master Bath:	Apprx Lot Size: 18554 sq.ft.
Fireplaces: 1	Apprx Living Area: 1100 sq.ft.
Year Built: 1958	Foundation Size: 24X40 (Poured Concrete)
Color: Tan	Garage: 1 Under
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	13x15	Flooring - Hardwood, Window(s) - Picture
Kitchen:	1	9x18	Flooring - Stone/Ceramic Tile
Master Bedroom:	2	9x13	Closet, Flooring - Hardwood
Bedroom 2:	2	10x12	Closet, Flooring - Hardwood
Bedroom 3:	2	9x11	Closet, Flooring - Hardwood
Bath 1:	2	6x6	Bathroom - Full
Bath 2:	1		Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Den:	1	9x16	Fireplace, Flooring - Laminate

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Crawl, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck - Wood, Pool - Above Ground, Gutters, Storage Shed, Screens, Fenced Yard**
 Facing Direction: **West**
 Heating: **Forced Air, Gas**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes room below grade - split level ranch**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

****Ranged Priced \$275K-\$300K**** The market is heating up, get this home TODAY and You will be Cooling off next summer in your pool! This surely is your best opportunity in regards to size, property, and condition to buy under \$300k in Franklin! Come inside to this adorable multi-level ranch with central A/C. This home is in great condition and the care giving it is seen by all that walk through! You will love the hardwood floors in all three bedrooms and living room. This home also includes an updated kitchen with stainless steel appliances, most of the windows replaced within the last 5 years, the roof stripped and a fresh layer laid in 09', The exterior painted in 10', the above ground pool installed in 11'. Nothing to do but move in and relax. Other features include a one car garage, gas heat/range, gas fireplace in the den, 1/2 bath with laundry hookups, garage, and a shed to hold your tools. **Sellers will entertain offers between \$275,000 - \$300,000.**

Tax Information

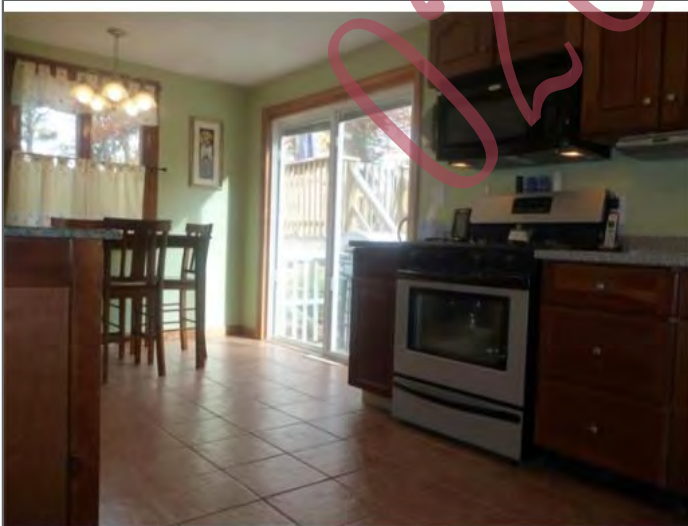
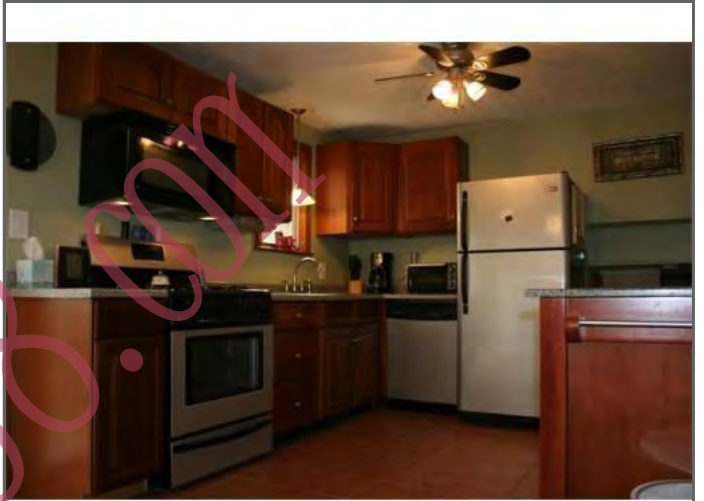
2013 Taxes: **\$3168** Assessment: **\$220,900**
 Pin #: **M:253 L:090**

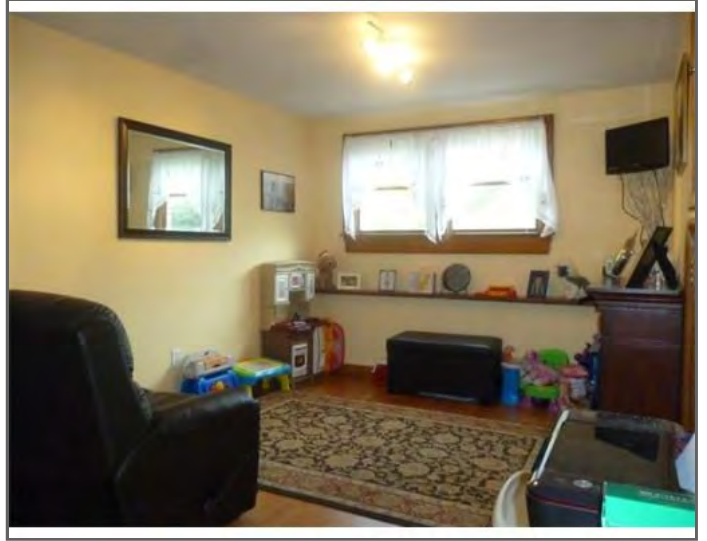
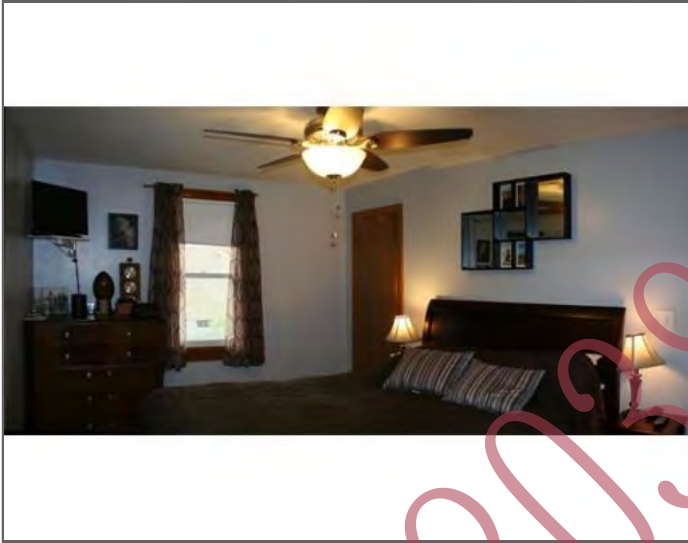
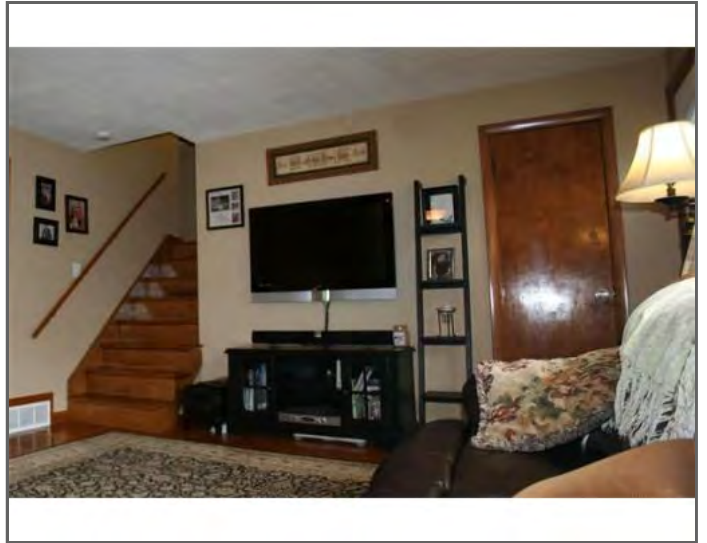
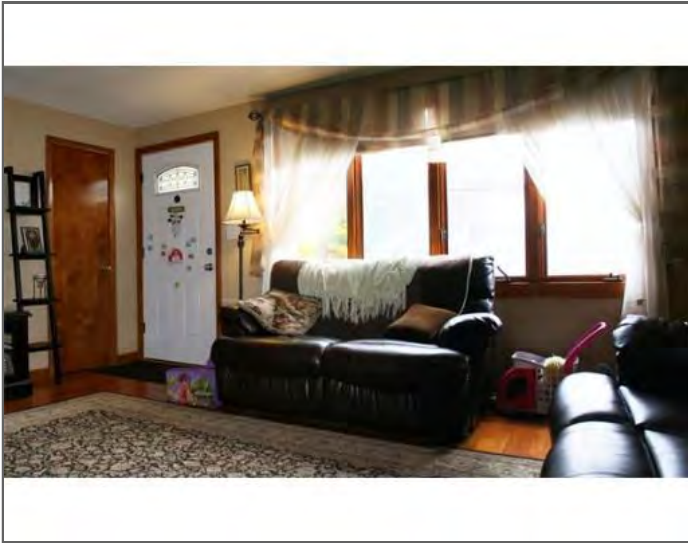
Cert: **60761** Zoning Code: **RES**
 Map: **253** Block: Lot: **090** Book: **25862** Page: **364**

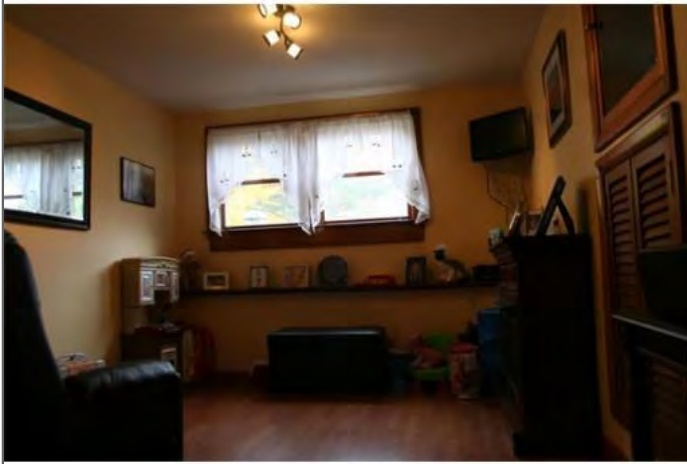
Market History for 371 Pond St, Franklin, MA 02038

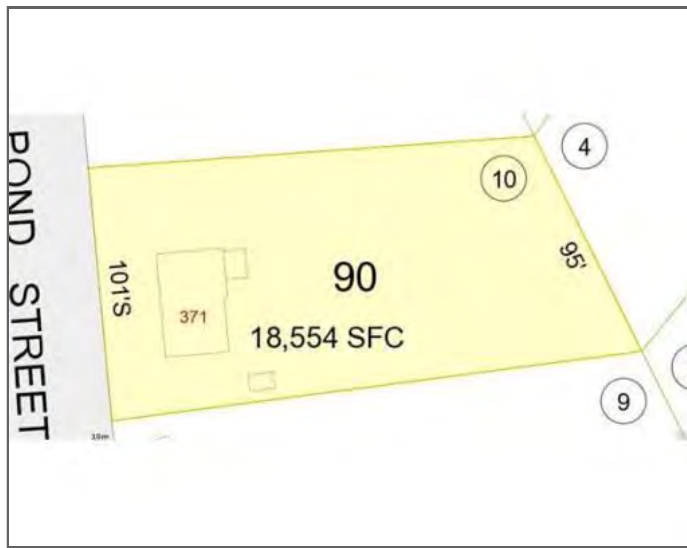
MLS #	Date		DOM	DTO	Price
71605995	11/7/2013	Listed for \$300,000			\$300,000
	12/5/2013	Compensation Based On Changed To: Net Sale Price			
	12/5/2013	Buyers Agent Compensation Changed From: 2.5 - NET To: 2.5			
	12/5/2013	Facilitator/Other Agent Compensation Changed From: 2.5 - NET To: 2.5			
	12/5/2013	Price Changed to: \$289,000			\$289,000
EXT	2/12/2014	Status Changed to: Extended			
WDN	2/12/2014	Status Changed to: Temporarily Withdrawn			
	3/31/2014	Price Changed to: \$275,000			\$275,000
BOM	4/1/2014	Status Changed to: Back on Market			
CTG	4/7/2014	Status Changed to: Contingent			
UAG	4/9/2014	Status Changed to: Under Agreement			
SLD	6/1/2014	Status Changed to: Sold			
	5/23/2014	Sold for \$285,000	105	102	\$285,000
Market History for Office Id: BB5301			105	102	\$285,000
Market History for this property			105	102	\$285,000

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136 Chestnut St
Franklin, MA 02038-3903
Single Family

MLS #: 71704027	Status: Sold
List Price: \$295,000	Sale Price: \$290,000
List Date: 6/24/2014	Sale Date: 9/17/2014
Area:	Off Market Date: 8/28/2014
List\$/SqFt: \$231.37	Sold\$/SqFt: \$227.45
Days on Market (Total): 65	Days on Market (Office): 65

Property Features

Rooms: 6	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Apprx Acres: 0.61
Master Bath: No	Apprx Lot Size: 26749 sq.ft.
Fireplaces: 1	Apprx Living Area: 1275 sq.ft.
Year Built: 1955	Foundation Size: 00x00
Color: white	(Poured Concrete)
Parking: 4 Off-Street, Tandem, Improved Driveway, Paved Driveway	Garage: 1 Attached
Handicap Access/Features:	



Room Descriptions

Features & Other Information

Room	Level	Size	Features
------	-------	------	----------

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Medical Facility, Highway Access, Public School, T-Station, University**
 Basement: **Yes Full, Bulkhead, Concrete Floor**
 Cooling: **Window AC**
 Electric: **220 Volts, 100 Amps**
 Exclusions:
 Exterior: **Clapboard, Vinyl**
 Exterior Features: **Porch - Enclosed**
 Facing Direction: **North**
 Heating: **Central Heat, Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tankless**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **Unknown**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Inspection Required for Sale, Private Sewerage - Title 5: Not Done**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Cozy and charming well kept 3 bedroom ranch . Excellent location. close to shopping and major routes but still setback on child safe street. hardwoods, 3 season room, garage and spacious yard. owners retiring and relocating and downsizing..make offer. Great young family home in Franklin! many upgrades and updates! brand new heating furnace.Pull down attic space for additional storage. spacious unfinished basement with high ceilings for future finish.

Tax Information

2014 Taxes: **\$3390** Assessment: **\$234,600**
 Pin #: **M:280 L:074**

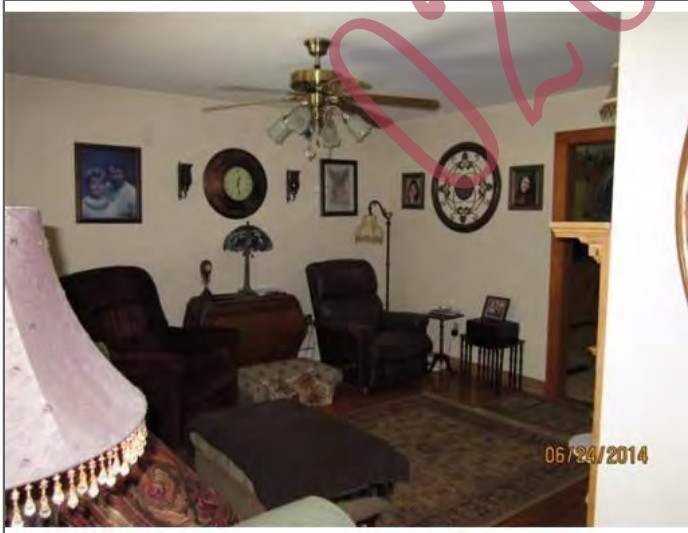
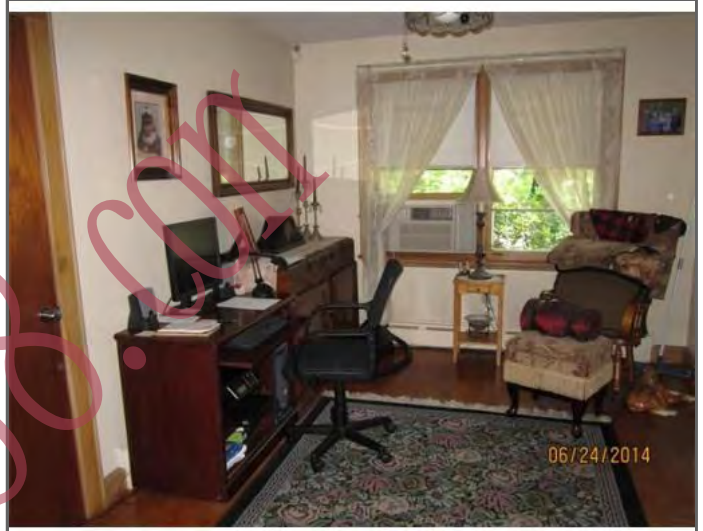
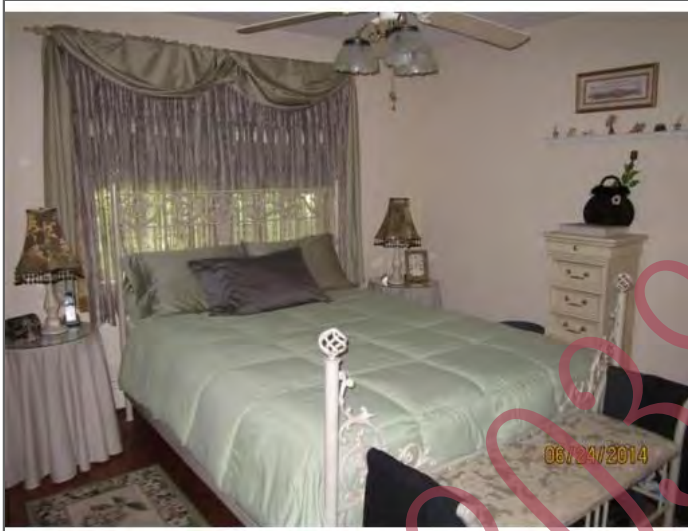
Cert: Zoning Code: **res III**
 Map: Block: Lot: Book: **24517** Page: **515**

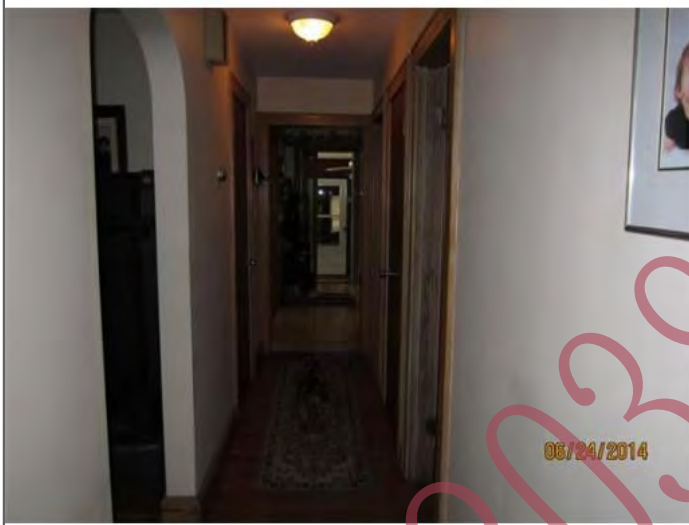
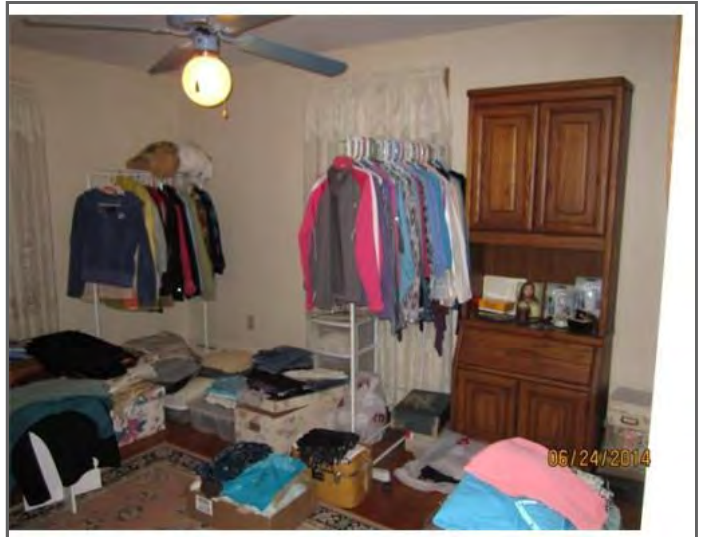
Market History for 136 Chestnut St, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71704027	6/24/2014	Listed for \$295,000			\$295,000
CTG	7/3/2014	Status Changed to: Contingent			
UAG	8/28/2014	Status Changed to: Under Agreement			
SLD	9/18/2014	Status Changed to: Sold			
	9/17/2014	Sold for \$290,000	65	7	\$290,000
Market History for Office Id: BB0440			65	7	\$290,000
Market History for this property			65	7	\$290,000

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37 Pine Ridge Drive
Franklin, MA 02038-1607
Single Family

MLS #: 71725682	Status: Sold
List Price: \$300,000	Sale Price: \$307,500
List Date: 8/7/2014	Sale Date: 9/25/2014
Area:	Off Market Date: 8/26/2014
List\$/SqFt: \$200	Sold\$/SqFt: \$205
Days on Market (Total): 33	Days on Market (Office): 33

Property Features

Rooms: 5	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 0.52
Master Bath:	Apprx Lot Size: 22522 sq.ft.
Fireplaces: 1	Apprx Living Area: 1500 sq.ft.
Year Built: 1960	Foundation Size: (Poured Concrete)
Color: White	Garage: 2 Carport
Parking: 4 Off-Street	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x15	Fireplace, Flooring - Hardwood
Family Room:	B	23x12	Flooring - Wall to Wall Carpet
Kitchen:	1	19x10	Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Countertops - Stone/Granite/Solid
Master Bedroom:	1	14x10	Flooring - Hardwood
Bedroom 2:	1	12x12	Flooring - Hardwood
Bedroom 3:	1	10x12	Flooring - Hardwood
Bath 1:	1	4x10	--
Bath 2:	B	8x5	--
Laundry:	B	9x8	--
Study:	B	15x11	Flooring - Wall to Wall Carpet
Other:	1	16x15	Balcony / Deck

Features & Other Information

Appliances: **Range, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Highway Access, House of Worship, Public School, T-Station, University**
Basement: **Yes Full, Finished, Walk Out, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Electric: **200 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Storage Shed, Satellite Dish**
Heating: **Hot Water Baseboard, Oil**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Includes finished lower level. GLA approximate. Please verify all information for accuracy.**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

LOCATION, LOCATION, LOCATION! Charming ranch with 2 car attached carport, within close proximity to Franklin common and commuter rail. Spacious living room with fireplace, bright sunny eat-in kitchen with new cabinetry, bay window and walk out to deck. New 200 amp electric service & freshly finished hardwood flooring. The lower level includes a family room, large office/study and bathroom with stall shower, laundry room, large storage area and a walkout to the large backyard. NEW ROOF! Seller will negotiate offers between \$300,000 and \$320,000,

Tax Information

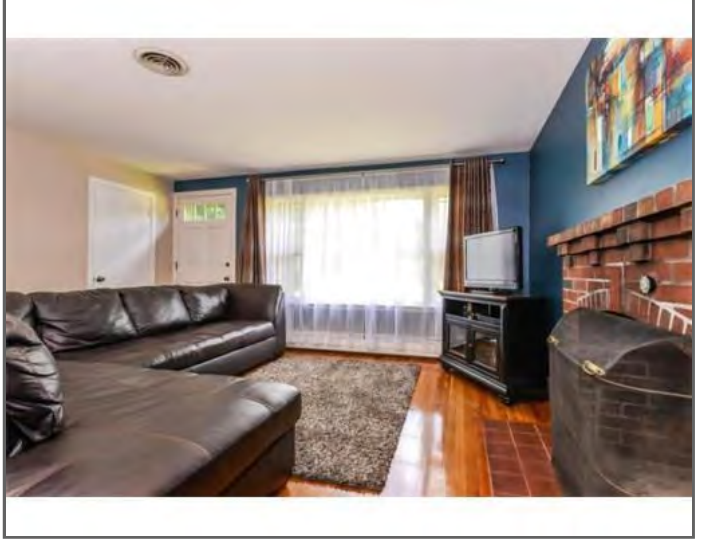
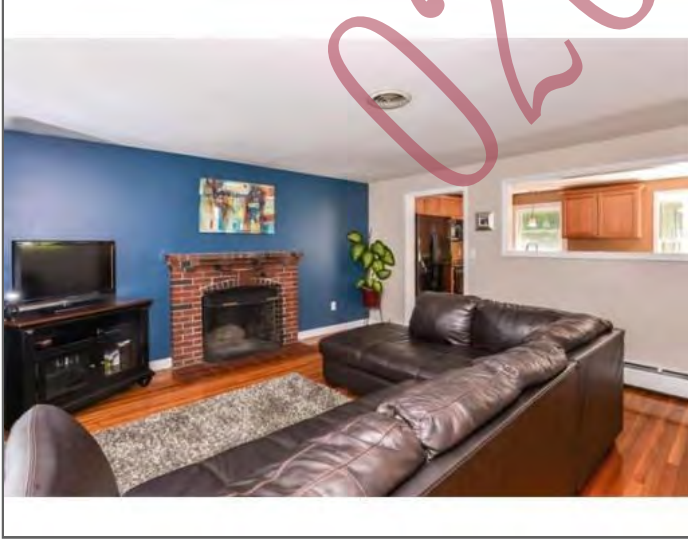
2014 Taxes: \$3744 **Assessment: \$259,100**
Pin #: M:250 L:123

