# AddressScope

**usaddressscope.com · 45 Cities · EN & ES**
Co-Branded Brokerage Edition · pilot@usaddressscope.com

## Client-ready public-record property reports across 682,850 Greater Boston addresses — built in minutes, not 3 hours.

Buyer agents, brokerages, landlords, investors, and builders spend 2–4 hours per deal cross-checking municipal assessors, 4 county Registries of Deeds (Suffolk, Norfolk, Middlesex South & Middlesex North), FEMA flood maps, MassDEP EPA LCRR lead water service lines, MassDEP Ch. 21E waste sites, and zoning overlays. AddressScope compiles one verified snapshot per address into 8 role-specific, co-brandable PDF reports.

| VERIFIED ADDRESSES | PRE-1978 LEAD STOCK | FEMA SFHA PARCELS | MUNICIPALITIES / REG. |
|---|---|---|---|
| **682,850** | **478,339** | **25,783** | **45 / 4 Reg.** |

### Verified 45-Municipality Territory Coverage (Real Primary Public-Record Totals)

| MUNICIPALITY | REGISTRY | ADDRESSES | PRE-1978 | FEMA SFHA | MEDIAN ASSD. |
|---|---|---|---|---|---|
| **Boston** | Suffolk | 171,467 | 78.7% | 5,389 (3.14%) | $674,700 |
| **Newton** | Middlesex S. | 29,556 | 78.6% | 437 (1.48%) | $1,315,300 |
| **Cambridge** | Middlesex S. | 28,667 | 78.9% | 115 (0.4%) | $1,022,300 |
| **Lowell** | Middlesex N. | 28,110 | 72.7% | 1,345 (4.78%) | $488,800 |
| **Quincy** | Norfolk | 27,658 | 75.5% | 3,921 (14.18%) | $627,500 |
| **Framingham** | Middlesex S. | 18,318 | 81.5% | 490 (2.67%) | $605,500 |
| **Brookline** | Norfolk | 18,097 | 87.1% | 71 (0.39%) | $1,201,250 |
| **Medford** | Middlesex S. | 17,732 | 82.8% | 25 (0.14%) | $840,350 |
| **Somerville** | Middlesex S. | 17,711 | 87.6% | 11 (0.06%) | $967,800 |
| **Waltham** | Middlesex S. | 16,567 | 71.6% | 339 (2.05%) | $754,050 |
| **Arlington** | Middlesex S. | 15,322 | 89.0% | 548 (3.58%) | $993,250 |
| **Woburn** | Middlesex S. | 13,743 | 63.7% | 254 (1.85%) | $678,900 |
| **+ 33 Additional Towns (Concord, Lexington, Acton, Sudbury, Weston, Chelmsford, Burlington, etc.)** | **4 Registries** | **279,902** | **35–91%** | **12,838** | **$472k–$2.14M** |

#### WHY GREATER BOSTON TEAMS SWITCH

- **Instant Zero-PII Preview & CSV Bulk Checker:** Screen up to 50 addresses at once across 682,850 parcels in <1ms before spending a credit.
- **44/45 Municipal Water Lead Service Line Coverage:** Official MassDEP EPA LCRR inventories + Boston BWSC (plus Billerica dashboard verification: 0 lead lines).
- **Brokerage Co-Branding & Bilingual EN/ES:** Put your agent name, brokerage, and phone directly on every client PDF cover.
- **30-Day Upgrade Credit:** Start with any $19–$39 edition and upgrade to Full paying only the delta.

#### COMMERCIAL LICENSE & FCRA GOVERNANCE

- **Primary Government Sources Only:** MassGIS EOTSS, MassDEP, MassDOT, MBTA, MA DOR DLS, FEMA NFHL, HUD FMR, U.S. Census, USGS 3DEP, and 4 Registries of Deeds.
- **Strict Non-FCRA Boundary:** Property-only records (zero tenant/credit/person screening); mandatory buyer certification enforced server-side.
- **Immutable Provenance:** Every paid PDF binds a SHA-256 snapshot digest, exact source timestamps, and explicit unknowns.

# AddressScope



## 8 Role-Specific Editions from One Verified Property Snapshot (EN & ES)

| EDITION | SINGLE PRICE | PRIMARY PUBLIC-RECORD INTELLIGENCE INCLUDED |
|---|---|---|
| **Renter Edition** | $19 | Lead law, safety, transit, HUD FMR, move-in costs |
| **Property Maintenance & Services** | $19 | Roof/envelope, LiDAR terrain, utilities, service calendar |
| **Renters with Children** | $24 | Schools, M.G.L. c. 111 § 197 lead, EPA LCRR pipes, crashes |
| **Home Buyer Edition** | $29 | Deeds, FY2026 tax, comps, FEMA SFHA, zoning, checklist |
| **Realtor / Buyer Agent (Co-Branded)** | $29 | Client-ready co-branded brief, comps, disclosures, tax |
| **Landlord & Investor Edition** | $34 | Rent underwriting, FMR, absentee share, 21E, deeds |
| **Developer & Builder Edition** | $39 | Zoning/MBTA 3A, lot envelope, LiDAR, permits, wetlands |
| **Full Property Report** | $49 | Complete exhaustive multi-source report + AI Insights |

## Prepaid B2B Credit Packs (12-Month Validity · Any Edition · Zero Monthly Lock-In)

**5-REPORT PRO PACK**

**$99 ($19.80 / report)**

Mix Full or persona editions across all 45 municipalities. Ideal for solo agents.

**15-REPORT TEAM PACK · POPULAR**

**$229 ($15.27 / report)**

47% savings vs. Buyer/Realtor single rate; co-branded cover + team portal.

**50-REPORT BROKERAGE PACK**

**$599 ($11.98 / report)**

75% savings vs. Full single rate; supports batch CSV portfolio screening.

## Monthly Brokerage & API Subscriptions (Annual Billing Saves ~17%)

**PRO AGENT · 1 SEAT**

**$79/mo ($65 annual)**

10 reports/mo included · $9 overage · Co-branded covers + EN/ES exports.

**TEAM / BROKERAGE · 5 SEATS**

**$199/mo ($165 annual)**

35 reports/mo included ($5.69/report) · $7 overage · Shared team credit portal.

**ENTERPRISE / API · 15 SEATS**