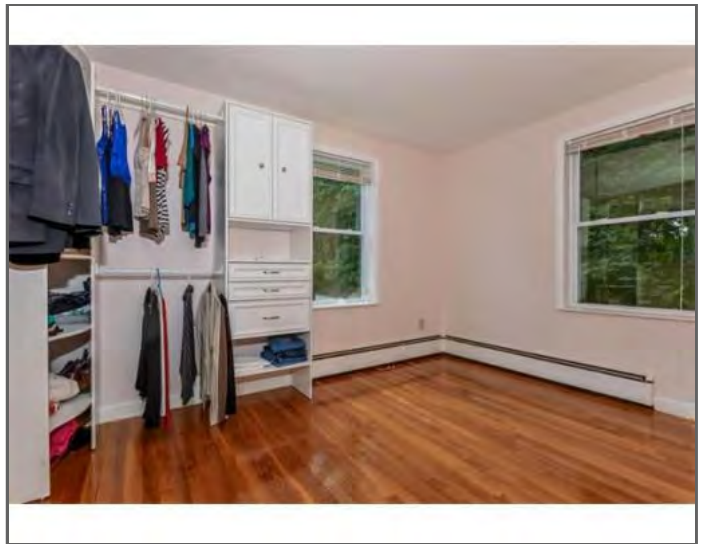
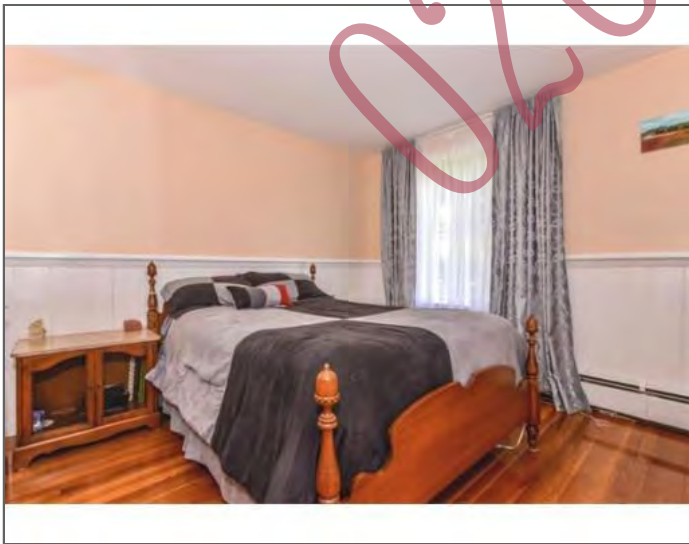
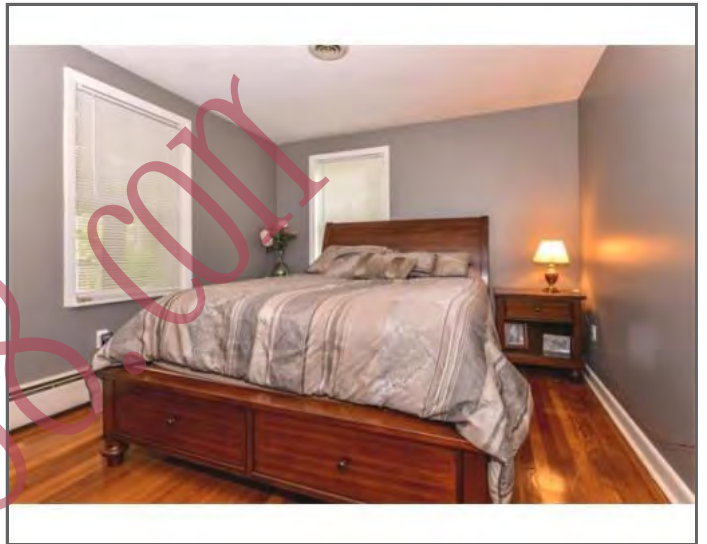
Cert: 0000000702 **Zoning Code: -**
Map: Block: Lot: Book: 31437 Page: 471

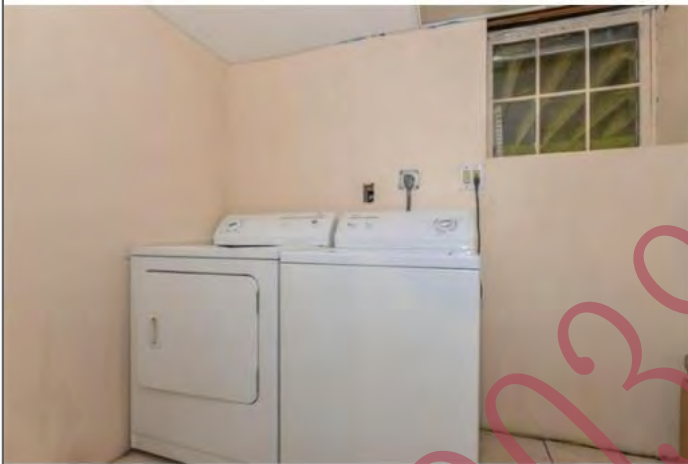
Market History for 37 Pine Ridge Drive, Franklin, MA 02038

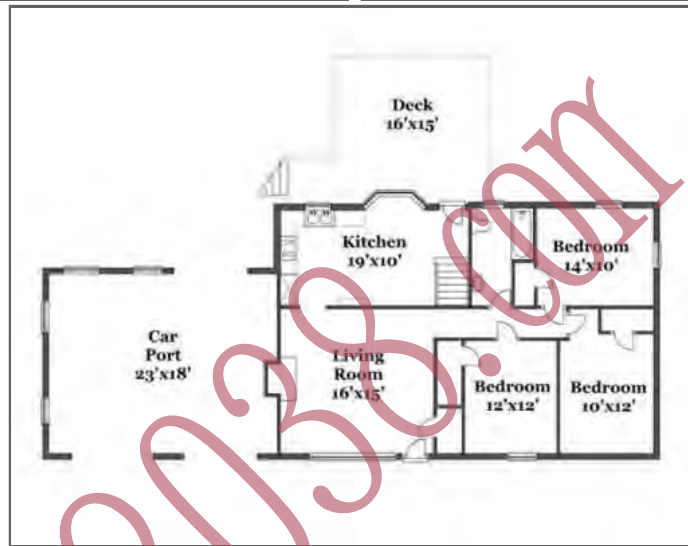
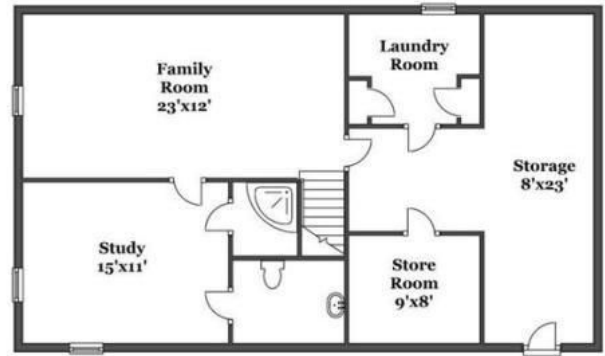
MLS #	Date		DOM	DTO	Price
71725682	8/7/2014	Listed for \$300,000			\$300,000
CTG	8/11/2014	Status Changed to: Contingent			
UAG	9/9/2014	Status Changed to: Under Agreement			
SLD	9/26/2014	Status Changed to: Sold			
	9/25/2014	Sold for \$307,500	33	4	\$307,500
Market History for Office Id: BB5301			33	4	\$307,500
Market History for this property			33	4	\$307,500

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503 Chestnut
Franklin, MA 02038
Single Family

MLS #: **71704120** Status: **Sold**
 List Price: **\$309,900** Sale Price: **\$309,900**
 List Date: **6/24/2014** Sale Date: **8/29/2014**
 Area: Off Market Date: **8/29/2014**
 List\$/SqFt: **\$223.92** Sold\$/SqFt: **\$223.92**
 Days on Market (Total): **66** Days on Market (Office): **66**

Property Features

Rooms: **7** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Baths: **1f 1h** Apprx Acres: **0.46**
 Master Bath: **Yes** Apprx Lot Size: **20212 sq.ft.**
 Fireplaces: **2** Apprx Living Area: **1384 sq.ft.**
 Year Built: **1992** Foundation Size: **Irregular (Concrete Block)**
 Color: **White** Garage: **1 Attached**
 Parking: **4 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Dining Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Family Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, French Doors
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	1		Bathroom - Half, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		--
Bedroom 3:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:			Closet, Flooring - Wall to Wall Carpet
Laundry:	B		--
Game Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck, Storage Shed**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Does not include basement room**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Move in ready, bright and sunny home. More than an average ranch. Family room has cathedral ceilings and fireplace, opens to kitchen and dining room. Partially finished lower level. Huge work shop or storage room. Shed and garage. Close to shopping, town. New items in last two years; roof, central ac unit, refrigerator, water heater, dishwasher garage door.

Tax Information

2014 Taxes: \$3922 Assessment: \$271,400

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **28016** Page: **70**

Market History for 503 Chestnut, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71704120	6/24/2014	Listed for \$329,900			\$329,900
	6/24/2014	Price Changed to: \$319,900			\$319,900
	7/16/2014	Price Changed to: \$309,900			\$309,900
CTG	7/24/2014	Status Changed to: Contingent			
UAG	8/29/2014	Status Changed to: Under Agreement			
SLD	8/29/2014	Status Changed to: Sold			
	8/29/2014	Sold for \$309,900	66	29	\$309,900
Market History for Office Id: AN0348			66	29	\$309,900
Market History for this property			66	29	\$309,900

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19 Eldon Drive
Franklin, MA 02038-2813
Single Family

MLS #: **71721108** Status: **Sold**
List Price: **\$319,900** Sale Price: **\$318,700**
List Date: **7/29/2014** Sale Date: **10/1/2014**
Area: Off Market Date: **9/5/2014**
List\$/SqFt: **\$188.84** Sold\$/SqFt: **\$188.13**
Days on Market (Total): **38** Days on Market (Office): **38**

Property Features

Rooms: **5** Style: **Ranch**
Bedrooms: **3** Type: **Detached**
Baths: **1f 0h** Apprx Acres: **0.35**
Master Bath: **No** Apprx Lot Size: **15356 sq.ft.**
Fireplaces: **1** Apprx Living Area: **1694 sq.ft.**
Year Built: **1960** Foundation Size: **38x24 (Poured Concrete)**
Color: **grey** Garage: **0 --**
Parking: **3 Off-Street**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
------	-------	------	----------

Features & Other Information

Appliances: **Range**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**
Basement: **Yes Full, Partially Finished**
Construction: **Frame**
Cooling: **None**
Electric: **110 Volts**
Exclusions:
Exterior: **Shingles**
Exterior Features: **Deck**
Heating: **Central Heat, Gas**
Hot Water: **Natural Gas**
Lead Paint: **Unknown**
Living Area Disclosures: **includes finished basement**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Come and see this updated ranch on quiet st in the Kennedy school district. great new kitchen appliances. hardwoods. lighting, new bathroom, newly painted inside and out. wood burning fireplace in open concept living room into kitchen. new doors, newer windows. finished basement with new carpet and bar. updated landscape and new lawn. crown moldings in all rooms. new deck off of kitchen. gas utilities .public sewer and water.great backyard for the kids. vacant. Open House. Saturday & Sunday Aug 2nd & 3rd. 12-2.

Tax Information

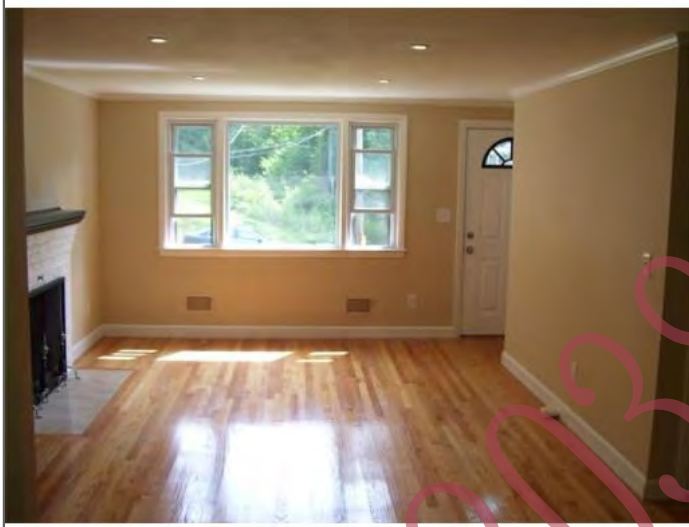
2014 Taxes: **\$3652.96** Assessment: **\$252,800**
Pin #:

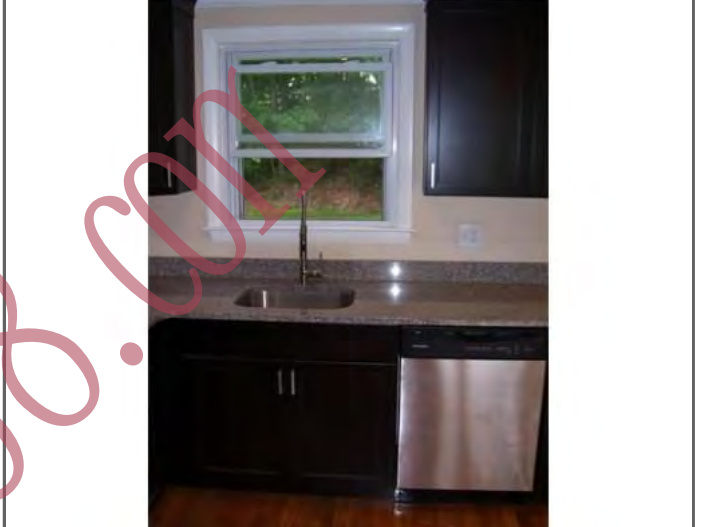
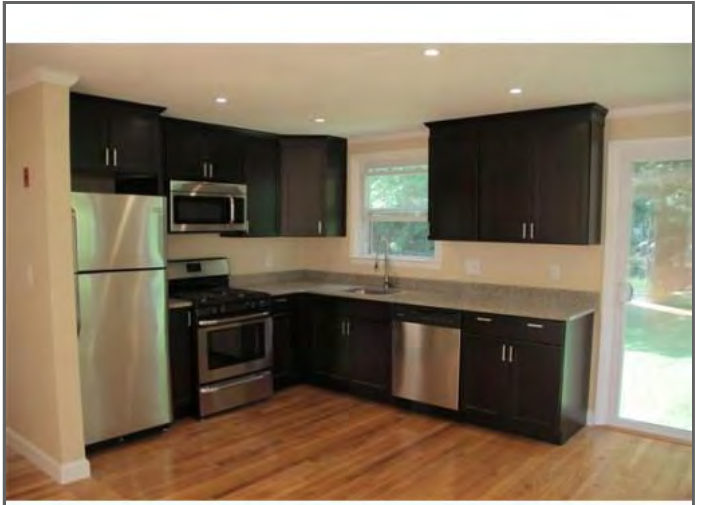
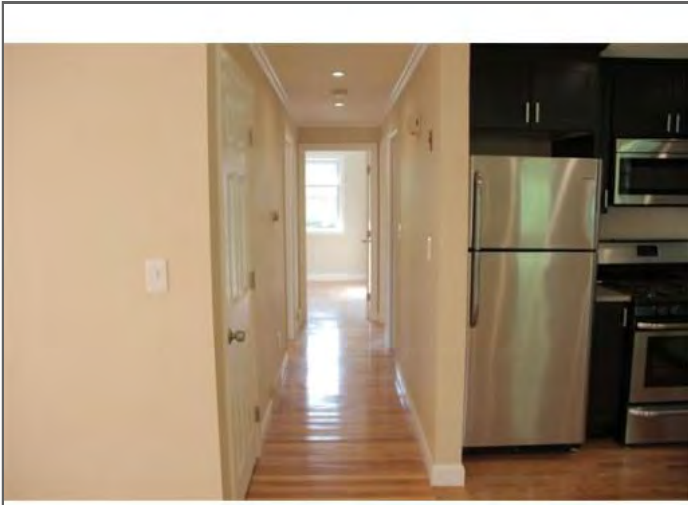
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Map: Block: Lot: Book: **31913** Page: **233**

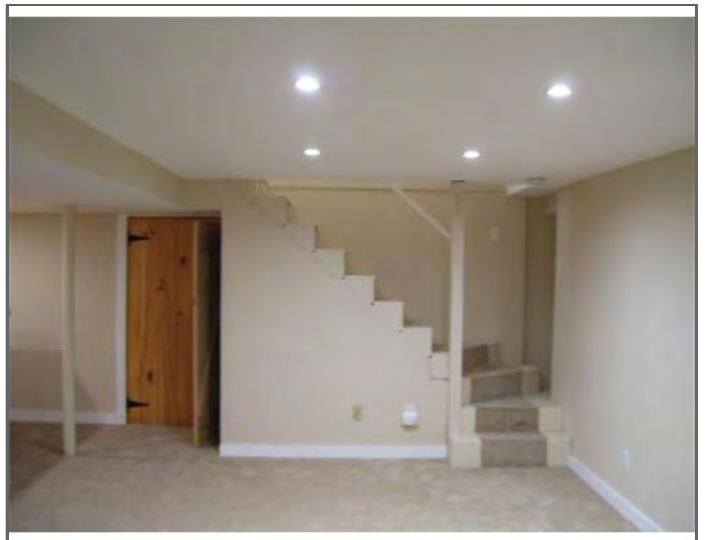
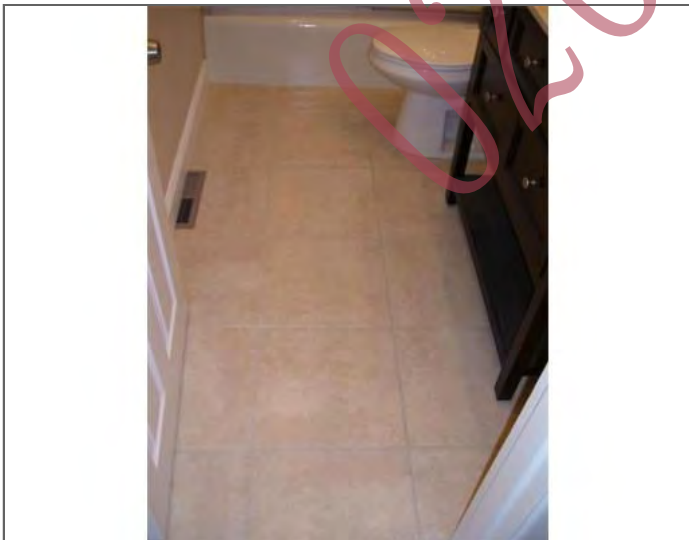
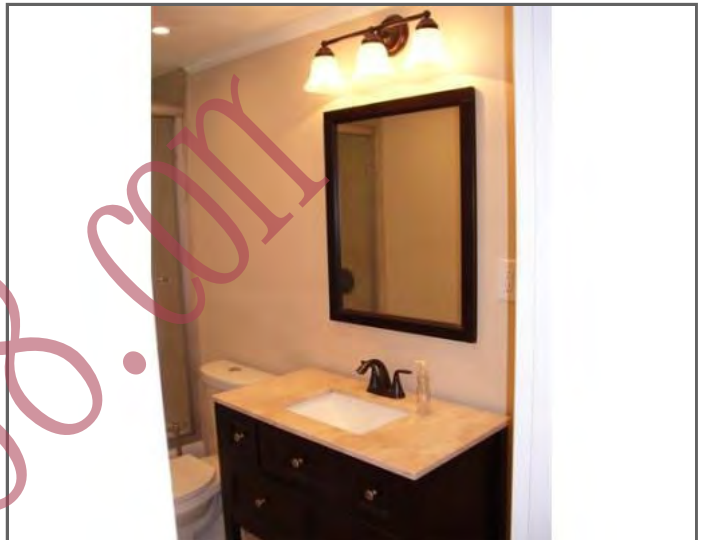
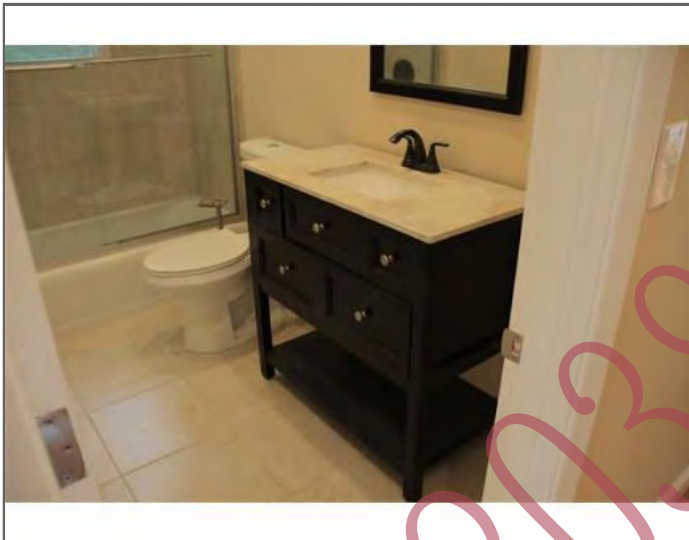
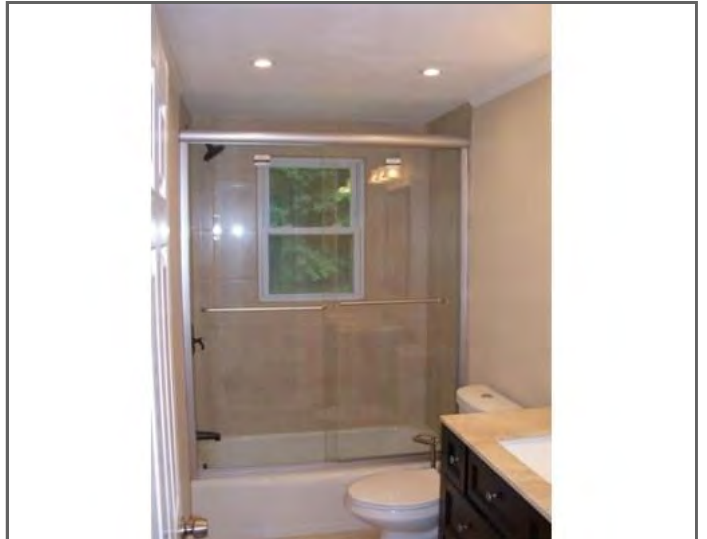
Market History for 19 Eldon Drive, Franklin, MA 02038

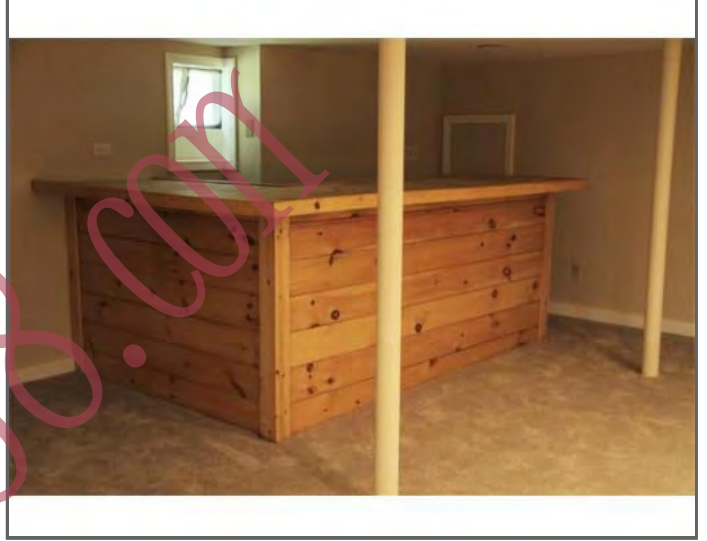
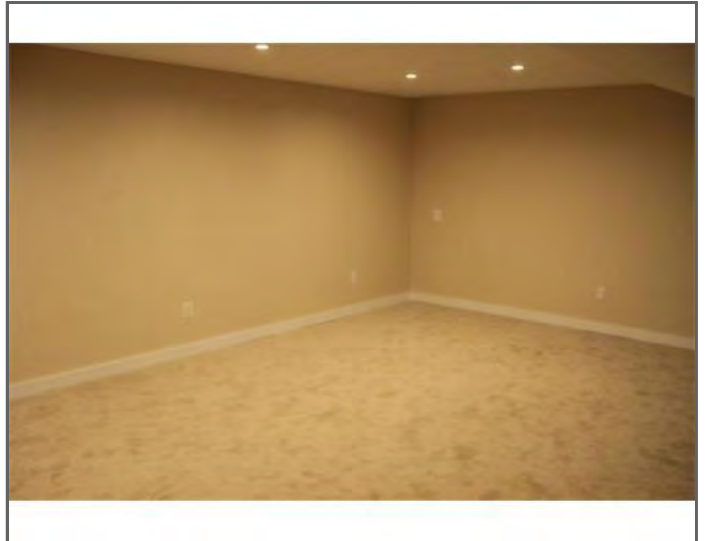
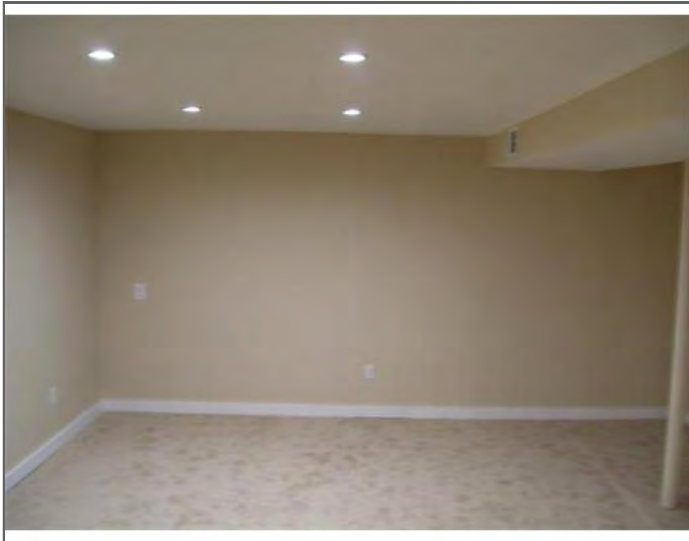
MLS #	Date		DOM	DTO	Price
71721108	7/29/2014	Listed for \$319,900			\$319,900
UAG	9/5/2014	Status Changed to: Under Agreement			
SLD	10/1/2014	Status Changed to: Sold			
	10/1/2014	Sold for \$318,700	38	38	\$318,700
Market History for Office Id: BB5997			38	38	\$318,700
Market History for this property			38	38	\$318,700

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103 Woodside Rd
Franklin, MA 02038-2835
Single Family

MLS #: **71702150** Status: **Sold**
List Price: **\$329,900** Sale Price: **\$326,000**
List Date: **6/20/2014** Sale Date: **9/15/2014**
Area: Off Market Date: **8/1/2014**
List\$/SqFt: **\$343.65** Sold\$/SqFt: **\$339.58**
Days on Market (Total): **59** Days on Market (Office): **59**

Property Features

Rooms: **7** Style: **Ranch**
Bedrooms: **2** Type: **Detached**
Baths: **2f 0h** Apprx Acres: **0.44**
Master Bath: Apprx Lot Size: **19175 sq.ft.**
Fireplaces: **1** Apprx Living Area: **960 sq.ft.**
Year Built: **1974** Foundation Size: **0000 (Poured Concrete)**
Color: Garage: **0 --**
Parking: **5 Off-Street, Paved Driveway**
Handicap Access/Features: **No**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Exterior Access, Open Floor Plan, Slider
Family Room:	B		Flooring - Laminate
Kitchen:	1		Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook
Master Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Ceiling Fan(s), Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Remodeled
Bath 2:	B		Bathroom - Full
Laundry:	B		--
Workshop:	B		--

Features & Other Information

Appliances: **Range, Microwave**
Area Amenities: **Shopping, Walk/Jog Trails, Highway Access, Public School, T-Station, University**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers, 200 Amps**
Exclusions:
Exterior: **Wood**
Exterior Features: **Porch - Screened, Gutters, Professional Landscaping, Garden Area, Other (See Remarks)**
Green Certified: **No**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Lead Paint: **Unknown**
Living Area Disclosures: **Does NOT include partially finished basement**
Road Type: **Public, Publicly Maint.**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Wonderfully maintained home that is set on a beautifully "natural" landscaped lot with amazing stonework, hard-scapes and gardens that can be enjoyed from the custom built enclosed screened porch located off the dining room. Formerly a 3-bedroom plan, this home was tastefully converted to a gorgeous open floor plan with two bedrooms, with an expanded the master bedroom by removing a wall between two of the original bedrooms. Easy to convert back to a three bedroom plan if you'd like. The full basement is a partially finished lower level containing a family/sitting room, full second bathroom, laundry area, work shop with full exterior access and utility room. Located in a highly desirable neighborhood with easy access to highways and area recreation. Walk through the new front entry door with inlaid decorative glass and be amazed at the livability of this home. This is one of those homes we just love to list! It's a **MUST SEE** at this price!

Tax Information

2014 Taxes: **\$3831** Assessment: **\$265,100**
Pin #: **M:253 L:059**

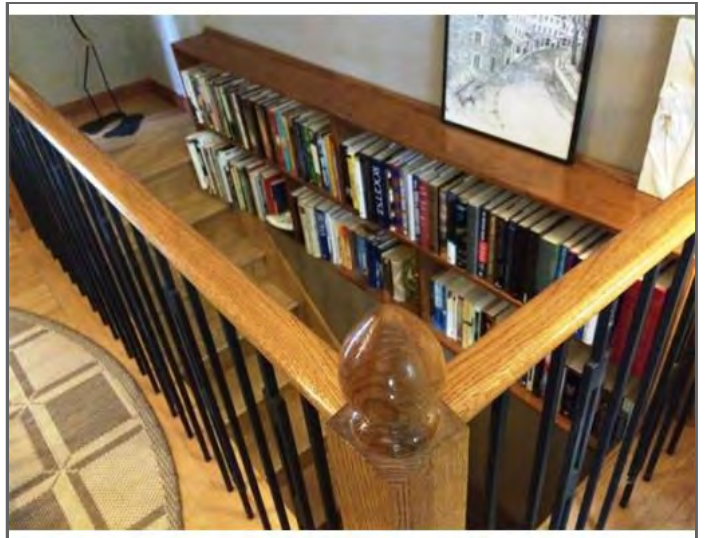
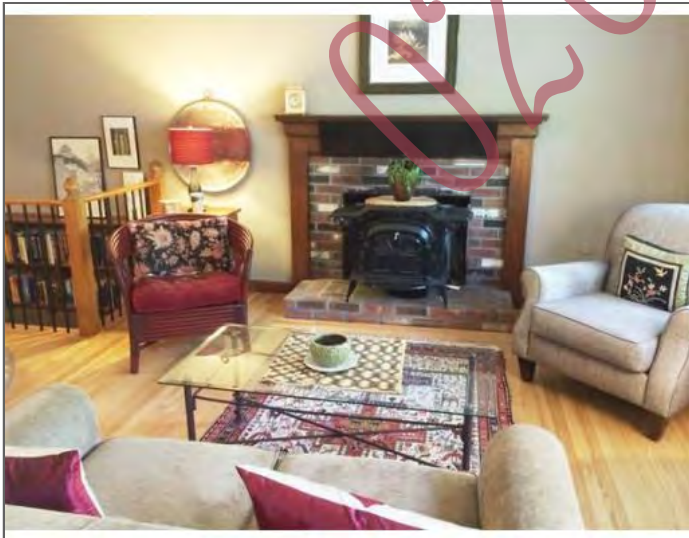
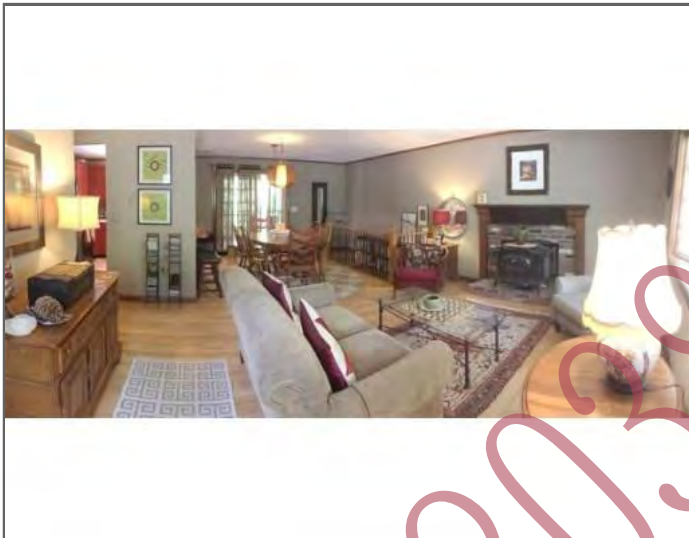
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Map: Block: Lot: Book: **751** Page: **185**

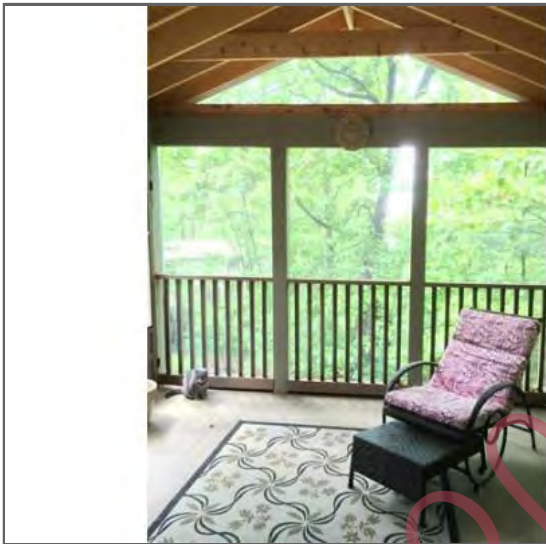
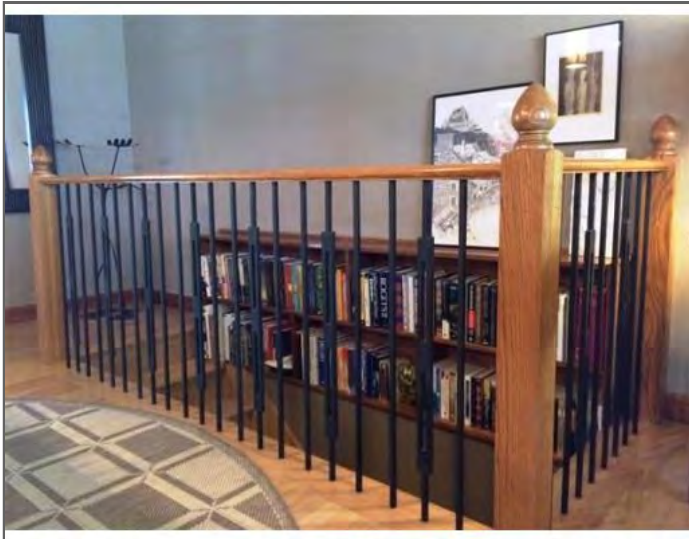
Market History for 103 Woodside Rd, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71702150	6/20/2014	Listed for \$329,900			\$329,900
CTG	7/15/2014	Status Changed to: Contingent			
UAG	8/18/2014	Status Changed to: Under Agreement			
SLD	9/15/2014	Status Changed to: Sold			
	9/15/2014	Sold for \$326,000	59	25	\$326,000
Market History for Office Id: AC1854			59	25	\$326,000
Market History for this property			59	25	\$326,000

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113 Lincoln St
Franklin, MA 02038-4204
Single Family

MLS #: 71705038	Status: Sold
List Price: \$329,900	Sale Price: \$329,900
List Date: 6/25/2014	Sale Date: 8/27/2014
Area:	Off Market Date: 6/29/2014
List\$/SqFt: \$235.64	Sold\$/SqFt: \$235.64
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 7	Style: Ranch
Bedrooms: 2	Type: Detached
Baths: 1f 1h	Apprx Acres: 0.43
Master Bath: No	Apprx Lot Size: 18861 sq.ft.
Fireplaces: 2	Apprx Living Area: 1400 sq.ft.
Year Built: 1960	Foundation Size: irr (Poured Concrete)
Color: green	Garage: 0 Carport
Parking: 7 Off-Street, Paved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Chair Rail, Recessed Lighting
Dining Room:	1		Ceiling Fan(s), Flooring - Wood
Family Room:	B		Fireplace, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook, Recessed Lighting
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Flooring - Vinyl
Bath 2:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile, Wainscoting
Laundry:	B		Flooring - Stone/Ceramic Tile
Play Room:	B		--
Other:			--

Features & Other Information

Appliances: **Range, Dishwasher**
Area Amenities: **Public Transportation, Shopping, Park, Stables, Golf Course, Laundromat, Highway Access, Public School, T-Station, University**
Basement: **Yes Full, Partially Finished, Walk Out, Sump Pump**
Cooling: **Central Air**
Electric: **100 Amps**
Exclusions: **Birdhouse, curtains, swingset excluded.**
Washer/Dryer, refrig negotiable. playhouse + sandbox stay.
Exterior: **Wood**
Exterior Features: **Patio, Storage Shed, Fenced Yard, Stone Wall**
Heating: **Forced Air, Electric Baseboard, Gas**
Hot Water: **Natural Gas, Tankless**
Lead Paint: **Unknown**
Living Area Disclosures: **Includes family rm in lower level**
Road Type: **Public, Paved, Sidewalk**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Conditional**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Beautifully Landscaped and set back with Gorgeous Stone Walls, Brick Patio and Slate Step entry. This Commuter Friendly Home is a short walk to the Town Common and T-Station. Hardwood floors are throughout the Bedrooms, the Sunny Dining Rm., and the front to back Fire-placed Living room, pull-down attic storage. Downstairs enjoy the Gas Fire-placed walk-out Family Room. The lower level also has a fabulous play room, laundry, 1/2 bath, work area and still room for storage! Enjoy the Summer Heat on the Lovely Stone Patio in the Private Fenced backyard or come in and enjoy the Central Air! This home has many updates like a newer roof, brand new tank-less hot water heater, a brand new furnace and more. Come to the first Open House Sunday June 29th from 12-1pm to see all this home has to offer in the Town of Franklin- ranked the safest town to live!

Tax Information

2014 Taxes: **\$3984** Assessment: **\$275,700**
Pin #: **M:261 L:034**

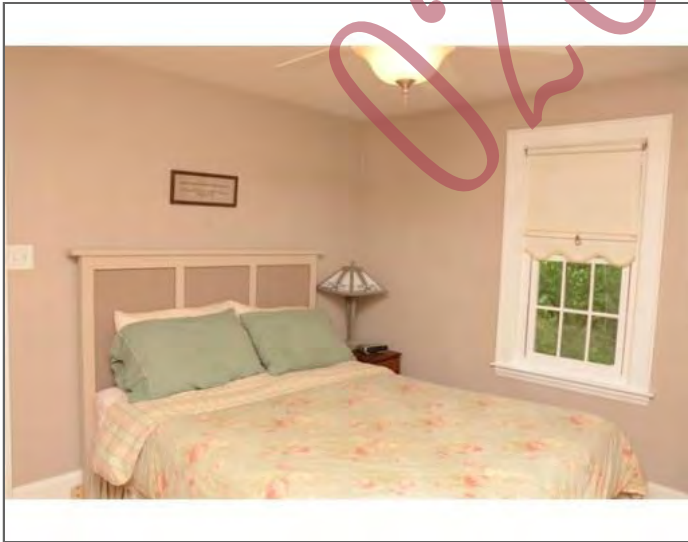
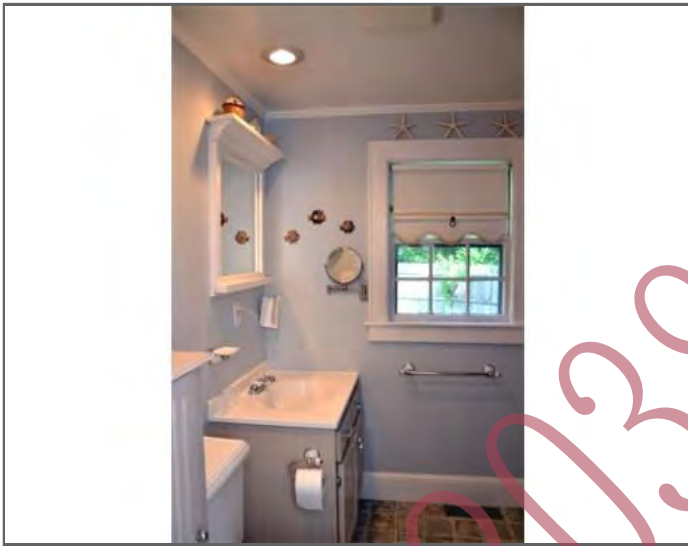
Cert: Zoning Code: **res**
Map: Block: Lot: Book: **16446** Page: **426**

Market History for 113 Lincoln St, Franklin, MA 02038

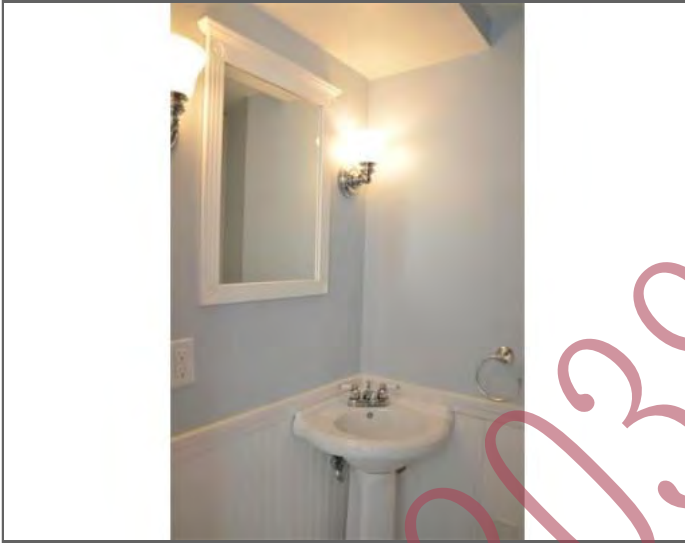
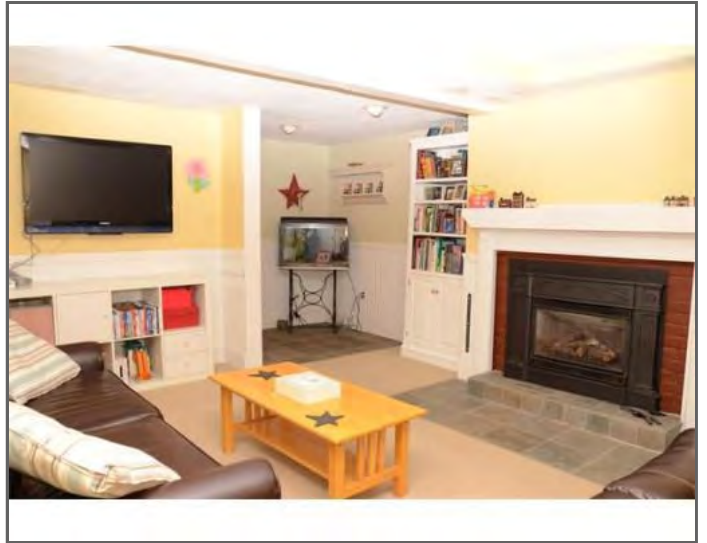
MLS #	Date		DOM	DTO	Price
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UAG	6/29/2014	Status Changed to: Under Agreement			
SLD	8/28/2014	Status Changed to: Sold			
	8/27/2014	Sold for \$329,900	4	4	\$329,900
Market History for Office Id: BB5301			4	4	\$329,900
Market History for this property			4	4	\$329,900

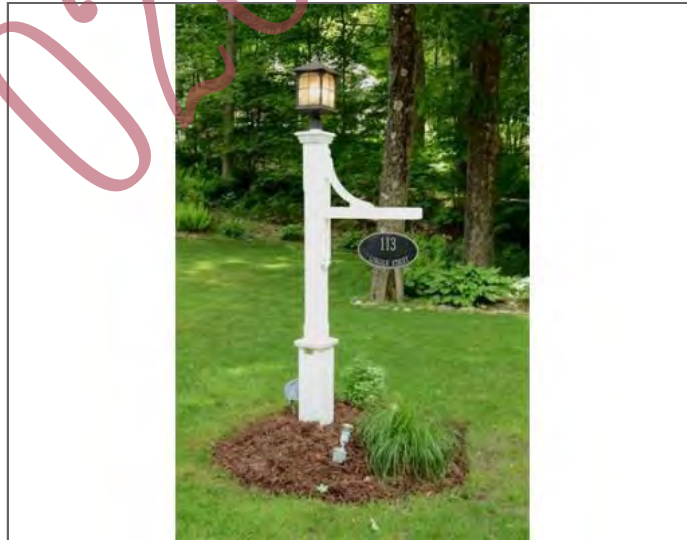
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20 Brook St
Franklin, MA 02038-1612
Single Family

MLS #: 71680548	Status: Sold
List Price: \$339,900	Sale Price: \$330,000
List Date: 5/14/2014	Sale Date: 7/30/2014
Area:	Off Market Date: 6/12/2014
List\$/SqFt: \$293.02	Sold\$/SqFt: \$284.48
Days on Market (Total): 29	Days on Market (Office): 29

Property Features

Rooms: 5	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 1h	Apprx Acres: 0.53
Master Bath:	Apprx Lot Size: 22917 sq.ft.
Fireplaces: 1	Apprx Living Area: 1160 sq.ft.
Year Built: 1961	Foundation Size: 0 (Poured Concrete)
Color:	Garage: 0 --
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	15x14	Fireplace, Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	19x10	Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	1	14x10	Flooring - Hardwood
Bedroom 2:	1	13x10	Flooring - Hardwood
Bedroom 3:	1	11x8	Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric
Den:	1	12x10	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**
Area Amenities: **Shopping, Park, Highway Access, Public School, T-Station, University**
Basement: **Yes Full, Finished, Walk Out**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Composite, Gutters, Storage Shed**
Heating: **Forced Air, Oil**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Does not include finished basement**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Adorable 3 bedroom, 1.5 bath home on a beautifully landscaped level yard in the desirable Keller/Sullivan district!! Cozy living room w/hardwood floors and wood-burning fireplace opens up to spacious eat-in kitchen w/stainless steel appliances and ceramic tile. Hardwood floors through out hallway and bedrooms. Charming sunroom w/wood ceiling off the kitchen leads to a generously sized composite deck over looking the private, wooded lot. Finished walk-out lower level complete w/half bath, laundry area, playroom and mudroom. Central air and new siding are just a few of the updates you will find in this delightful ranch. Welcome Home!!

Tax Information

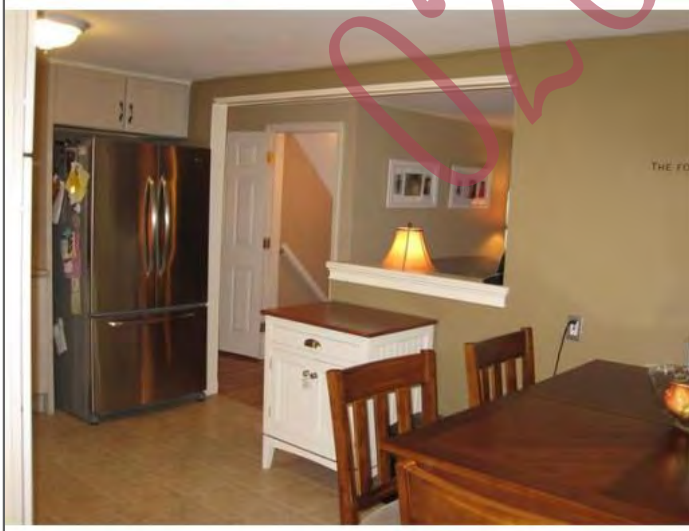
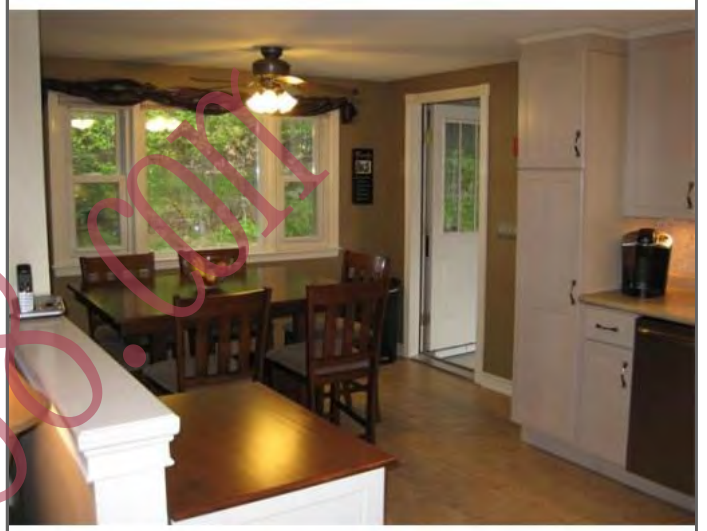
2013 Taxes: **\$3581** Assessment: **\$249,700**
Pin #: **M:243 L:078**

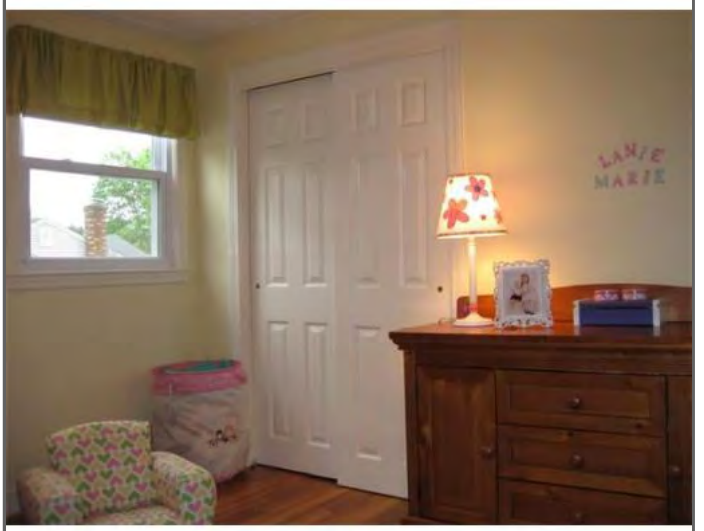
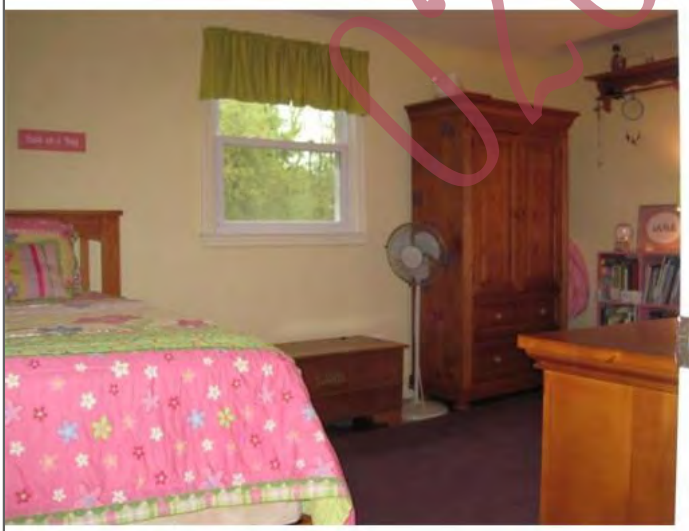
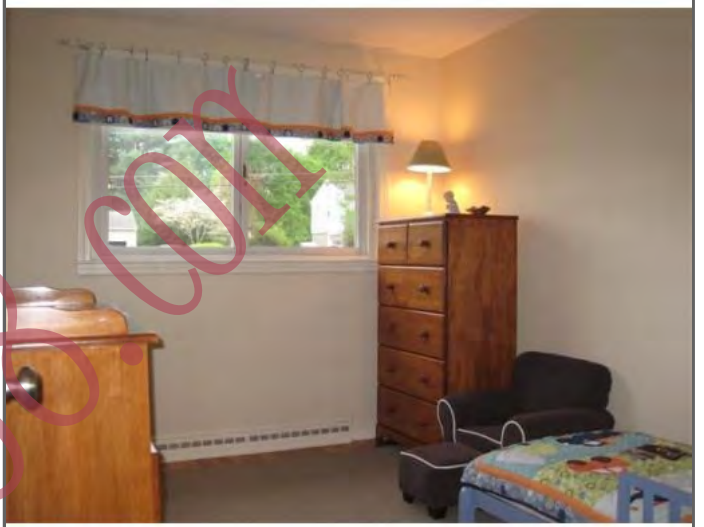
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Map: Block: Lot: Book: **23620** Page: **244**

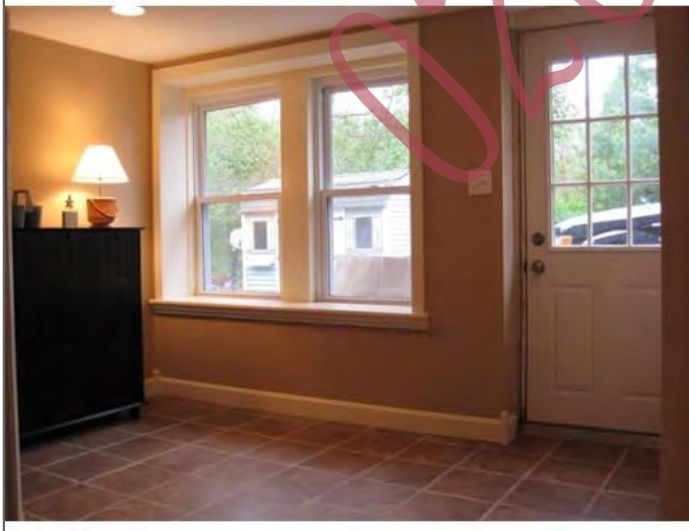
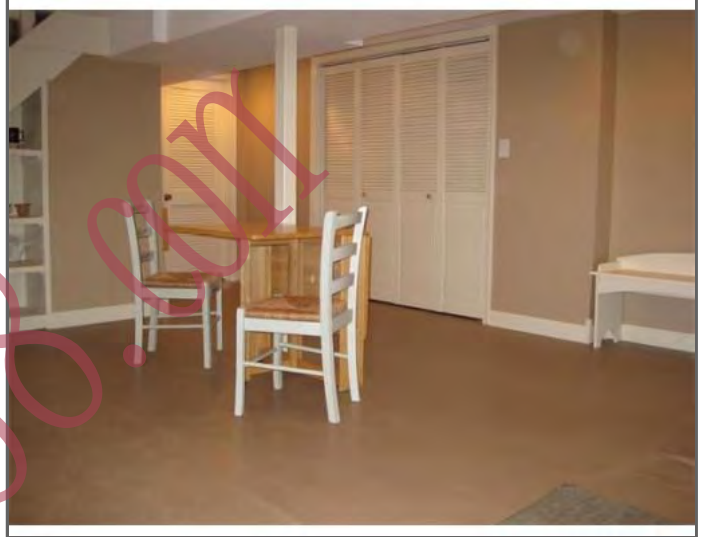
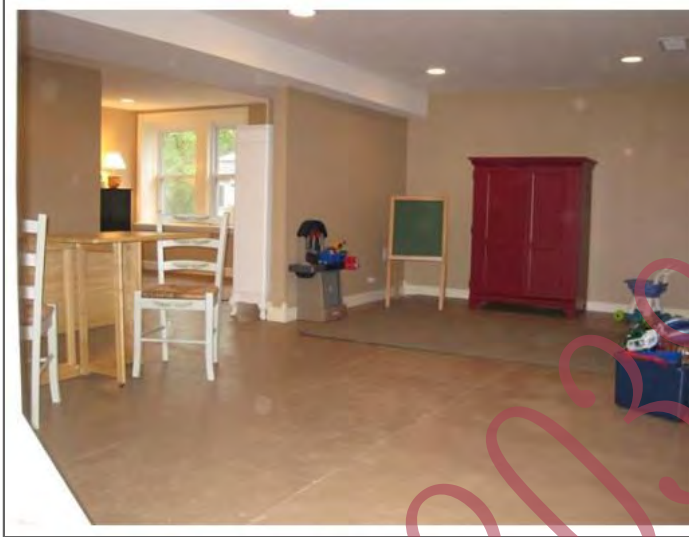
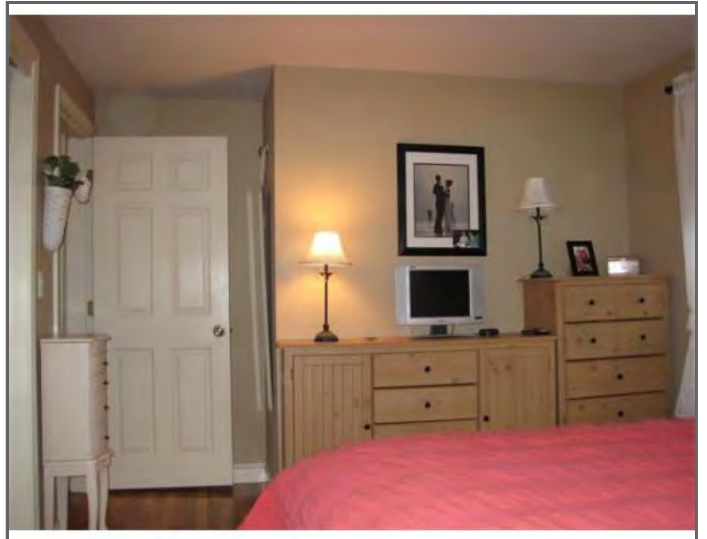
Market History for 20 Brook St, Franklin, MA 02038

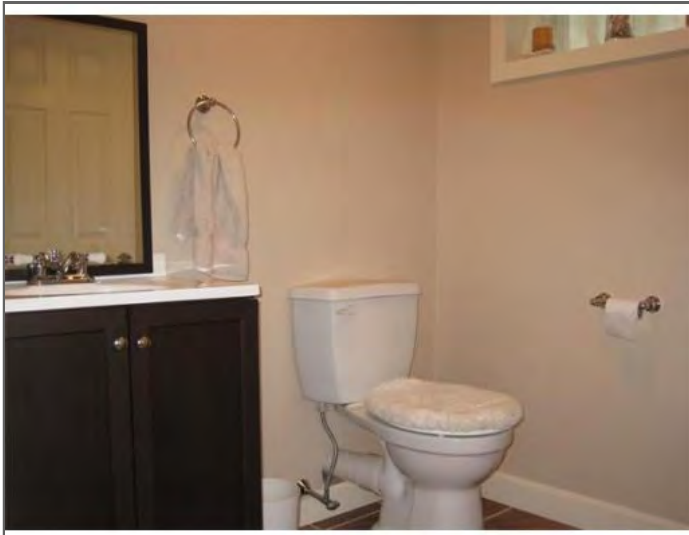
MLS #	Date		DOM	DTO	Price
71680548	5/14/2014	Listed for \$339,900			\$339,900
	5/25/2014	Buyers Agent Compensation Changed From: 2.5 To: 2.0			
CTG	5/25/2014	Status Changed to: Contingent			
UAG	6/12/2014	Status Changed to: Under Agreement			
SLD	8/2/2014	Status Changed to: Sold			
	7/30/2014	Sold for \$330,000	29	9	\$330,000
Market History for Office Id: AN0934			29	9	\$330,000
Market History for this property			29	9	\$330,000

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140 Dean Ave
Franklin, MA 02038-1759
Single Family

MLS #: 71701664	Status: Sold
List Price: \$350,000	Sale Price: \$340,000
List Date: 6/19/2014	Sale Date: 9/10/2014
Area:	Off Market Date: 7/11/2014
List\$/SqFt: \$197.07	Sold\$/SqFt: \$191.44
Days on Market (Total): 22	Days on Market (Office): 22

Property Features

Rooms: 6	Style: Cape, Contemporary, Ranch
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 0.35
Master Bath: Yes	Apprx Lot Size: 15100 sq.ft.
Fireplaces: 1	Apprx Living Area: 1776 sq.ft.
Year Built: 1940	Foundation Size: 56x20 (Poured Concrete, Irregular)
Color: Blue	Garage: 0 --
Parking: 4 Off-Street, Tandem, On Street Permit, Stone/Gravel, Paved Driveway	
Handicap Access/Features: No	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	18x10	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Exterior Access, High Speed Internet Hookup
Dining Room:	1	18x13	Flooring - Hardwood, Wainscoting
Kitchen:	1	13x10	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Exterior Access, Stainless Steel Appliances
Master Bedroom:	2	18x22	Bathroom - 3/4, Ceiling - Cathedral, Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Attic Access, Cable Hookup
Bedroom 2:	1	13x11	Closet, Flooring - Hardwood
Bedroom 3:	1	12x11	Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Tiled With Tub & Shower, Skylight, Closet - Linen
Bath 2:	1		Bathroom - Tiled With Tub & Shower, Closet - Linen
Laundry:	1		Flooring - Hardwood
Nursery:	2	10x9	Flooring - Hardwood
Office:	1	10x10	Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Park, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Partial, Walk Out, Sump Pump, Concrete Floor**
 Construction: **Frame**
 Cooling: **Window AC**
 Electric: **110 Volts, 200 Amps**
 Exclusions: **Washer/Dryer**
 Exterior: **Clapboard**
 Exterior Features: **Deck - Composite, Storage Shed, Fenced Yard, Garden Area, Stone Wall**
 Facing Direction: **East**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **+ Unfinished Basement**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

Charming and exceptionally well maintained home in downtown area now on market- move in ready! Commuters dream location - walk to MBTA. There is a very inviting open living area with fireplace to welcome you home each night. Dining area is unique and open to the living room. Kitchen has granite counters and some stainless appliances. This home has been completely updated since 1940 with the addition of a full master suite on the 2nd floor. This could be a single level living opportunity with two bedrooms and a full bath on the first floor along with the laundry facilities! Enjoy the summers on a beautiful deck with rock gardens and side yard with shed. New low maintenance fenced back yard for privacy and animals. Plenty of off street parking and storage in the basement. Call for daily showings. Please give at least 24 hours notice. Title V Septic is rated as a 2 bedroom system in a 3 bedroom home.

Tax Information

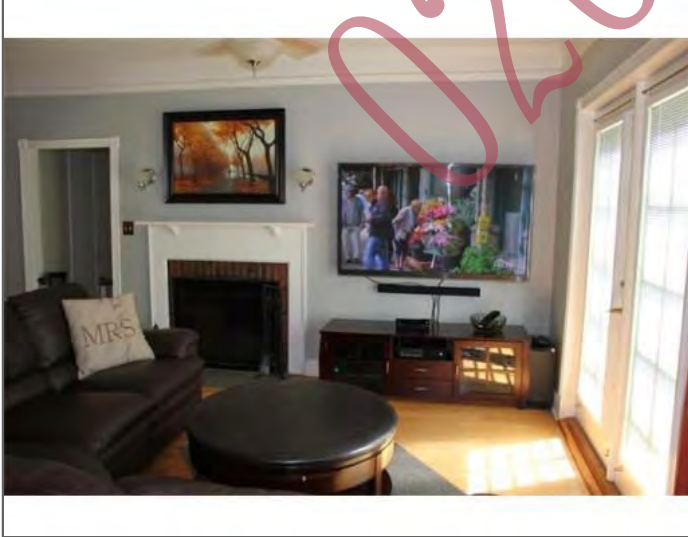
2013 Taxes: **\$4209** Assessment: **\$293,500**
 Pin #: **M:268 L:151**

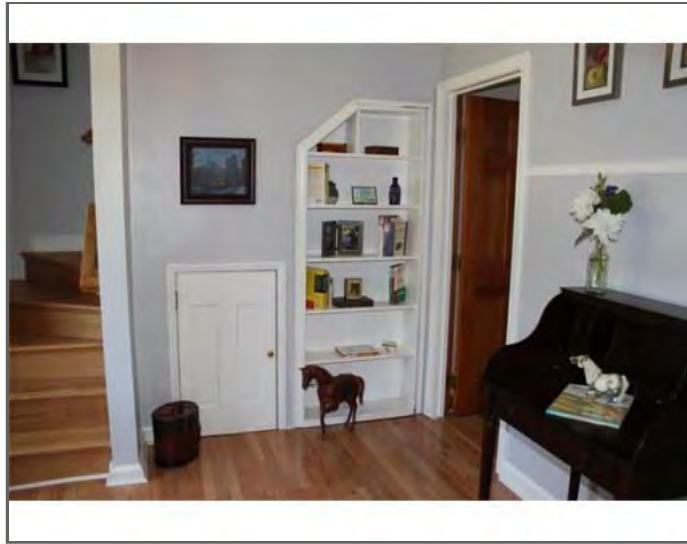
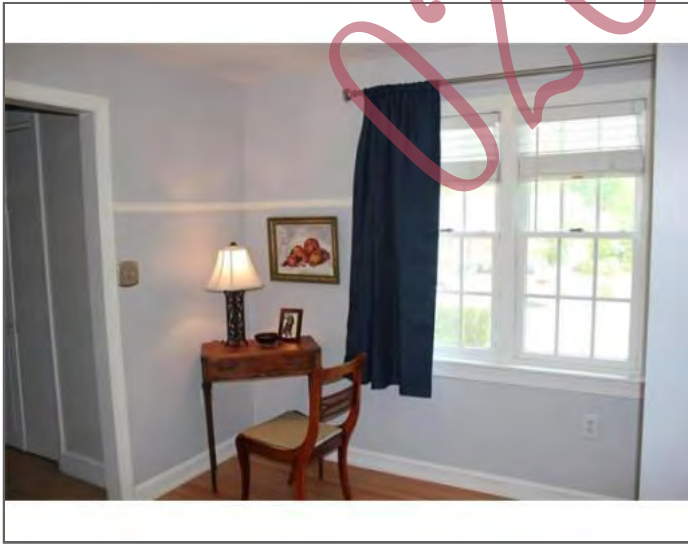
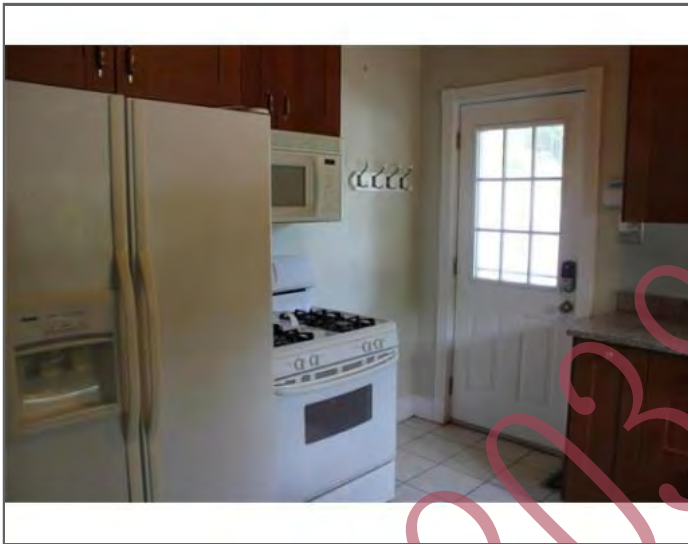
Cert: **0000097539** Zoning Code: **Res**
 Map: **268** Block: Lot: **151** Book: **29195** Page: **111**

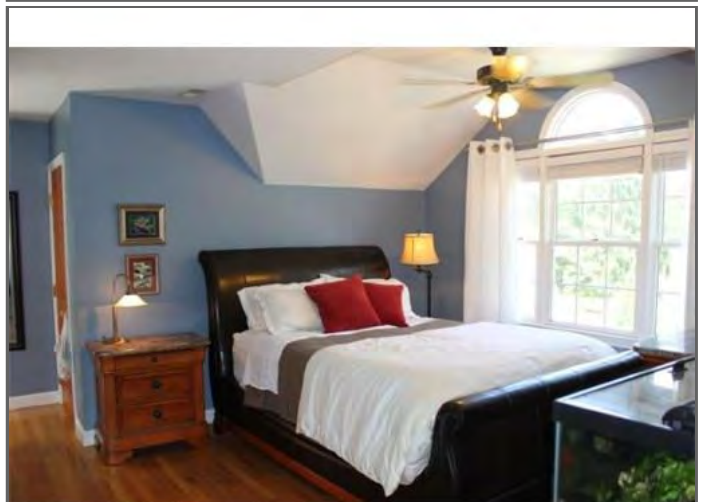
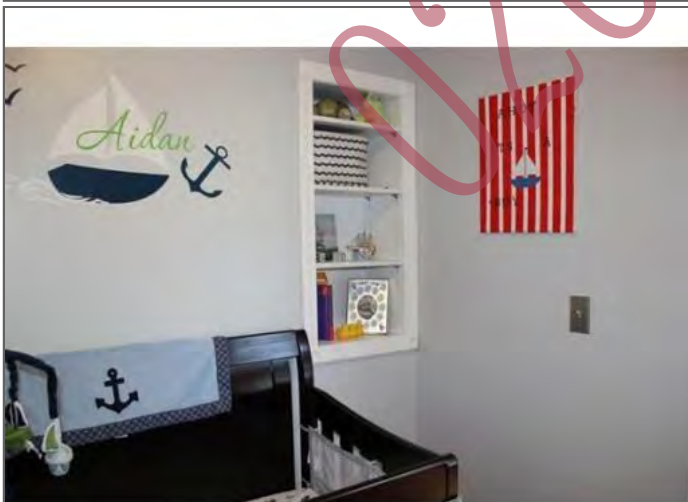
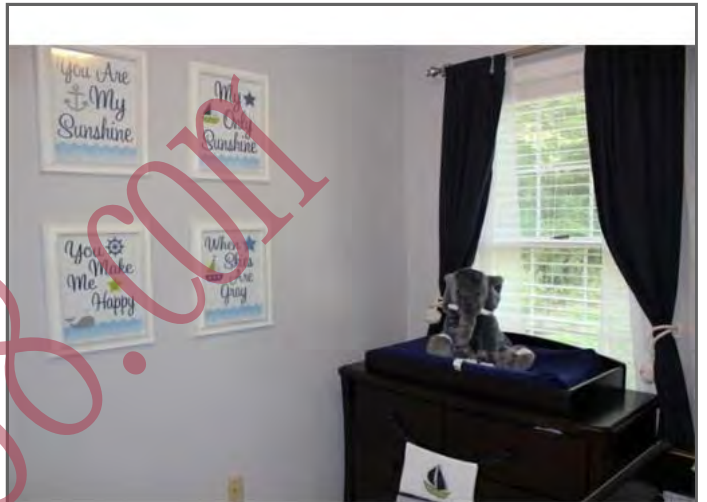
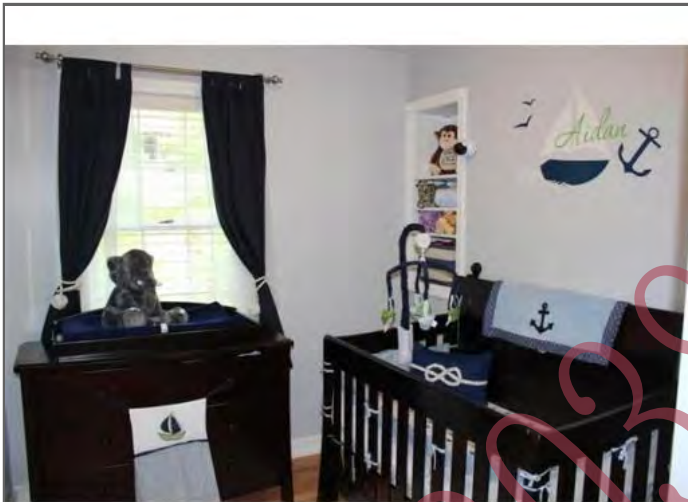
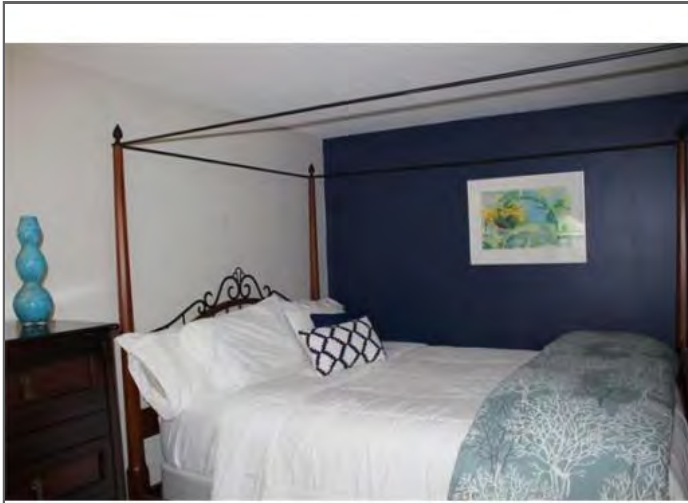
Market History for 140 Dean Ave, Franklin, MA 02038

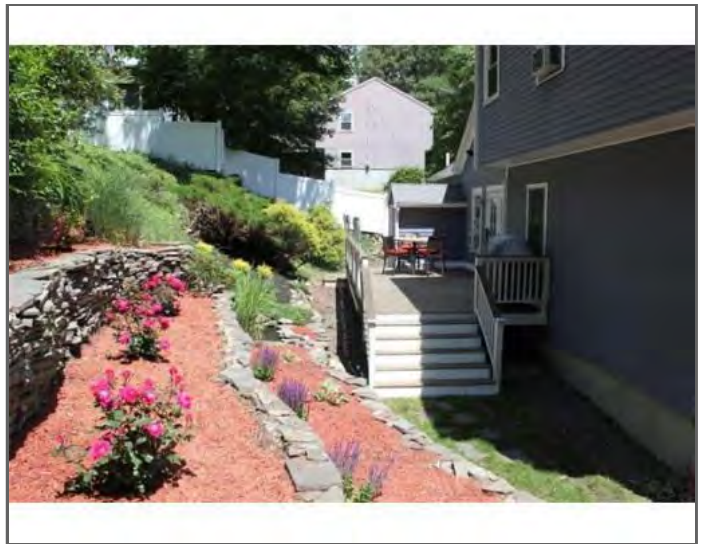
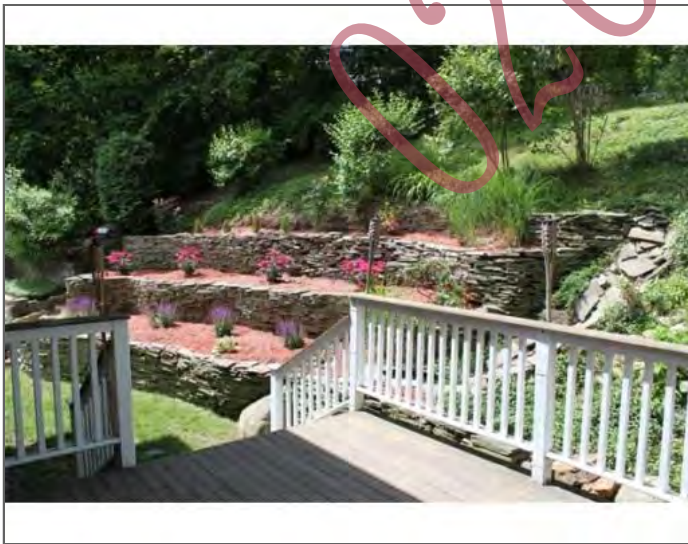
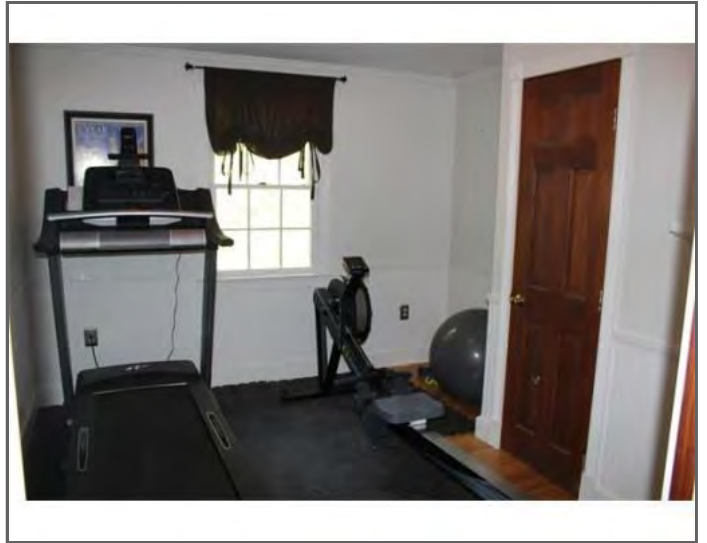
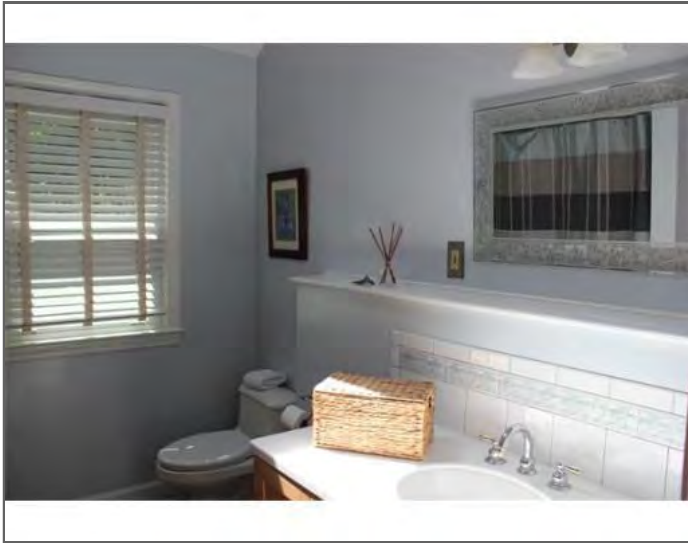
MLS #	Date		DOM	DTO	Price
71701664	6/19/2014	Listed for \$350,000			\$350,000
	6/29/2014	Listing Alert Flag set to: Yes - Kick-Out Clause or Right of 1st Refusal			
CTG	6/30/2014	Status Changed to: Contingent			
UAG	7/11/2014	Status Changed to: Under Agreement			
SLD	9/11/2014	Status Changed to: Sold			
	9/10/2014	Sold for \$340,000	22	9	\$340,000
Market History for Office Id: BB1175			22	9	\$340,000
Market History for this property			22	9	\$340,000

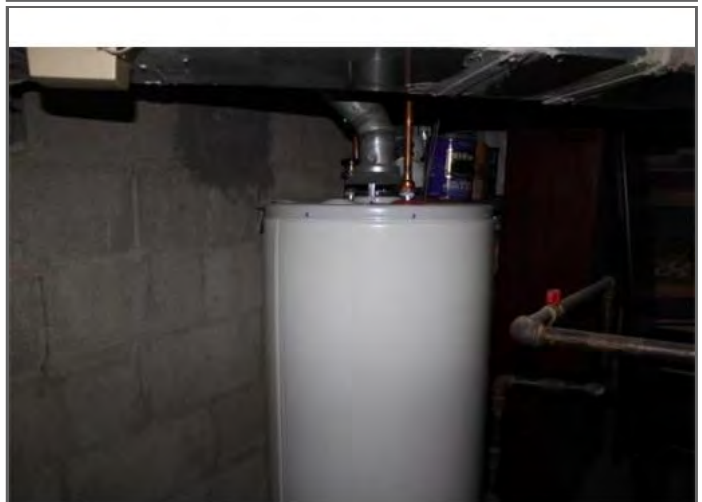
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14 Rolling Ridge Rd
Franklin, MA 02038-3815
Single Family

MLS #: 71708465	Status: Sold
List Price: \$349,900	Sale Price: \$353,000
List Date: 7/3/2014	Sale Date: 7/18/2014
Area:	Off Market Date: 7/4/2014
List\$/SqFt: \$263.48	Sold\$/SqFt: \$265.81
Days on Market (Total): 1	Days on Market (Office): 1

Property Features

Rooms: 6	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 3f 0h	Apprx Acres: 0.34
Master Bath:	Apprx Lot Size: 15015 sq.ft.
Fireplaces: 1	Apprx Living Area: 1328 sq.ft.
Year Built: 1958	Foundation Size: 000 (Poured Concrete)
Color:	Garage: 0 --
Parking: 4 Off-Street	
Handicap Access/Features:	



Room Descriptions

Features & Other Information

Room	Level	Size	Features
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Area Amenities: **Public Transportation, Shopping, Public School, T-Station**
 Basement: **Yes Finished**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Beautiful home with many updates. The main level boasts comfortable living room with vaulted ceiling, 3 great-sized bedrooms, 2 full baths, large kitchen and dining room.. The huge finished basement offers lots of extra room in 2 large flexible spaces & is ready for your big screen TV. Additional features include great fenced in yard, & deck perfect for entertaining!

Tax Information

2014 Taxes: \$4234 Assessment: \$293,000
Pin #: M:258 L:073

Cert: 42614 Zoning Code: res
Map: Block: Lot: Book: 26583 Page: 484

Market History for 14 Rolling Ridge Rd, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71708465	7/3/2014	Listed for \$349,900			\$349,900
UAG	7/4/2014	Status Changed to: Under Agreement			
SLD	7/18/2014	Status Changed to: Sold			
	7/18/2014	Sold for \$353,000	1	1	\$353,000
Market History for Office Id: AC1630			1	1	\$353,000
Market History for this property			1	1	\$353,000

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216 CROSSFIELD RD
Franklin, MA 02038
Single Family

MLS #: 71676833	Status: Sold
List Price: \$348,000	Sale Price: \$362,500
List Date: 5/7/2014	Sale Date: 6/26/2014
Area:	Off Market Date: 5/23/2014
List\$/SqFt: \$177.55	Sold\$/SqFt: \$184.95
Days on Market (Total): 16	Days on Market (Office): 16

Property Features

Rooms: 10	Style: Ranch
Bedrooms: 4	Type: Detached
Baths: 2f 0h	Apprx Acres: 0.46
Master Bath:	Apprx Lot Size: 20000 sq.ft.
Fireplaces: 1	Apprx Living Area: 1960 sq.ft.
Year Built: 1966	Foundation Size: irreg (Poured Concrete)
Color: Grey	Garage: 0 --
Parking: 4 Off-Street	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Wood / Coal / Pellet Stove, Exterior Access, Slider
Kitchen:	1		Flooring - Vinyl, Countertops - Stone/Granite/Solid, French Doors, Exterior Access
Master Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bedroom 4:	B		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Bath 2:	B		Bathroom - Full
Laundry:	B		--
Sun Room:	1		--
Play Room:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Golf Course, Medical Facility, Laundromat, House of Worship**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions: **Swing set negotiable. Some window treatments and rods.**

Exterior: **Shingles, Wood, Vinyl**

Exterior Features: **Porch - Enclosed, Deck - Wood**

Heating: **Forced Air, Electric Baseboard, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Unheated Sunroom and Finished Lower Level with walk-out included---buyer to verify sq.ft.**

Living Area Includes: **Finished Basement**

Road Type: **Public**

Roof: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Remarks

NEW OPPORTUNITY! Wonderful home situated on a spacious lot in a terrific neighborhood!!!! The kitchen has beautiful granite counters, new stainless refrigerator, dishwasher, & opens to dining area & fireside living room with hardwood floors. French door leads to bright and spacious sunroom perfect for summer entertaining. Nice deck overlooking large, private, level, backyard for family fun. Hardwood floors in all 3 bedrooms upstairs. The T.V. family room downstairs has new gas stove, w/ walk-out and slider to the backyard. The 4th bedroom, office space/playroom, offers great flexibility for the growing family. We have 2 full baths, central air, gas heat, town water/ town sewer, all adding to the features of this great opportunity. There are new windows, new front steps, new high efficiency heating system, new water heater, new siding. Very close to Rte. 495, commuter rail, and shopping center for your convenience. GREAT VALUE! OPEN HOUSE SUNDAY 5/11 12-2

Tax Information

2014 Taxes: \$3895.72 Assessment: \$269,600

Pin #:

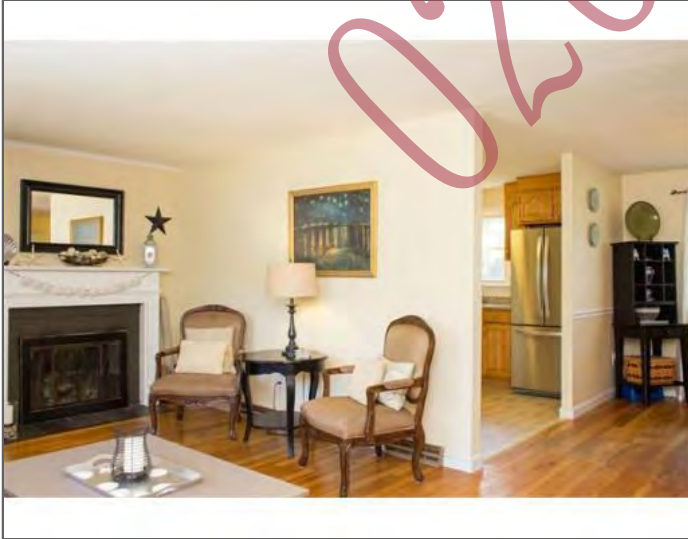
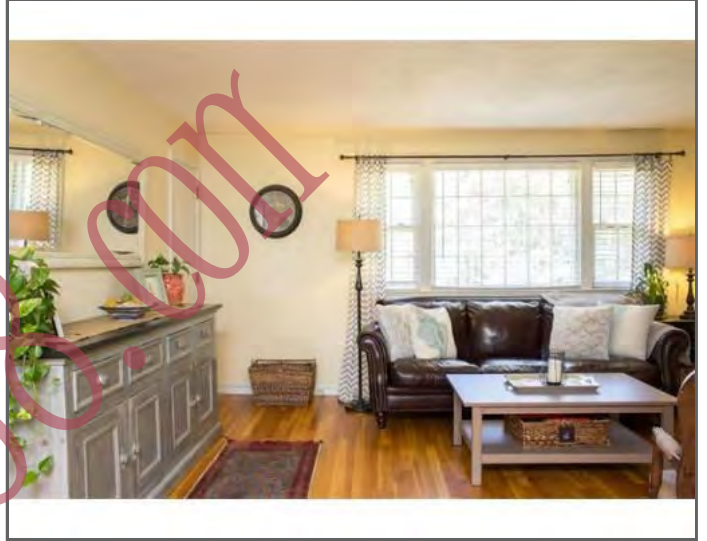
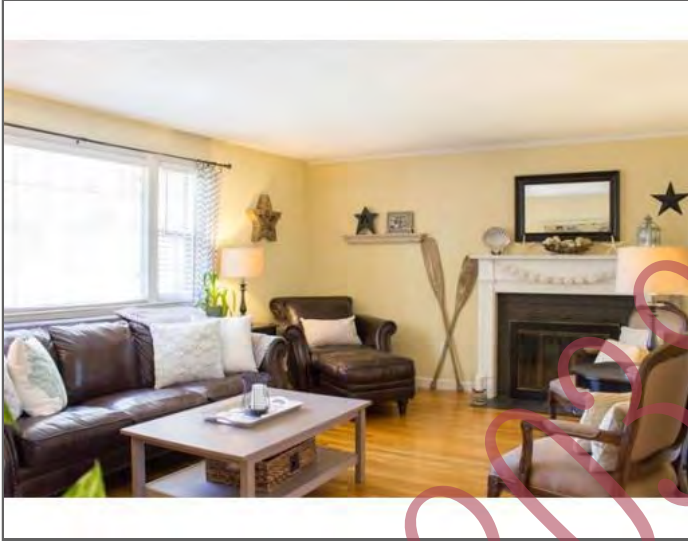
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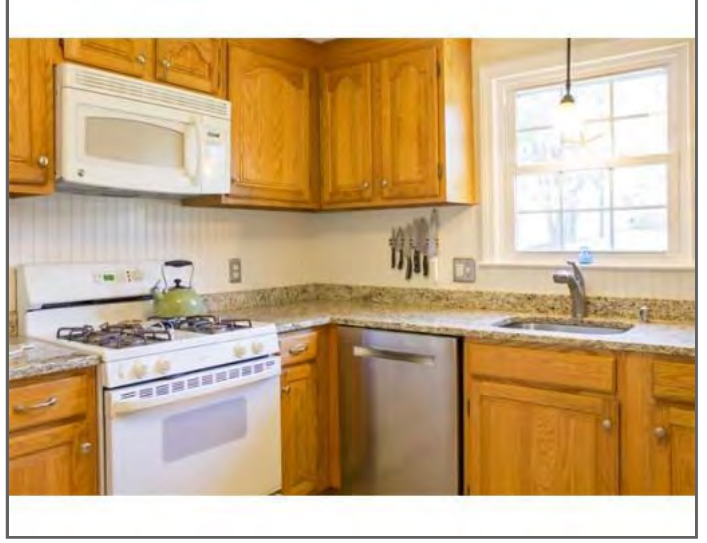
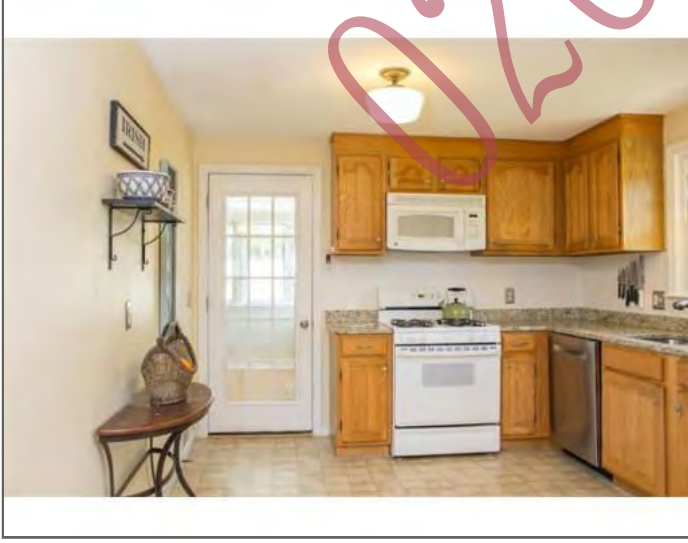
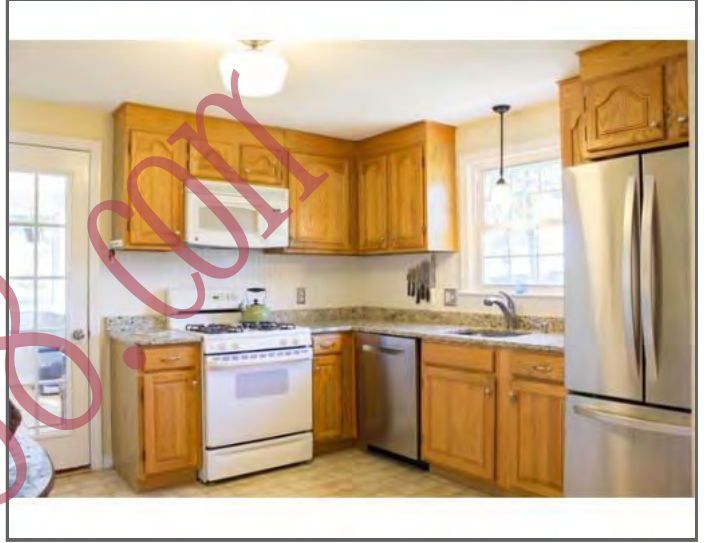
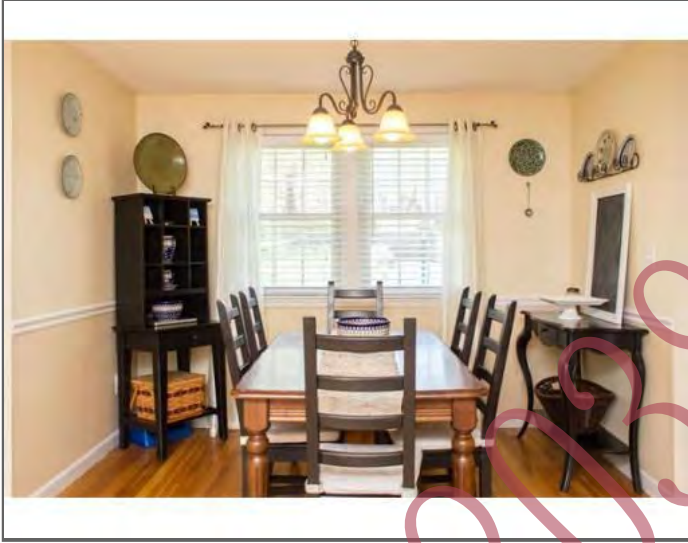
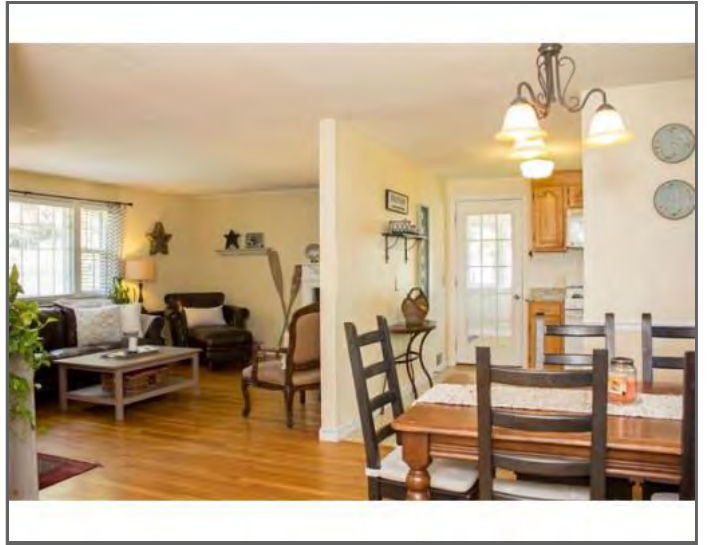
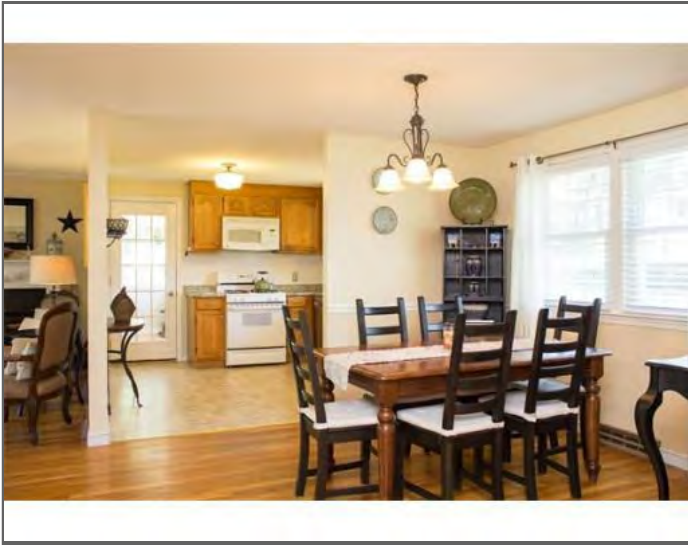
Map: Block: Lot: Book: **30373** Page: **425**

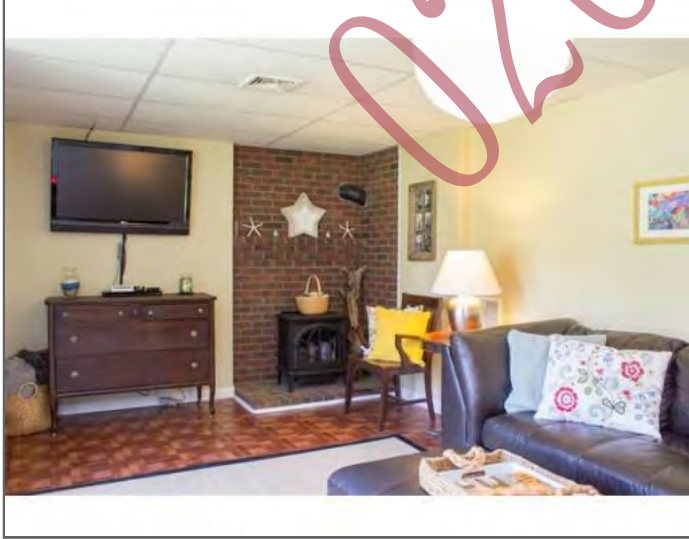
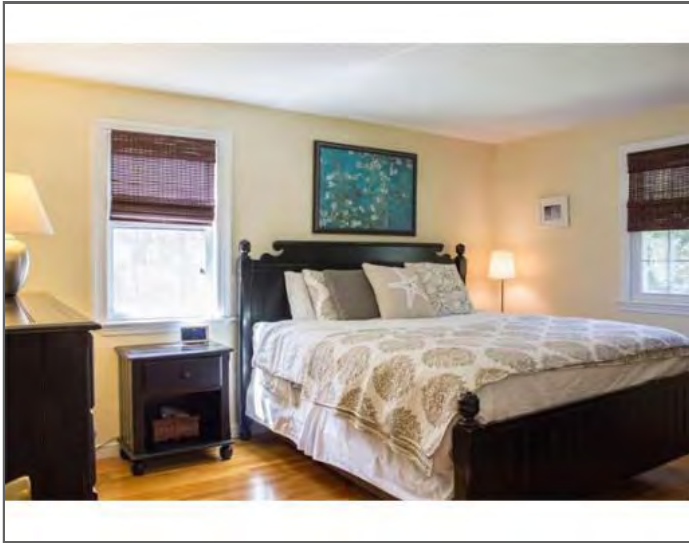
Market History for 216 CROSSFIELD RD, Franklin, MA 02038

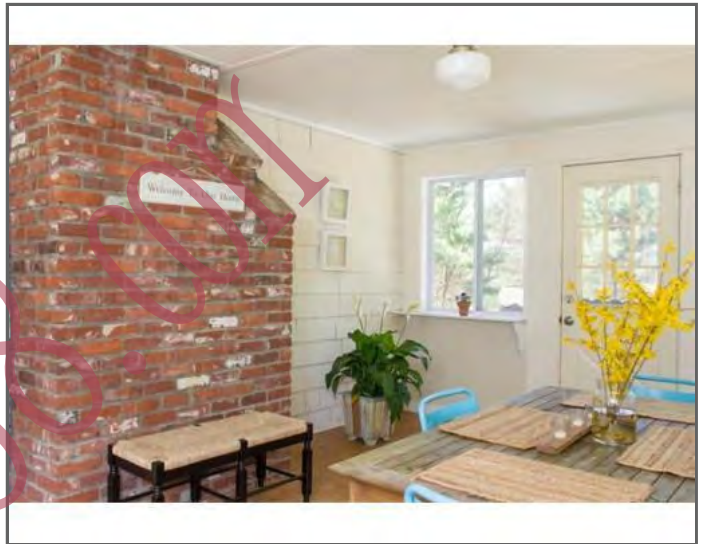
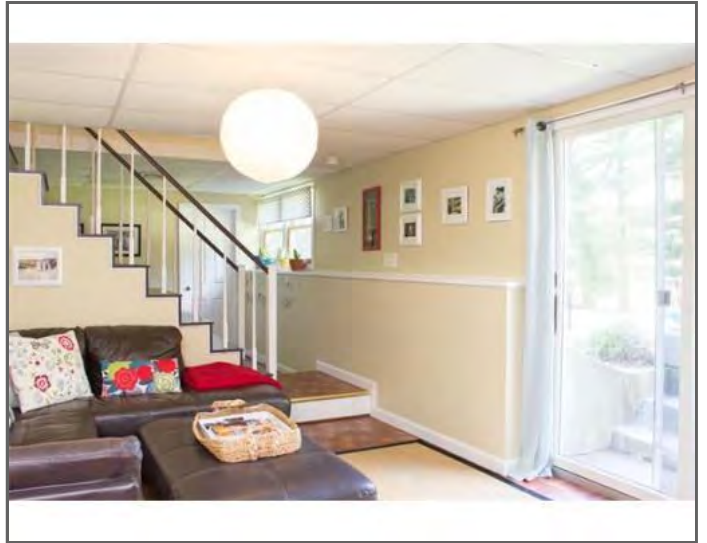
MLS #	Date		DOM	DTO	Price
71676833	5/7/2014	Listed for \$348,000			\$348,000
CTG	5/11/2014	Status Changed to: Contingent			
UAG	5/23/2014	Status Changed to: Under Agreement			
SLD	6/26/2014	Status Changed to: Sold			
	6/26/2014	Sold for \$362,500	16	4	\$362,500
Market History for Office Id: BB3410			16	4	\$362,500
Market History for this property			16	4	\$362,500

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**3 Haverstock Rd
Franklin, MA 02038-2614
Single Family**

MLS #: 71729152	Status: Sold
List Price: \$389,900	Sale Price: \$384,000
List Date: 8/14/2014	Sale Date: 12/3/2014
Area:	Off Market Date: 10/3/2014
List\$/SqFt: \$158.17	Sold\$/SqFt: \$155.78
Days on Market (Total): 74	Days on Market (Office): 74

Property Features

Rooms: 10	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 1h	Apprx Acres: 0.55
Master Bath: Yes	Apprx Lot Size: 23844 sq.ft.
Fireplaces: 3	Apprx Living Area: 2465 sq.ft.
Year Built: 1960	Foundation Size: irreg (Poured Concrete)
Color: beige	Garage: 2 Attached, Garage Door Opener, Heated, Storage, Work Area
Parking: 6 Off-Street, Improved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level
Dining Room:	1		Flooring - Hardwood, Wainscoting
Family Room:	B		Fireplace, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Main Level
Master Bedroom:	1		Bathroom - Full, Fireplace, Flooring - Hardwood, Flooring - Wall to Wall Carpet, Main Level, Deck - Exterior
Bedroom 2:	1		Bathroom - Half, Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bedroom 4:	B		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	1		Bathroom - Half, Flooring - Hardwood, Main Level
Laundry:	B		--
Game Room:	B		Flooring - Wall to Wall Carpet
Bonus Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Full, Partially Finished, Interior Access, Sump Pump, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck - Wood, Patio, Gutters, Sprinkler System, Screens, Garden Area, Kennel, Stone Wall**
 Heating: **Hot Water Baseboard, Gas, Other (See Remarks)**
 Hot Water: **Leased Heater**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 Living Area Disclosures: **approx 800 finished basement**
 Living Area Includes: **Finished Basement**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Beautiful ranch in a nice neighborhood, Rt. 109 and 495 and commuter rail. Master has cathedral ceilings, skylights, sitting area, plenty of closet space, gas fireplace and a walk-out deck area perfect for morning coffee or pm sunsets! 1.5 Baths and large, comfortable first floor living/family room with working fireplace. Gleaming hardwood floors throughout first floor. Kitchen is bright, spacious, and cabinet packed with additional good sized pantry. Basement is beautifully finished, with a TV room, fireside game room, additional bonus room. GAS HEAT, Central A/C & Vac. Mud room off garage, convenient to side-entry. Park your cars in the oversized, 2-car heated garage w space for 4 additional cars in driveway. Garage has work room and much more storage. Gorgeous back yard, side yard partially fenced, lined with mature plants and trees. Grill/patio space off kitchen for cook-outs, front farmers porch & irrigation system.

Tax Information

2014 Taxes: **\$5172** Assessment: **\$0**
 Pin #: **M:209 L:046**

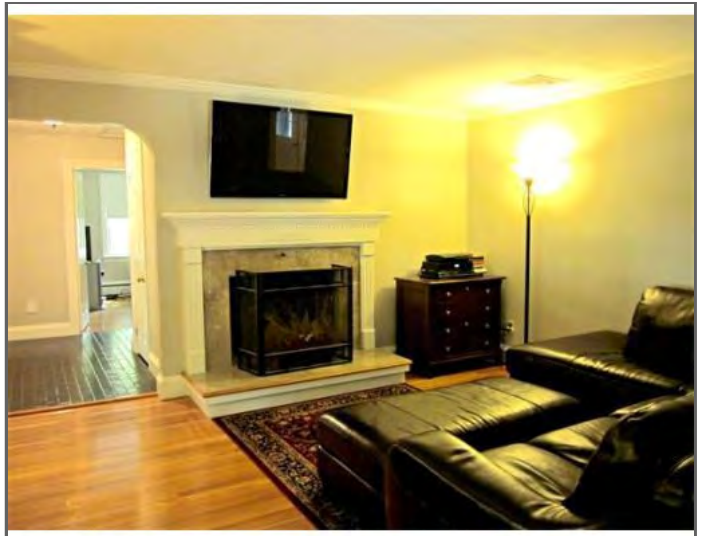
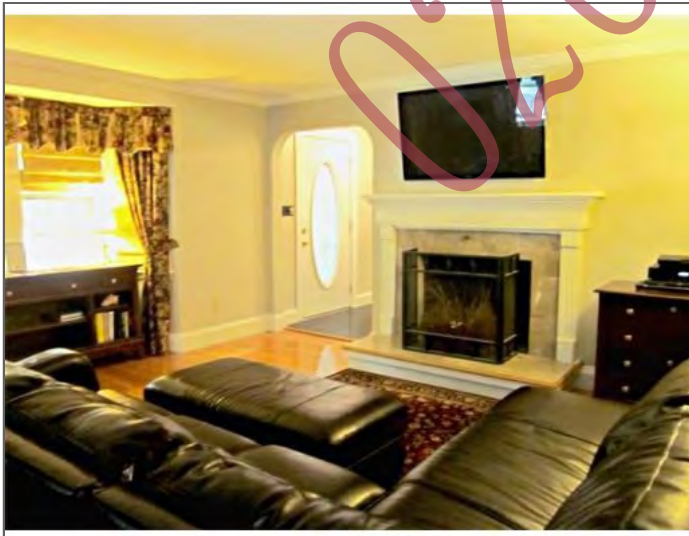
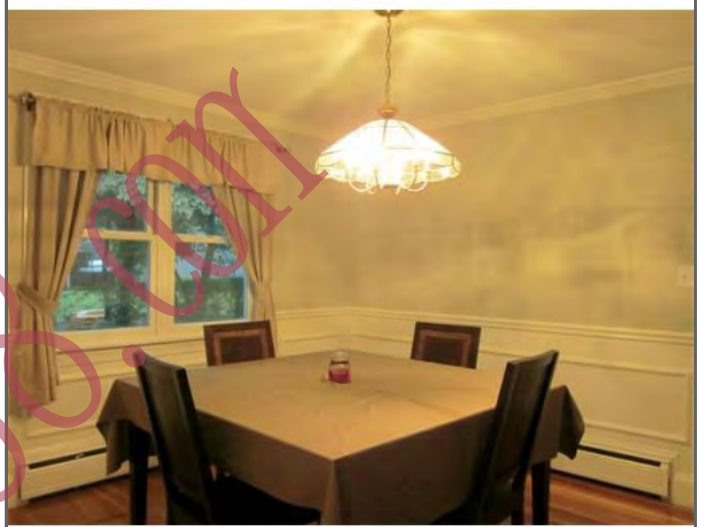
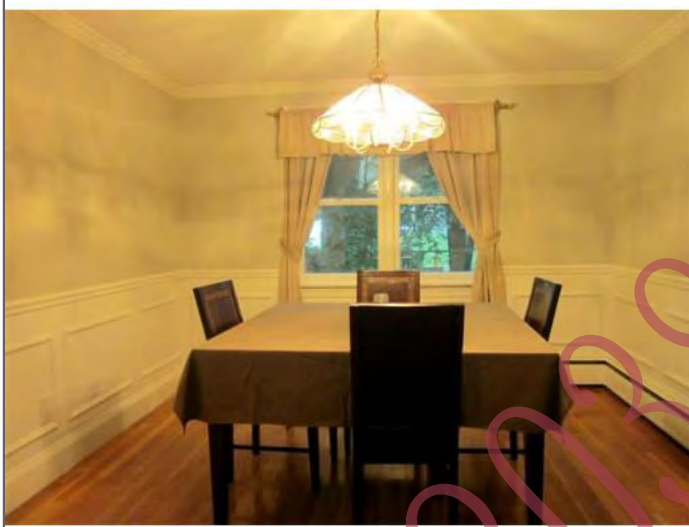
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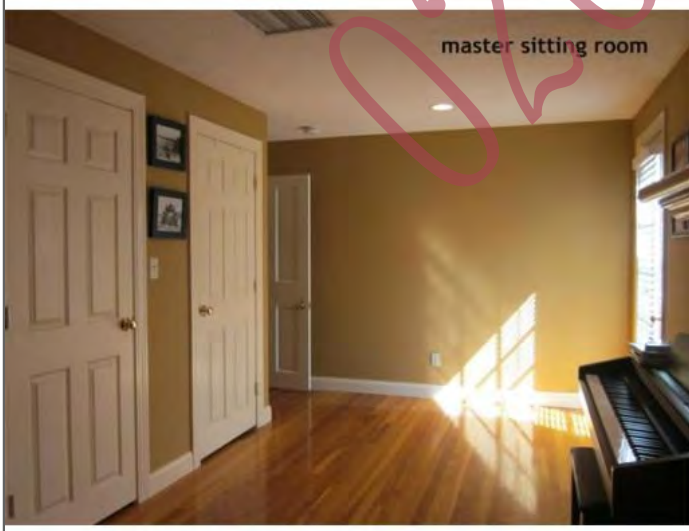
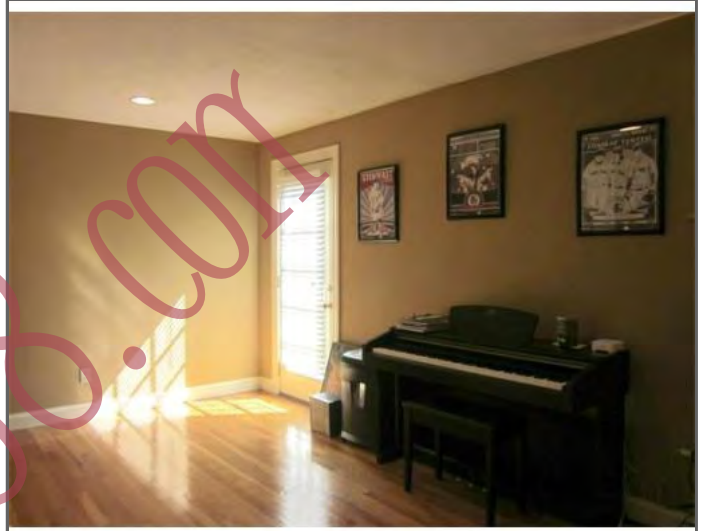
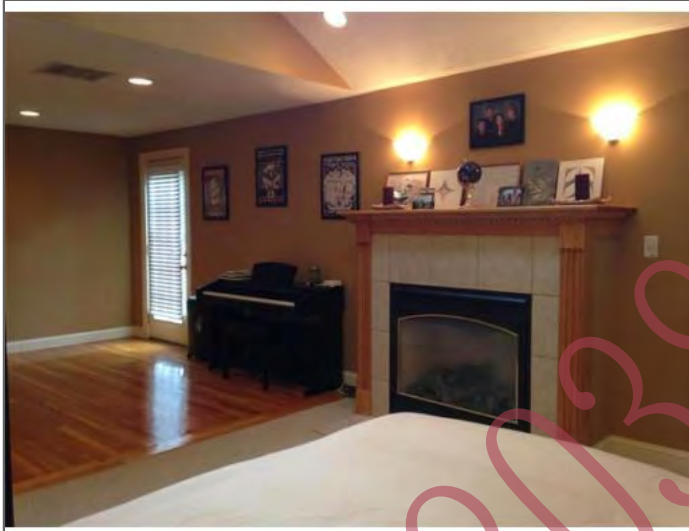
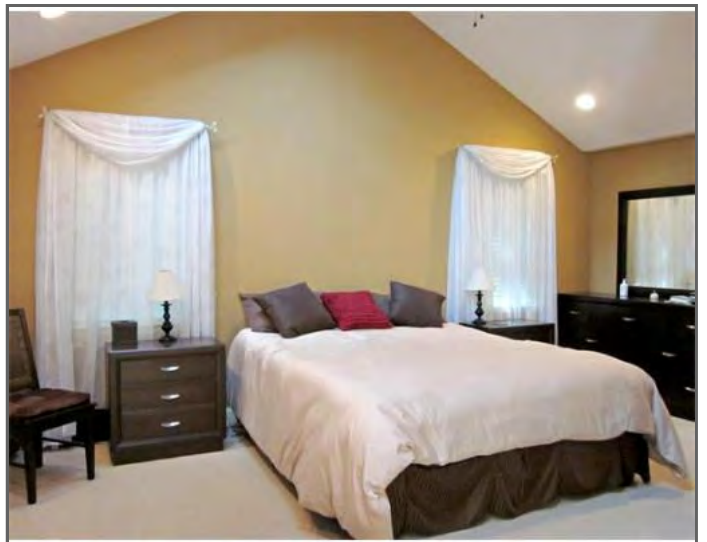
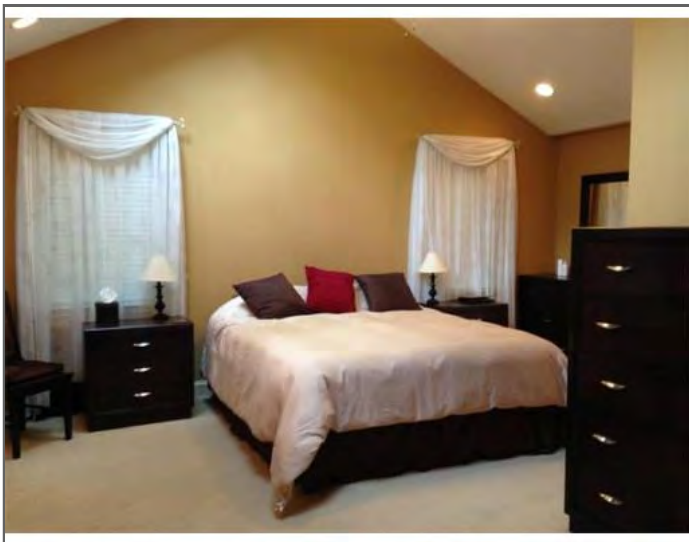
Market History for 3 Haverstock Rd, Franklin, MA 02038

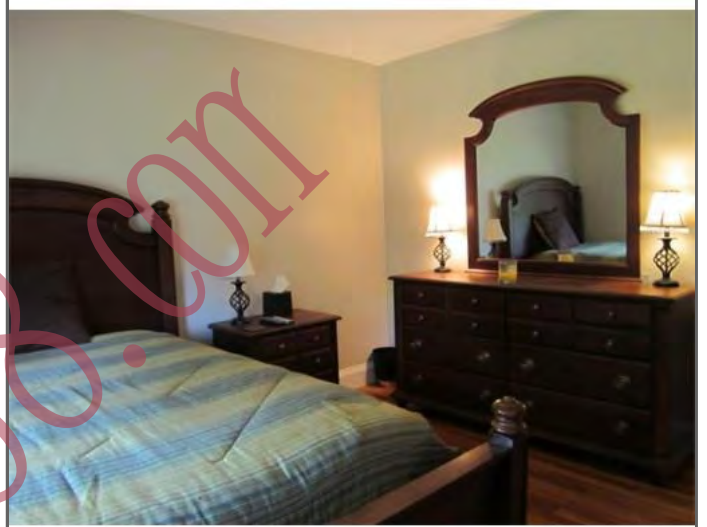
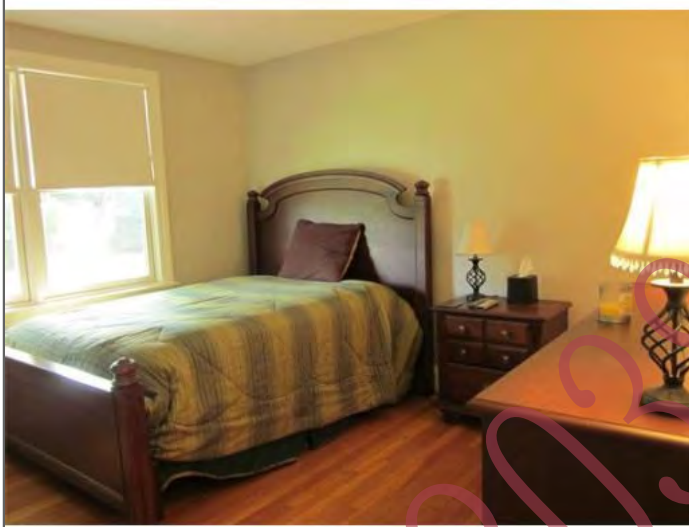
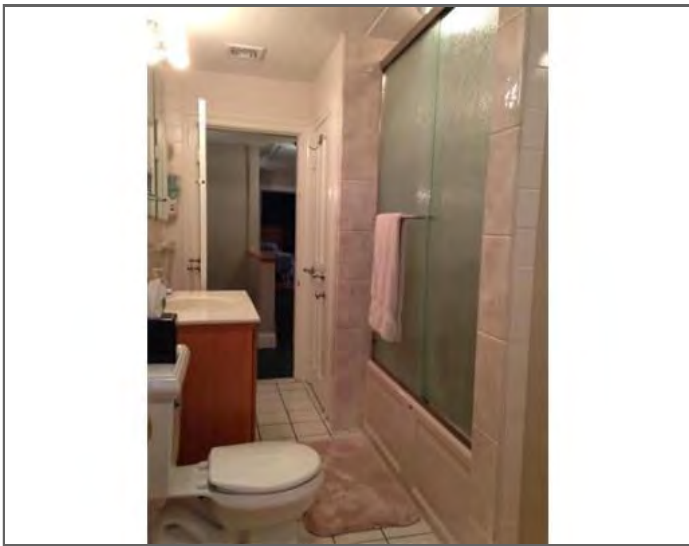
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	9/1/2014	Price Changed to: \$415,000			\$415,000
	9/10/2014	Price Changed to: \$405,000			\$405,000
	9/17/2014	Price Changed to: \$399,900			\$399,900
	10/3/2014	Price Changed to: \$389,900			\$389,900
CTG	10/13/2014	Status Changed to: Contingent			
UAG	10/27/2014	Status Changed to: Under Agreement			
SLD	12/4/2014	Status Changed to: Sold			
	12/3/2014	Sold for \$384,000	74	57	\$384,000
Market History for Office Id: BB1175			74	57	\$384,000
Market History for this property			74	57	\$384,000

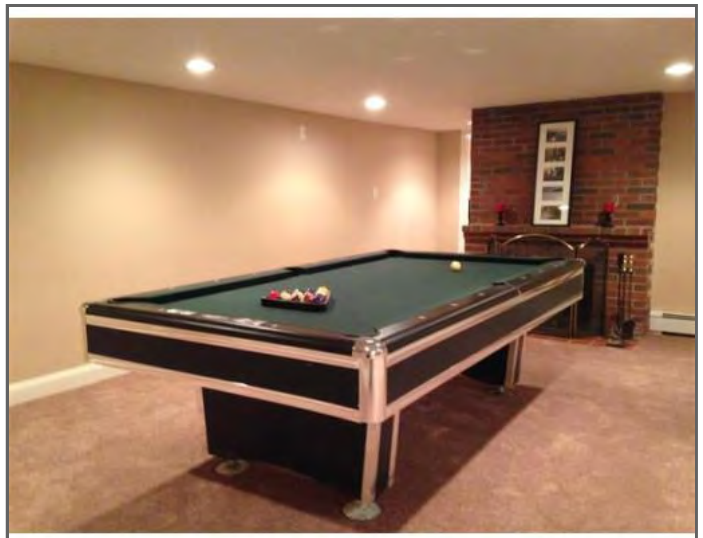
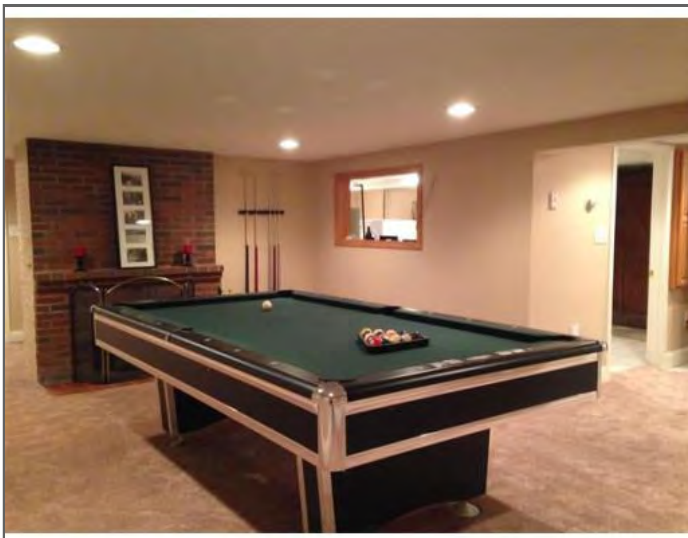
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1060 Pond St
Franklin, MA 02038-2662
Single Family

MLS #: **71683792** Status: **Sold**
 List Price: **\$389,900** Sale Price: **\$389,900**
 List Date: **5/19/2014** Sale Date: **11/10/2014**
 Area: Off Market Date: **9/24/2014**
 List\$/SqFt: **\$180.84** Sold\$/SqFt: **\$180.84**
 Days on Market (Total): **128** Days on Market (Office): **128**

Property Features

Rooms: **9** Style: **Ranch**
 Bedrooms: **4** Type: **Detached**
 Baths: **2f 1h** Apprx Acres: **0.48**
 Master Bath: Apprx Lot Size: **20940 sq.ft.**
 Fireplaces: **1** Apprx Living Area: **2156 sq.ft.**
 Year Built: **1957** Foundation Size: **Irreg. (Poured Concrete)**
 Color: Garage: **0 --**
 Parking: **4 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		--
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	B		Bathroom - Half
Laundry:	B		Flooring - Stone/Ceramic Tile
Other:	B		Flooring - Wall to Wall Carpet
Bedroom:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher**
 Area Amenities: **Shopping, Park, Stables, Golf Course, Laundromat, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Full, Partially Finished**
 Construction: **Frame**
 Cooling: **None**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch, Patio, Pool - Inground, Professional Landscaping**
 Heating: **Forced Air, Hot Water Baseboard, Oil**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Includes: **Finished Basement**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Pristine and Spacious L-Shaped Ranch with 3-4 bedrooms and built in pool. This home is simply perfect from the moment you enter the yard with all the beautiful and lush landscaping to the in-ground pool. Enter this home on the front deck to pristine galley style kitchen with granite that opens to the island area and large open concept livingroom/dining room with beautiful hardwood floors. To your left is the spacious fireplaced family room with built in shelving around the fireplace. Off the family room is all three bedrooms on the main level with full bath in the hall. Also 1/2 bath off the kitchen as you enter. The lower level is very spacious with a large family room, full bath w/laundry and fourth room set up as a guest bedroom. You will also find a very large workshop with space to work and play pool!! This home is a delight and is great for those looking for one level living!! Easy to show!!!

Tax Information

2013 Taxes: **\$3718** Assessment: **\$259,300**
 Pin #: **M:212 L:002**

Cert: **152135** Zoning Code: **res**
 Map: Block: Lot: Book: **22902** Page: **509**

Market History for 1060 Pond St, Franklin, MA 02038

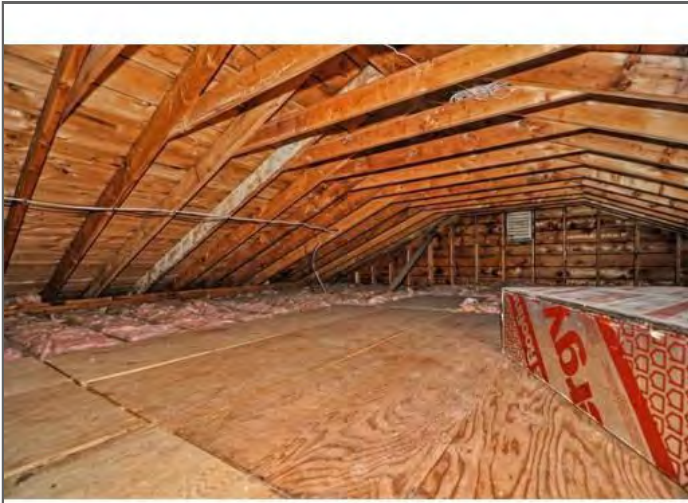
MLS #	Date		DOM	DTO	Price
71683792	5/19/2014	Listed for \$399,900			\$399,900
	6/6/2014	Price Changed to: \$389,900			\$389,900
CTG	9/11/2014	Status Changed to: Contingent			
UAG	9/24/2014	Status Changed to: Under Agreement			
SLD	11/11/2014	Status Changed to: Sold			
	11/10/2014	Sold for \$389,900	128	110	\$389,900
Market History for Office Id: AN1503			128	110	\$389,900
Market History for this property			128	110	\$389,900

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23 Everett St
Franklin, MA 02038-2402
Single Family

MLS #: 71718789	Status: Sold
List Price: \$399,900	Sale Price: \$395,900
List Date: 7/24/2014	Sale Date: 9/11/2014
Area:	Off Market Date: 7/28/2014
List\$/SqFt: \$230.36	Sold\$/SqFt: \$228.05
Days on Market (Total): 21	Days on Market (Office): 21

Property Features

Rooms: 8	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 1h	Apprx Acres: 0.36
Master Bath: No	Apprx Lot Size: 15546 sq.ft.
Fireplaces: 1	Apprx Living Area: 1736 sq.ft.
Year Built: 1972	Foundation Size: 46x28,16x18+++ (Poured Concrete)
Color: White	Garage: 0 --
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	22x14	Fireplace, Flooring - Hardwood
Dining Room:	1	16x11	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1	18x16	Skylight, Ceiling - Cathedral, Ceiling - Beamed, Flooring - Wood, Open Floor Plan
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	1	14x12	Flooring - Hardwood
Bedroom 2:	1	11x10	Flooring - Hardwood
Bedroom 3:	1	10x10	Flooring - Laminate
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Dryer Hookup - Electric, Washer Hookup
Bath 2:	1		Bathroom - Half, Skylight, Flooring - Stone/Ceramic Tile
Laundry:	1		Main Level, Dryer Hookup - Electric, Washer Hookup
Mud Room:	1	12x12	Flooring - Wood, Open Floor Plan

Features & Other Information

Appliances: **Range, Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR**

Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor**

Construction: **Frame**

Cooling: **Central Air, 2 Units**

Electric: **Circuit Breakers, 200 Amps**

Exclusions:

Exterior: **Clapboard, Wood, Aluminum, Vinyl**

Exterior Features: **Patio, Pool - Inground, Gutters, Screens**

Heating: **Hot Water Baseboard, Oil**

Hot Water: **Oil, Tank**

Interior Features: **Cable Available**

Lead Paint: **None**

Road Type: **Public, Paved, Publicly Maint., Dead End**

Roof: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Remarks

Quality shows in every detail of this immaculate, oversized ranch. From the custom cherry/granite/stainless kitchen with furniture detailing and tile backspash to the classic brick walkways and impeccable landscaping, this welcoming home is updated & ready for a lucky new buyer! Huge living room w/fieldstone fireplace. Beamed, cathedral clg fam rm w/skylights. Convenient mudroom w/side entrance. Gleaming hardwood floors. Beautifully updated baths & 1st flr laundry. Tasteful neutral decor throughout, just move in and enjoy! Lovely inground pool & patio overlooking scenic blueberry fields. Plenty of level yard for games and gardening. State-of the art, energy efficient systems. Town water & sewer. Serene neighborhood setting on dead-end road near major routes. This home is the find of the summer, hurry!

Tax Information

2014 Taxes: \$4043 Assessment: **\$279,800**

Pin #: **M:304 L:015**

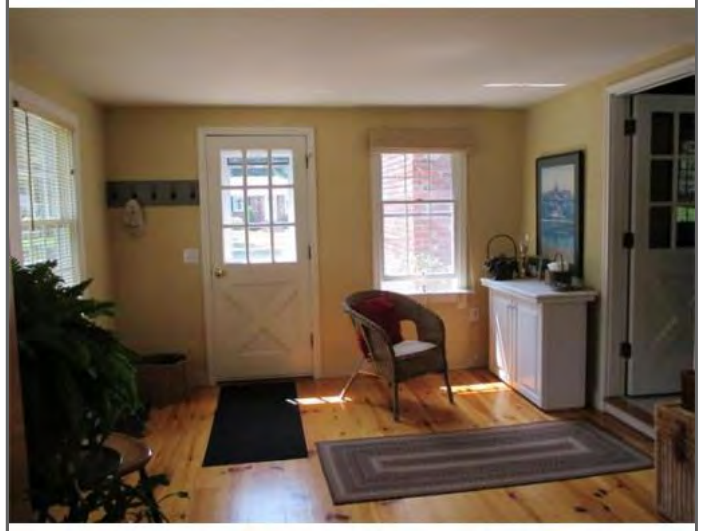
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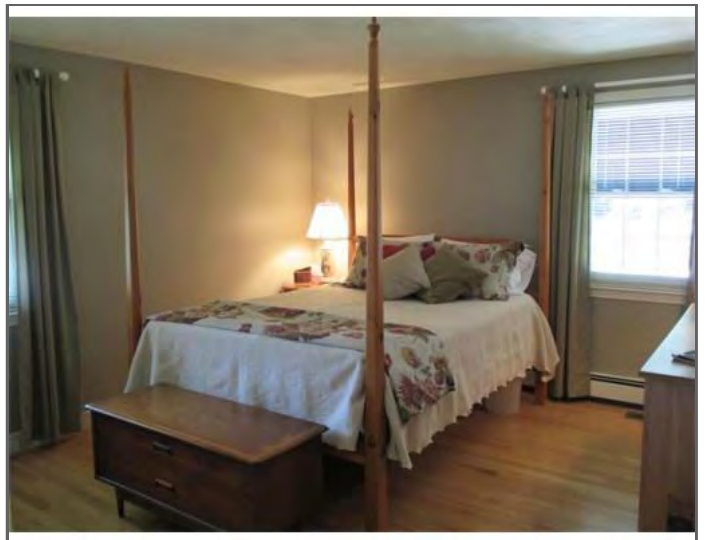
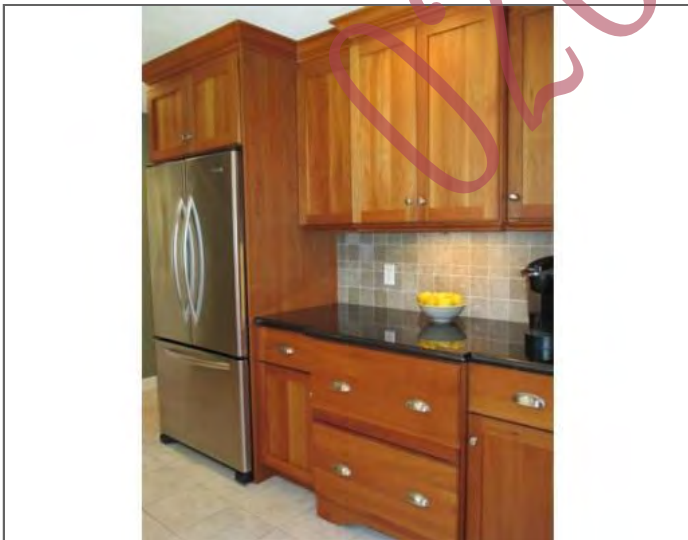
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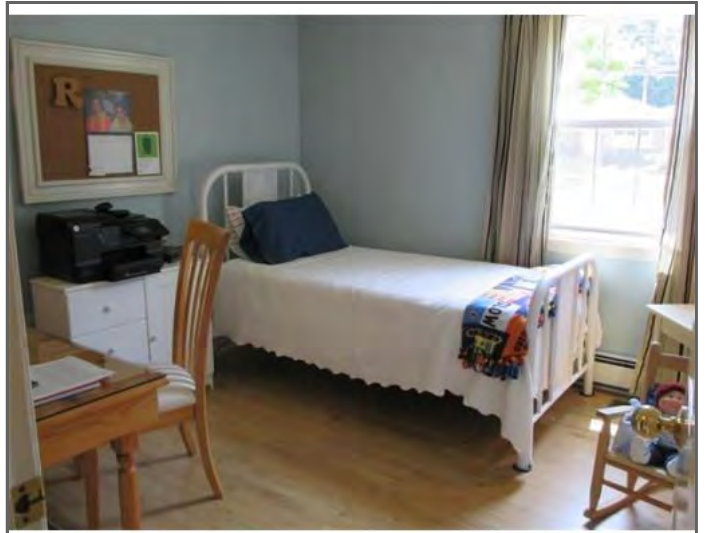
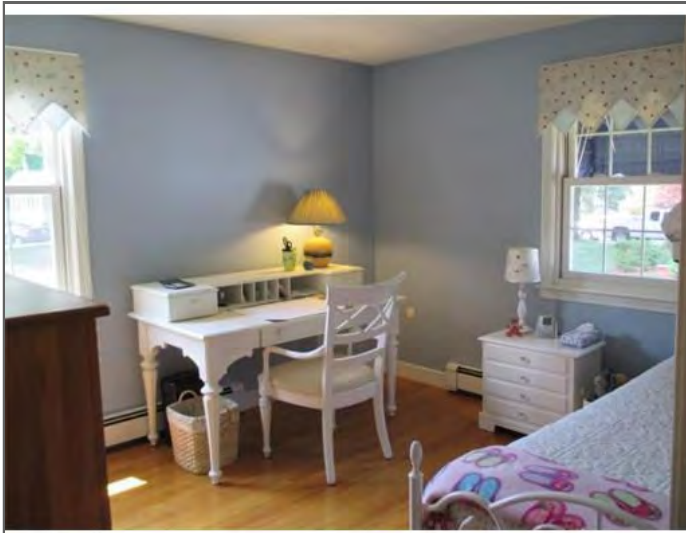
Market History for 23 Everett St, Franklin, MA 02038

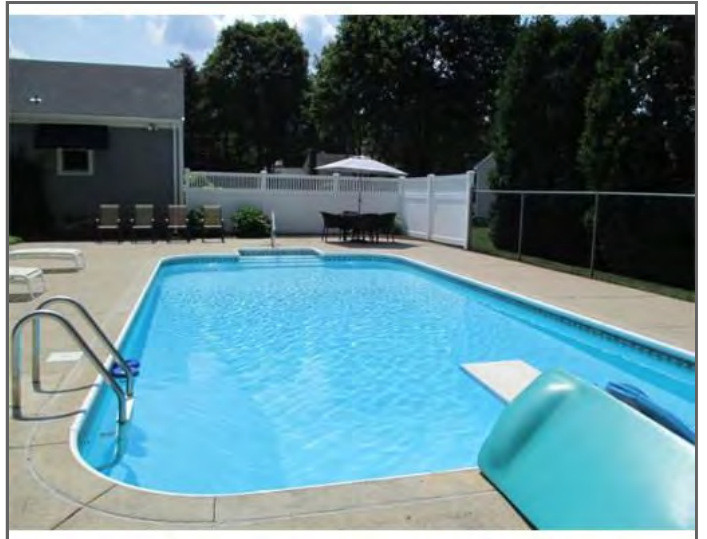
MLS #	Date		DOM	DTO	Price
71718789	7/24/2014	Listed for \$399,900			\$399,900
CTG	7/29/2014	Status Changed to: Contingent			
UAG	8/14/2014	Status Changed to: Under Agreement			
SLD	9/11/2014	Status Changed to: Sold			
	9/11/2014	Sold for \$395,900	21	4	\$395,900
Market History for Office Id: BB1175			21	4	\$395,900
Market History for this property			21	4	\$395,900

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23 Forest Street
Franklin, MA 02038
Single Family

MLS #: 71687640	Status: Sold
List Price: \$419,900	Sale Price: \$405,000
List Date: 5/27/2014	Sale Date: 7/29/2014
Area:	Off Market Date: 6/20/2014
List\$/SqFt: \$184.90	Sold\$/SqFt: \$178.34
Days on Market (Total): 28	Days on Market (Office): 28

Property Features

Rooms: 8	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 0.9
Master Bath: Yes	Apprx Lot Size: 39035 sq.ft.
Fireplaces: 1	Apprx Living Area: 2271 sq.ft.
Year Built: 1958	Foundation Size: xxxx (Poured Concrete)
Color: Tan	Garage: 2 Attached, Garage Door Opener, Storage
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	22x15	Fireplace, Flooring - Hardwood, Window(s) - Picture
Dining Room:	1	11x11	Flooring - Hardwood
Kitchen:	1	16x11	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Master Bedroom:	1	16x12	Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 2:	1	16x13	Closet, Flooring - Hardwood
Bedroom 3:	1	13x13	Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet, Flooring - Stone/Ceramic Tile
Sun Room:	1	13x11	Flooring - Stone/Ceramic Tile
Play Room:	B	31x17	Closet - Cedar, Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Highway Access, House of Worship, Public School, T-Station, University**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
Construction: **Frame**
Cooling: **None**
Electric: **Circuit Breakers, 200 Amps**
Exclusions: **Wood Stove/Washer/Dryer**
Exterior: **Vinyl**
Exterior Features: **Patio, Gutters, Screens**
Facing Direction: **Southwest**
Heating: **Hot Water Radiators, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Living area approximate, please verify for accuracy.**
Living Area Includes: **Finished Basement**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

YOUR SEARCH IS OVER!! This fabulous executive ranch is not to be missed! The pinnacle of one floor living is located on scenic Forest street across from King street park. The home is like new, with all of the best updates, including state of the art solid cherry custom kitchen cabinetry, soft close drawers, stainless steel appliances & granite counters. Newer electric 200 amp service, roof, septic system, furnace, windows, siding, bathrooms. The gorgeous yard is extremely large and level with established trees & landscaping.

Tax Information

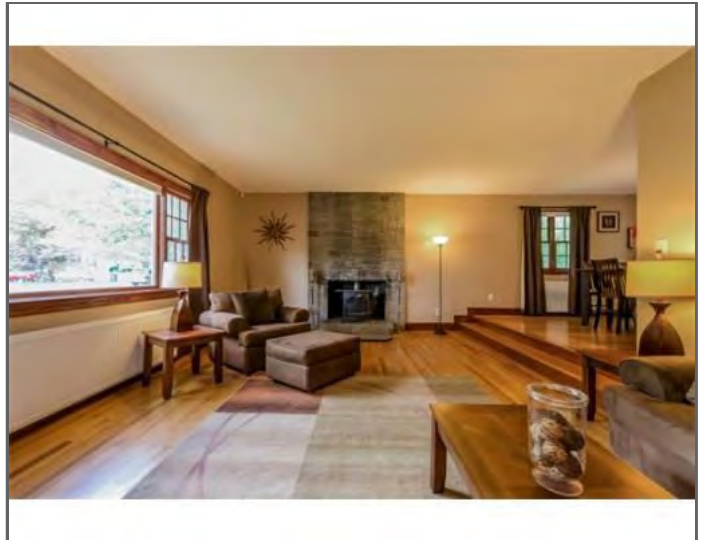
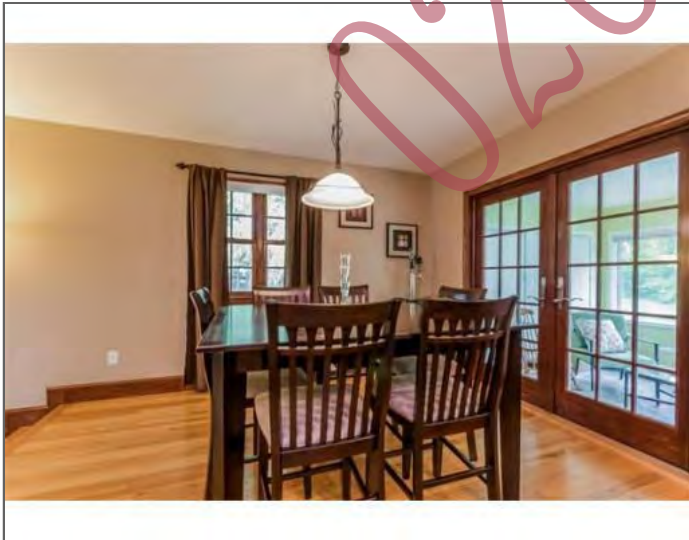
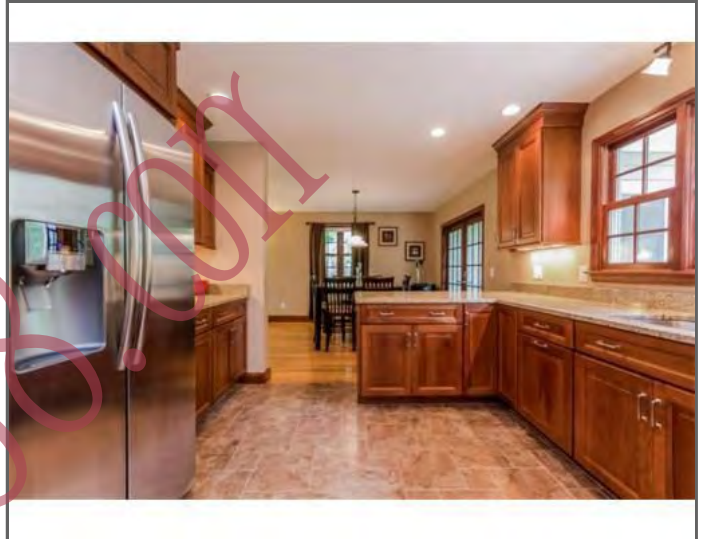
2014 Taxes: \$4867 Assessment: **\$336,800**
Pin #: **M:320 L:007**

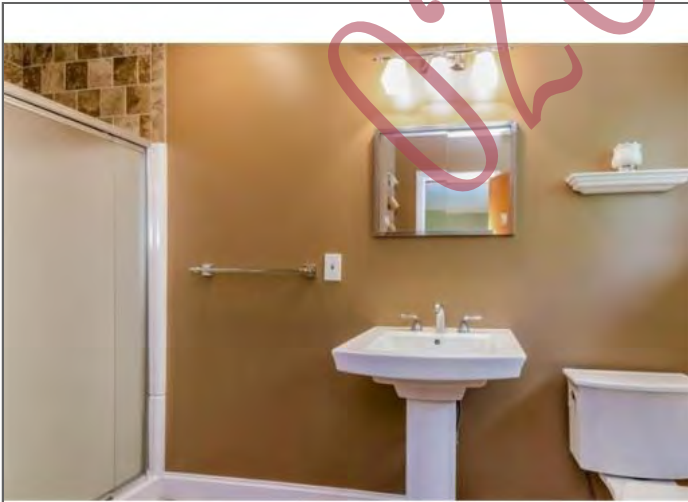
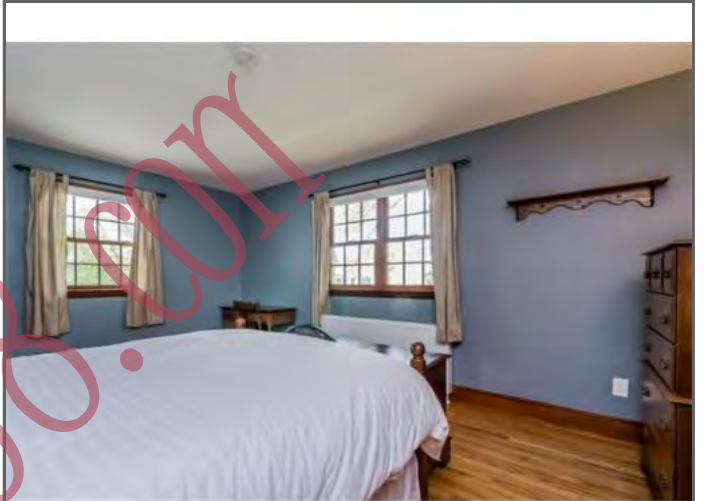
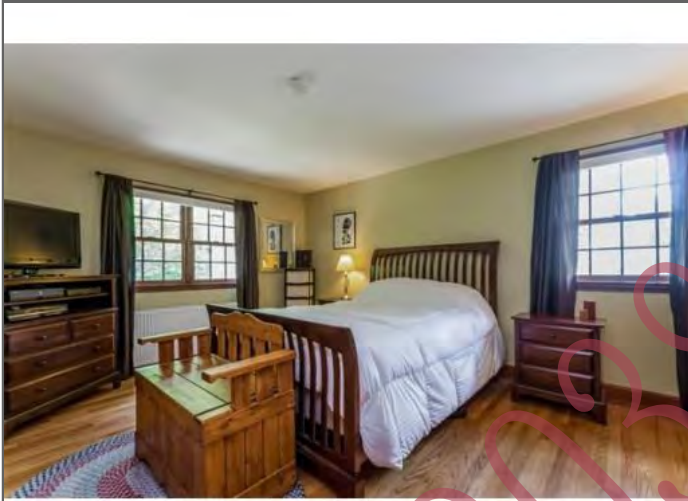
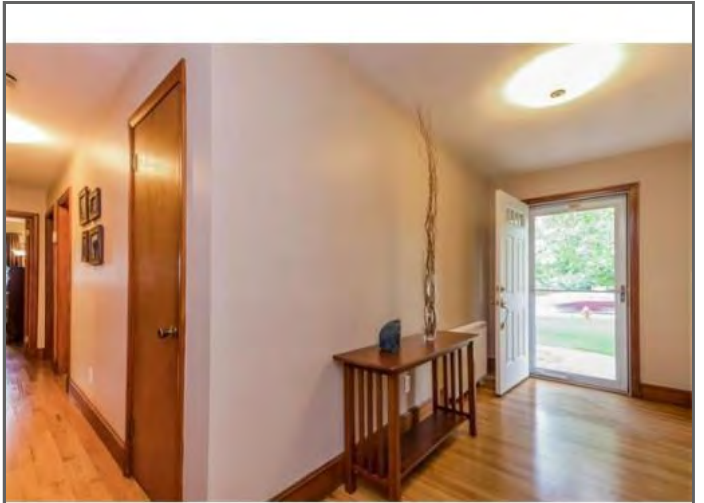
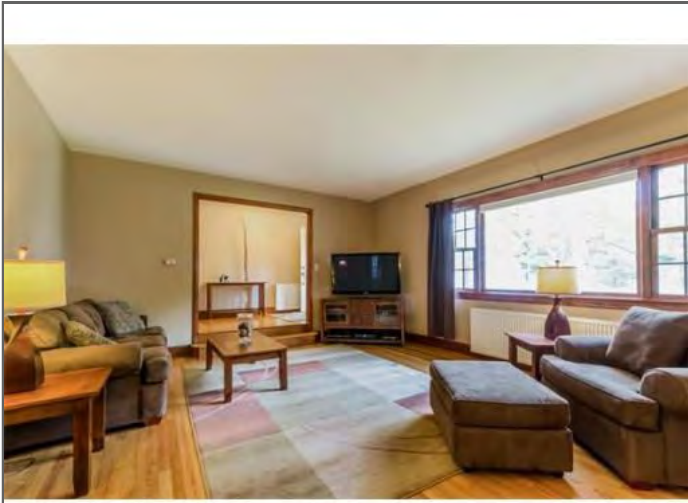
Cert: **98583** Zoning Code: **R**
Map: Block: Lot: Book: **27024** Page: **356**

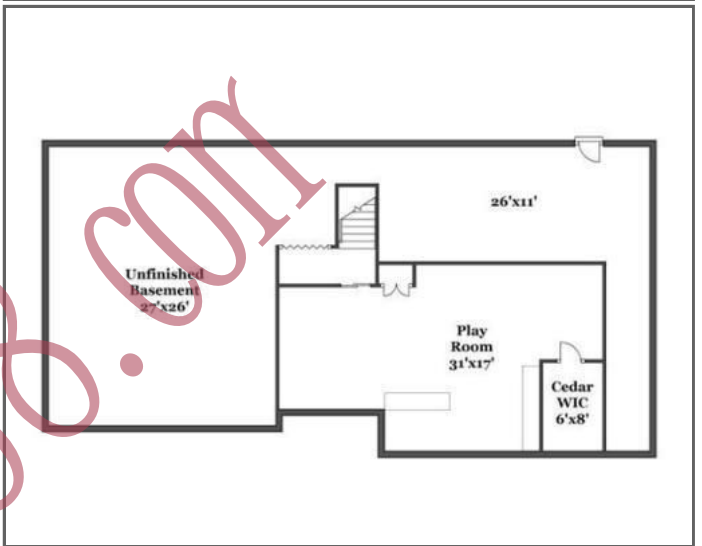
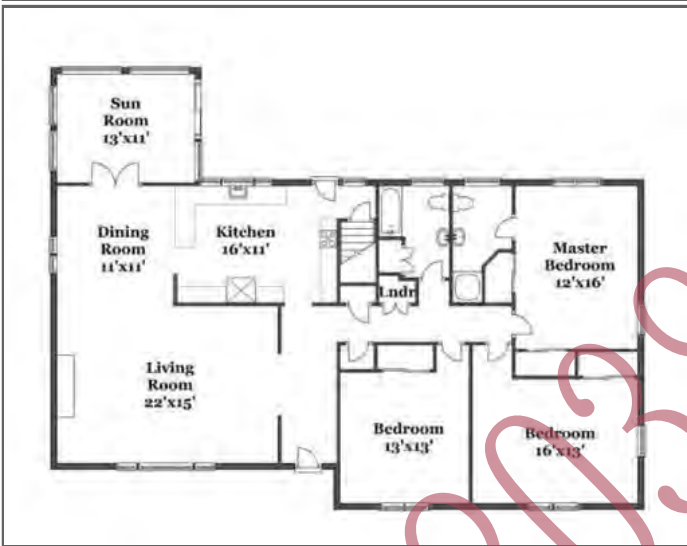
Market History for 23 Forest Street, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71687640	5/27/2014	Listed for \$419,900			\$419,900
CTG	6/11/2014	Status Changed to: Contingent			
UAG	6/24/2014	Status Changed to: Under Agreement			
SLD	7/30/2014	Status Changed to: Sold			
	7/29/2014	Sold for \$405,000	28	12	\$405,000
Market History for Office Id: BB5301			28	12	\$405,000
Market History for this property			28	12	\$405,000

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8 Pine Knoll Rd
Franklin, MA 02038-1844
Single Family

MLS #: 71639428	Status: Sold
List Price: \$409,900	Sale Price: \$412,000
List Date: 3/3/2014	Sale Date: 7/18/2014
Area:	Off Market Date: 3/24/2014
List\$/SqFt: \$168.20	Sold\$/SqFt: \$169.06
Days on Market (Total): 21	Days on Market (Office): 21

Property Features

Rooms: 5	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 2.41
Master Bath: No	Apprx Lot Size: 104805 sq.ft.
Fireplaces: 1	Apprx Living Area: 2437 sq.ft.
Year Built: 1960	Foundation Size: 000000 (Poured Concrete)
Color: Brick	Garage: 1 Attached
Parking: 4 Off-Street	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood
Family Room:	B		Bathroom - Full, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Deck - Exterior, Slider, Stainless Steel Appliances
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Wainscoting
Bath 2:	B		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Laundry:	B		--
Office:	B		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Mud Room:	1		Closet/Cabinets - Custom Built

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**
Area Amenities: **Public Transportation, Public School, T-Station, University**
Basement: **Yes Full, Finished, Walk Out**
Construction: **Brick**
Cooling: **Central Air**
Exclusions: **Refrigerator**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Deck - Composite, Gutters**
Heating: **Forced Air, Gas, Electric**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **Yes**
Living Area Disclosures: **INCLUDES APPROXIMATE ADDITIONAL 872 Sq. Ft FINISHED WALK OUT BASEMENT**
Living Area Includes: **Finished Basement**
Road Type: **Public, Paved, Cul-De-Sac**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

POTTERY BARN PERFECT HOME IN FANTASTIC END OF CUL-DE-SAC LOCATION!! WAIT UNTIL YOU SEE THE PARK LIKE LEVEL YARD!! BEAUTIFUL UPDATED KITCHEN WITH STAINLESS STEEL APPLIANCES AND SOLID SURFACE COUNTERS. BUTLERS PANTRY WITH EXTRA STORAGE SPACE & SUB ZERO BUILT IN MINI REFRIGERATOR. BRIGHT AND SUNNY EAT IN DINING AREA WITH BUILT IN TABLE & SEATING. MUDROOM WITH BUILT INS OFF THE ONE CAR GARAGE. LOVELY FAMILY ROOM/LIVING ROOM WITH HARDWOOD FLOORS AND BUILT IN CABINETRY. ALL THREE BEDROOMS HAVE GOOD CLOSET SIZE AND HARDWOOD FLOORS. UPDATED BATHROOM WITH GRANITE COUNTER TOP AND BUILT IN LINEN CABINET. FULL FINISHED WALK OUT BASEMENT WITH EXTRA ROOM FOR OFFICE WITH BUILT INS OR COULD BE USED AS EXTRA BEDROOM/TEEN SUITE. SELLERS CONVERTED TO GAS IN 2011 WITH A HIGH EFFICIENCY FURNACE. CENTRAL AIR, NEWER VINYL SIDING, EXTRA BATHROOM IN BASEMENT WITH LAUNDRY ROOM. THIS HOME HAS SO MUCH TO OFFER..NOTHING TO DO BUT MOVE IN AND CALL IT HOME!!

Tax Information

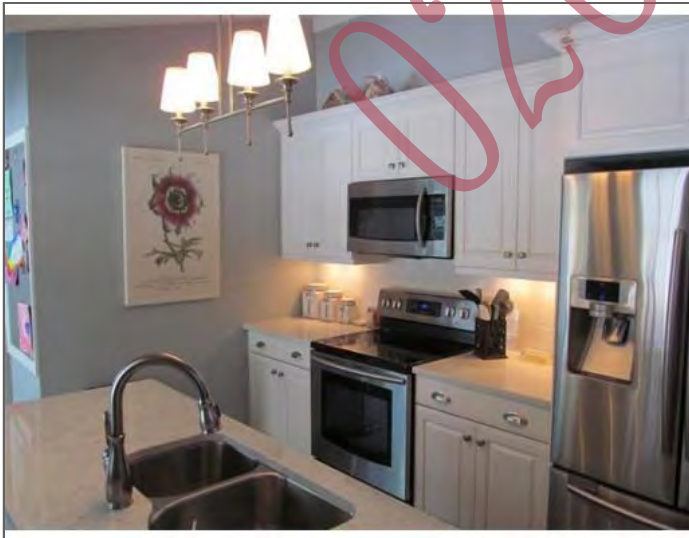
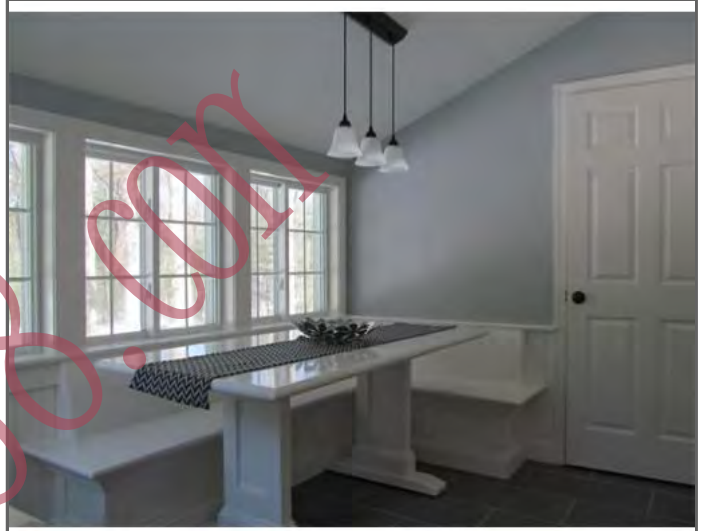
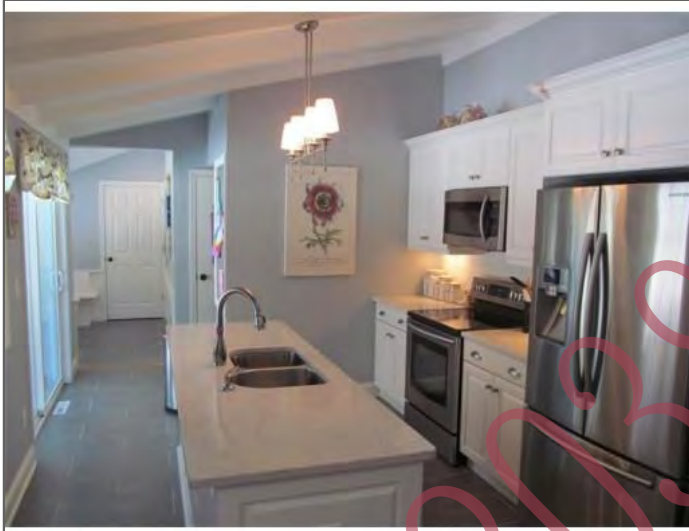
2013 Taxes: **\$3880** Assessment: **\$270,600**
Pin #: **M:260 L:039**

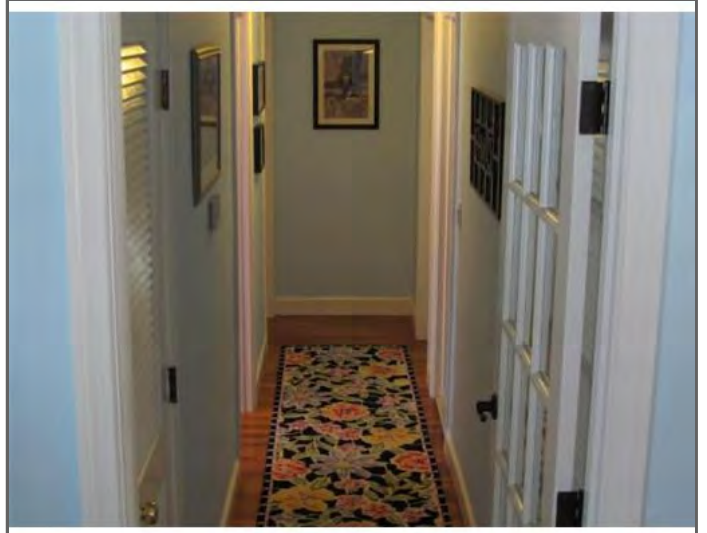
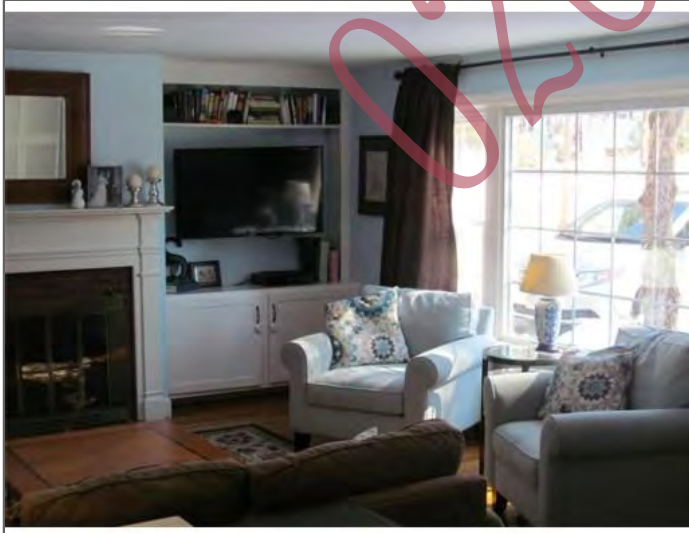
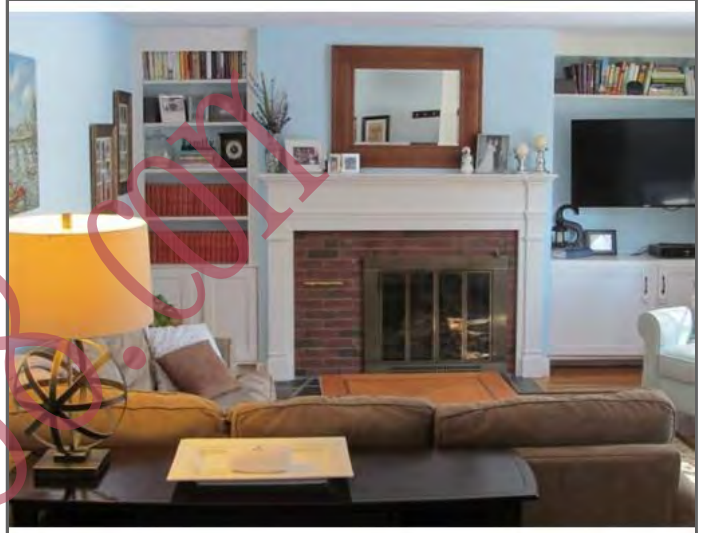
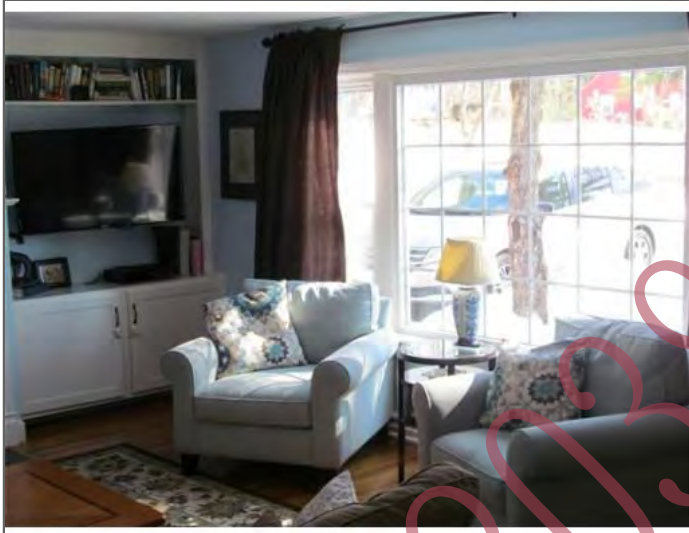
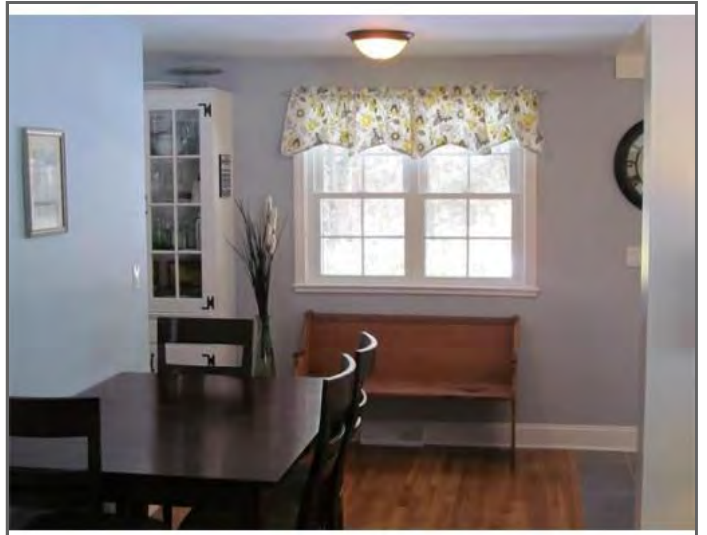
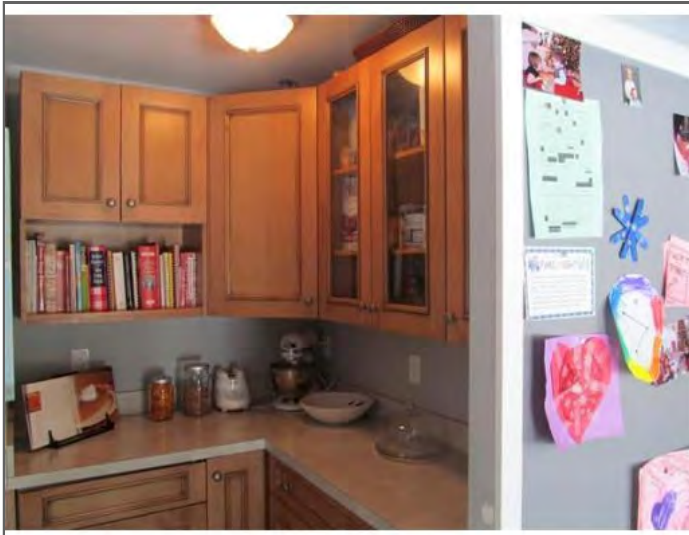
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Map: Block: Lot: Book: **26218** Page: **176**

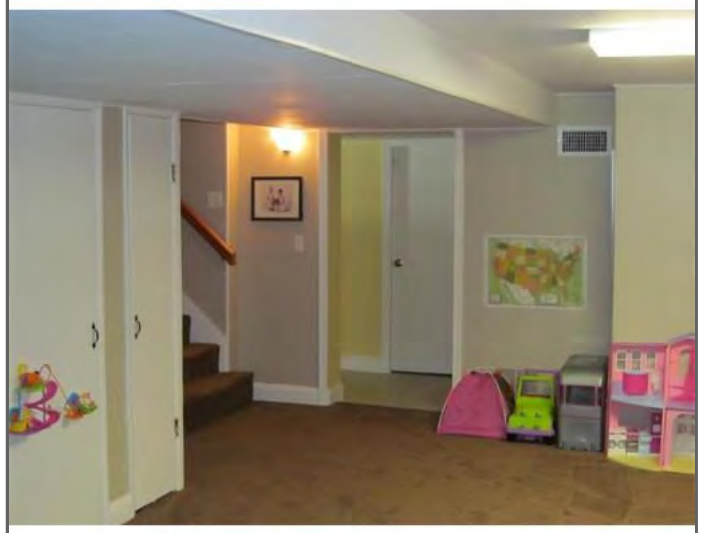
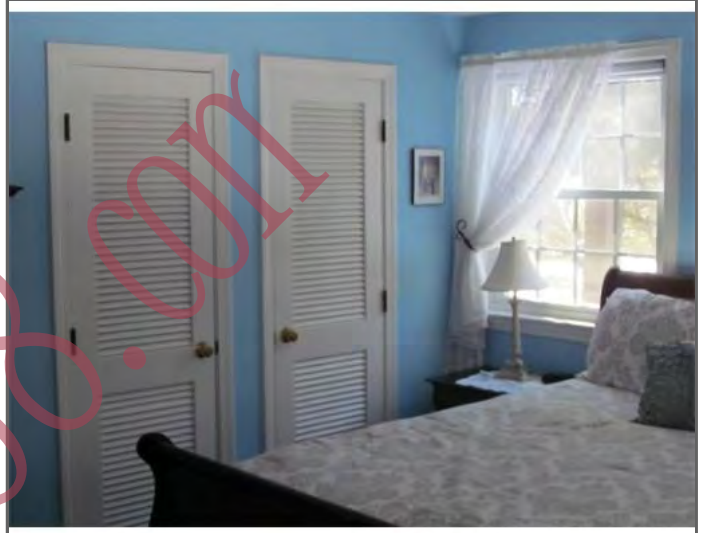
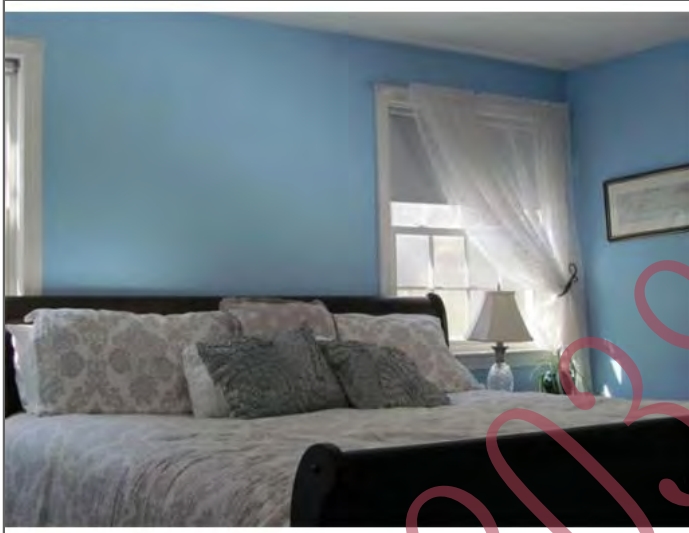
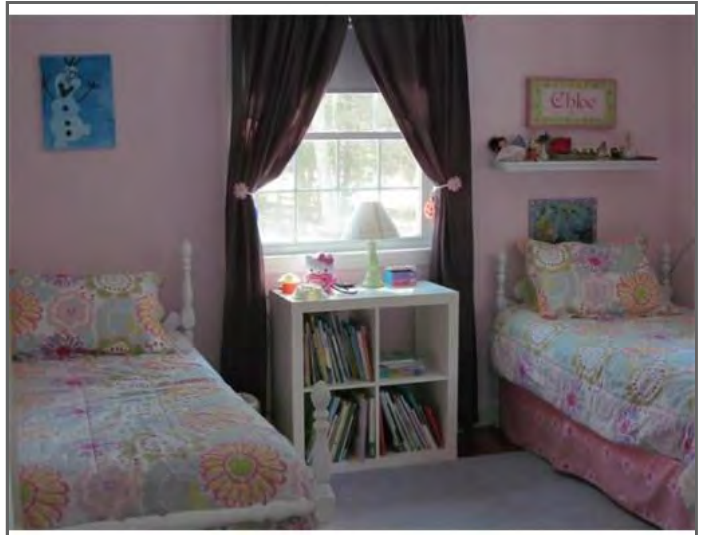
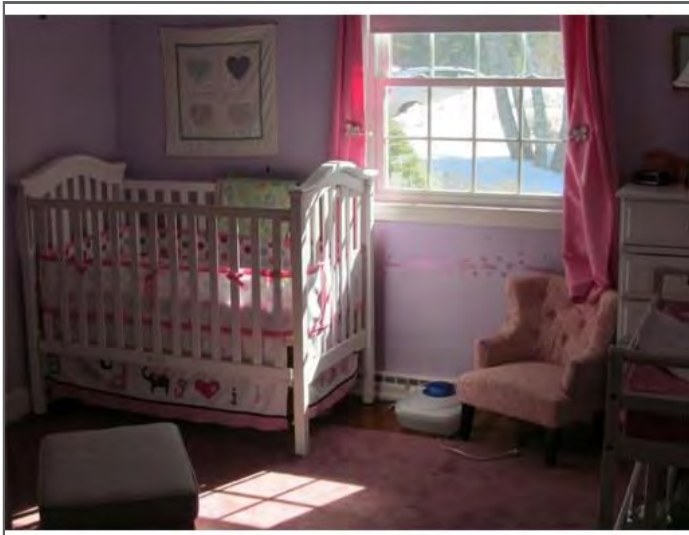
Market History for 8 Pine Knoll Rd, Franklin, MA 02038

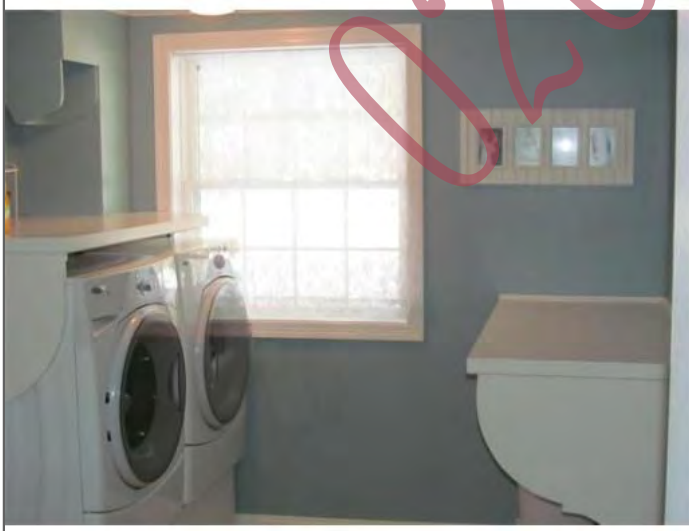
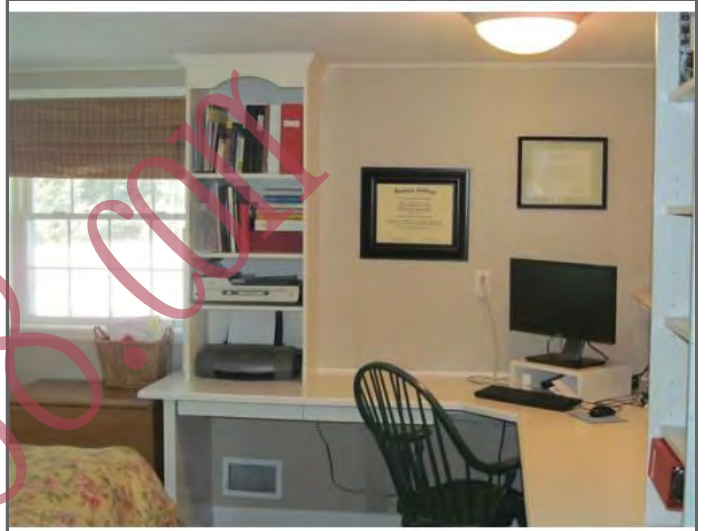
MLS #	Date		DOM	DTO	Price
71639428	3/3/2014	Listed for \$409,900			\$409,900
CTG	3/14/2014	Status Changed to: Contingent			
UAG	3/24/2014	Status Changed to: Under Agreement			
SLD	7/19/2014	Status Changed to: Sold			
	7/18/2014	Sold for \$412,000	21	6	\$412,000
Market History for Office Id: AC1630			21	6	\$412,000
Market History for this property			21	6	\$412,000

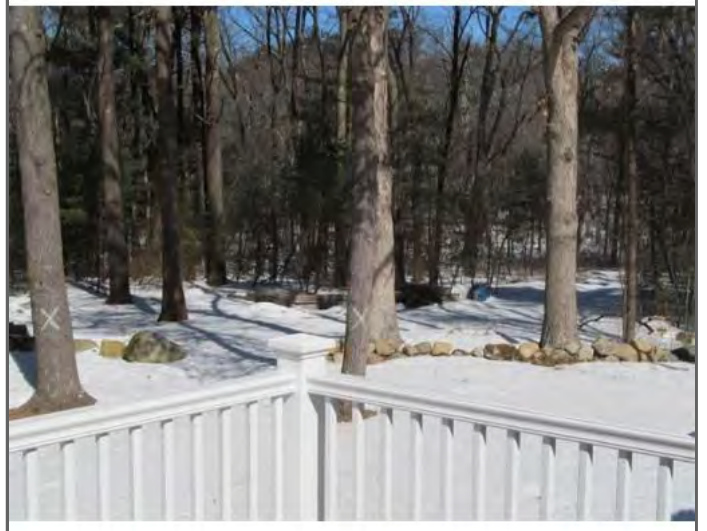
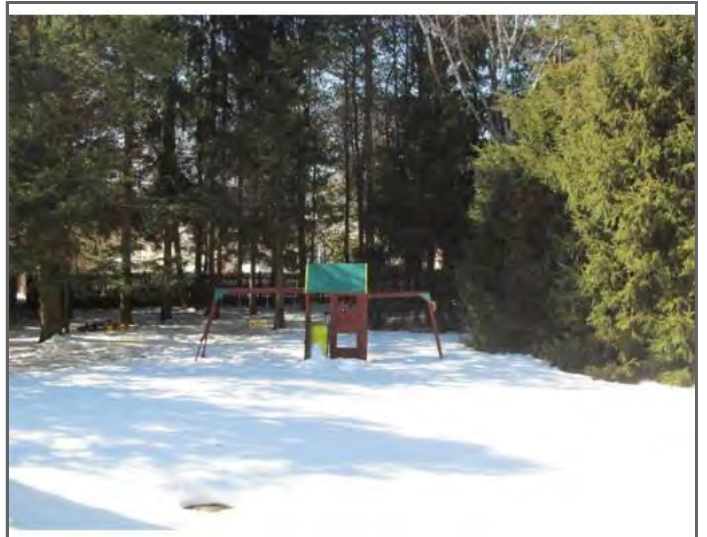
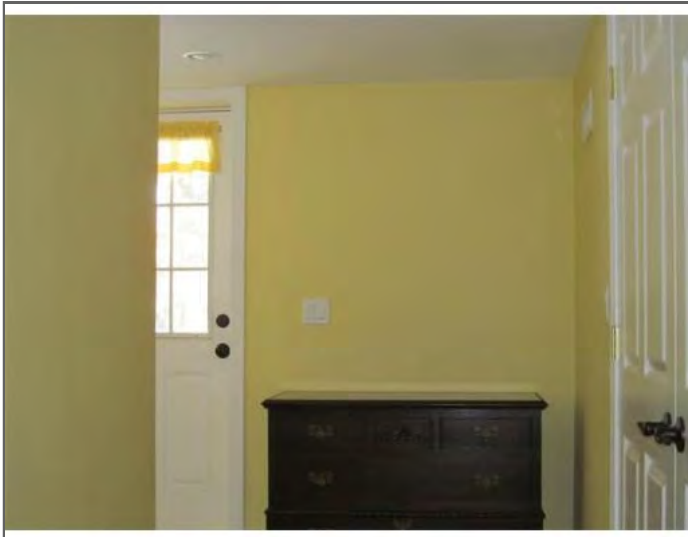
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606 Oak St
Franklin, MA 02038-2853
Single Family

MLS #: **71628728** Status: **Sold**
List Price: **\$495,000** Sale Price: **\$485,000**
List Date: **2/1/2014** Sale Date: **4/30/2014**
Area: Off Market Date: **3/7/2014**
List\$/SqFt: **\$189.44** Sold\$/SqFt: **\$185.61**
Days on Market (Total): **155** Days on Market (Office): **34**

Property Features

Rooms: **7** Style: **Cape, Ranch**
Bedrooms: **3** Type: **Detached**
Baths: **2f 0h** Apprx Acres: **0.56**
Master Bath: **Yes** Apprx Lot Size: **24243 sq.ft.**
Fireplaces: **1** Apprx Living Area: **2613 sq.ft.**
Year Built: **2009** Foundation Size: **000000 (Poured Concrete)**
Color: **White** Garage: **2 Attached**
Parking: **6 Off-Street**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Dining Room:	1	14x12	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail
Family Room:	1	21x15	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Cable Hookup, Open Floor Plan
Kitchen:	1	20x13	Flooring - Hardwood, Pantry, Recessed Lighting
Master Bedroom:	1	15x14	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1	12x12	Closet - Cedar, Flooring - Wall to Wall Carpet
Bedroom 3:	1	12x11	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 4:			Closet - Linen
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile
Bonus Room:	2	20x14	Flooring - Wall to Wall Carpet
Sun Room:	1		Ceiling Fan(s)

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Area Amenities: **Public Transportation, Shopping, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Sump Pump**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **Washer & Dryer**
Exterior: **Vinyl**
Exterior Features: **Porch, Porch - Screened, Gutters**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Road Type: **Public, Paved**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

ONE FLOOR LIVING AT ITS FINEST. This 2009 home has so much to offer. Beautiful farmers porch & lovely screen sunroom with glass inserts is perfect for those summer nights. Large open concept kitchen, dining room & family room. The eat in kitchen has hardwood floors & lg pantry. Dining Room has beautiful detail with chair rail and coffered ceiling. Bright & sunny Master has 2 lg walk in closets & attached spa like master bath. Two other bedrooms are large with ample closet space. The large open concept family room has hardwood floors & gas fireplace. There is a large bonus room upstairs that is perfect for media room, teen hangout or home office. Beautiful architectural details include arches, columns, coffered & cathedral ceilings. **GAS HEAT, TOWN WATER, TOWN SEWER & CENTRAL AIR. DON'T DELAY. THIS HOME IS IMMACULATE! QUICK CLOSING POSSIBLE!**

Tax Information

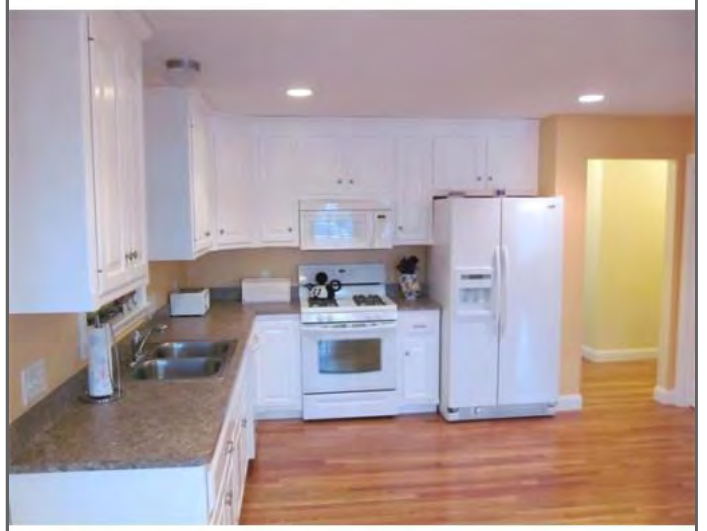
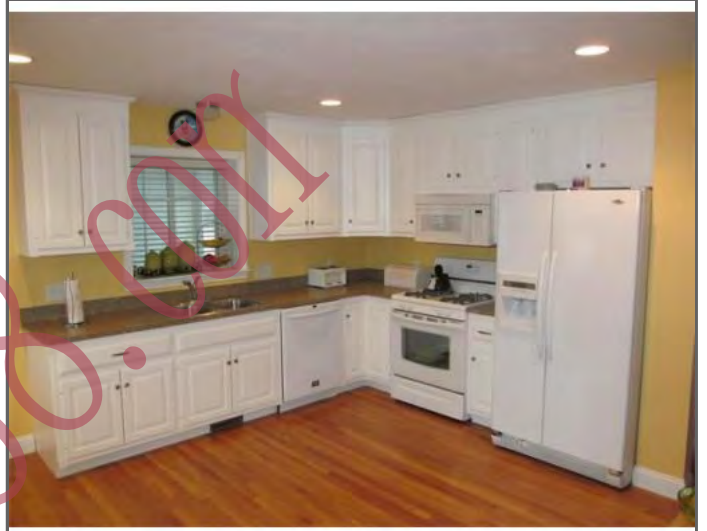
2013 Taxes: **\$6483** Assessment: **\$452,100**
Pin #: **M:253 L:120-001**

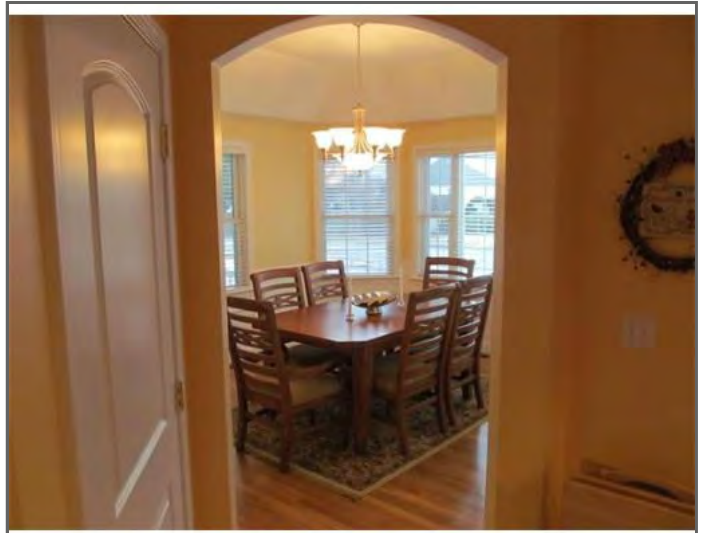
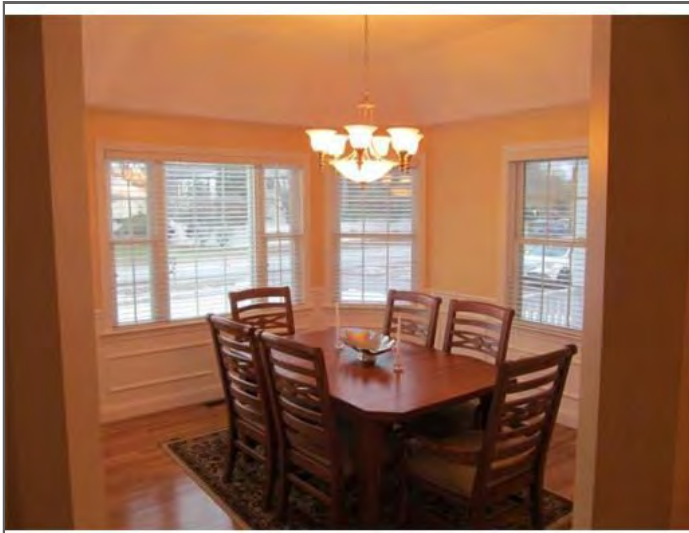
Cert: Zoning Code: **RES**
Map: Block: Lot: Book: **27314** Page: **584**

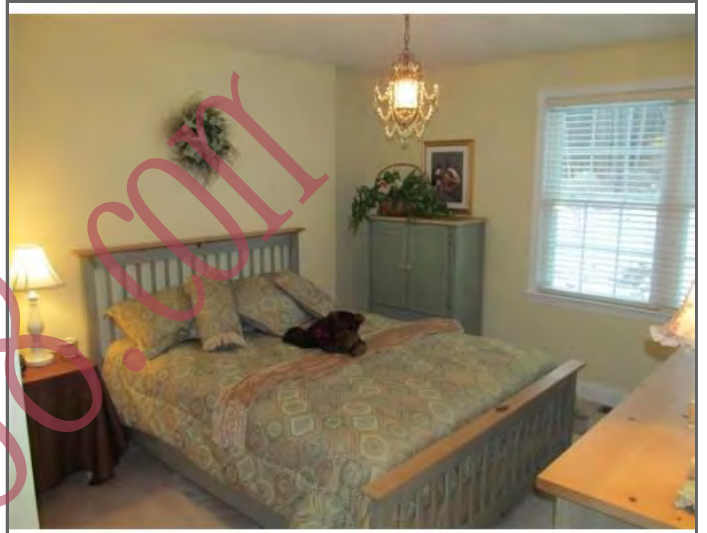
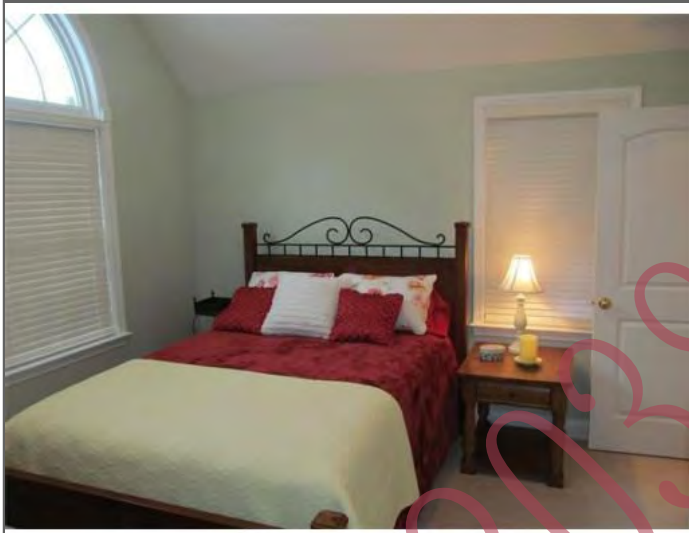
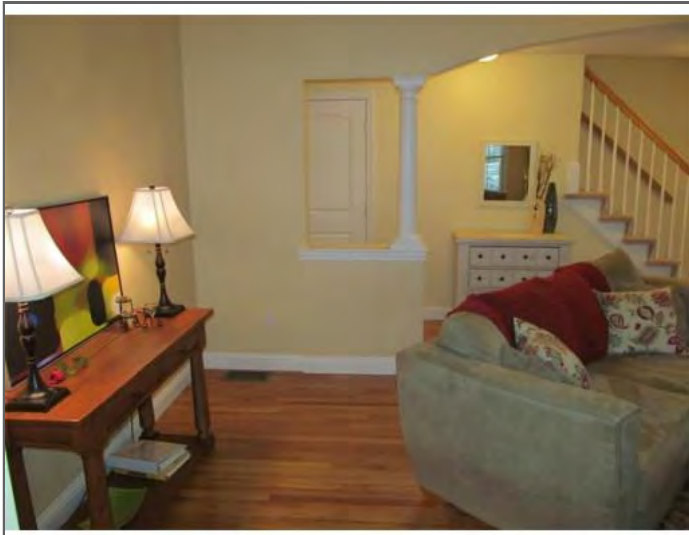
Market History for 606 Oak St, Franklin, MA 02038

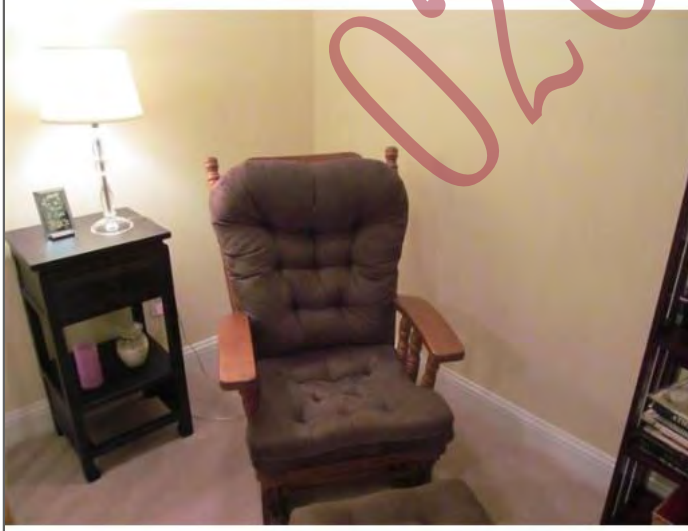
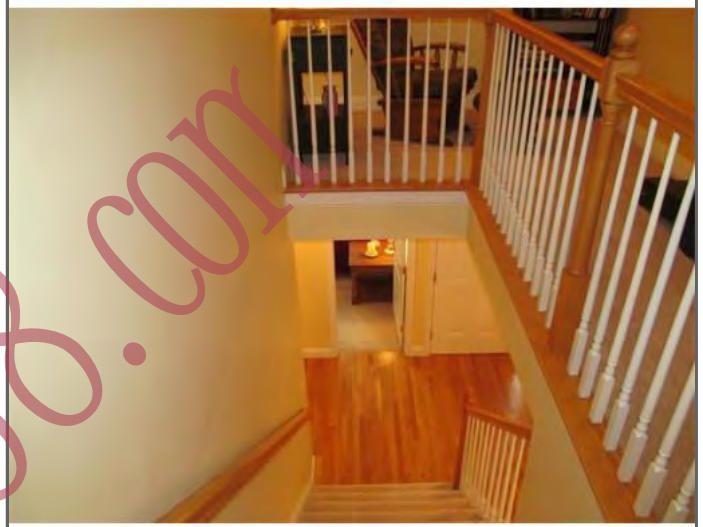
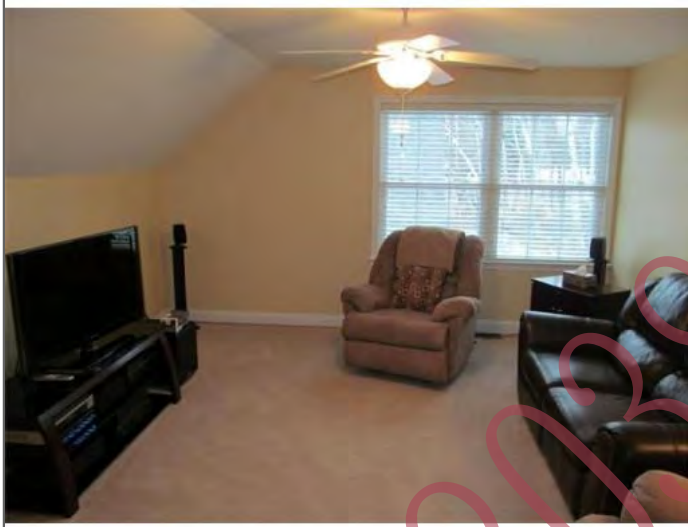
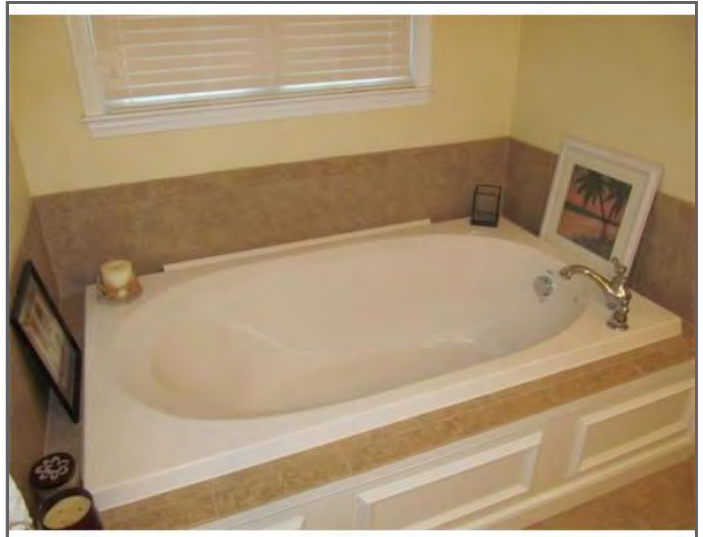
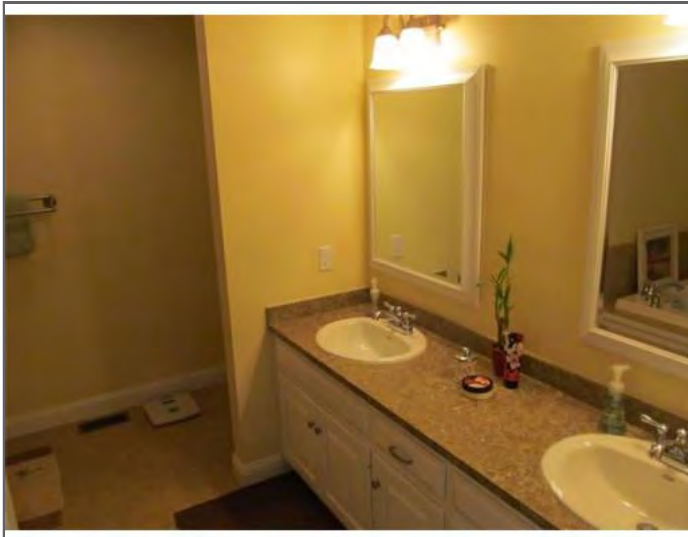
MLS #	Date		DOM	DTO	Price
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	10/14/2013	Price Changed to: \$535,000			\$535,000
	11/14/2013	Price Changed to: \$525,000			\$525,000
	11/24/2013	Compensation Based On Changed To: Gross/Full Sale Price			
	12/6/2013	Price Changed to: \$500,000			\$500,000
EXP	1/31/2014	Status Changed to: Expired			
RAC	1/31/2014	Status Changed to: Reactivated			
CAN	1/31/2014	Status Changed to: Canceled		121	
Market History for Office Id: BB1175			121		
📌 71628728	2/1/2014	Listed for \$495,000			\$495,000
CTG	2/25/2014	Status Changed to: Contingent			
UAG	3/7/2014	Status Changed to: Under Agreement			
SLD	4/30/2014	Status Changed to: Sold			
	4/30/2014	Sold for \$485,000	34	23	\$485,000
Market History for Office Id: AC1630			34	23	\$485,000
Market History for this property			155	23	\$485,000

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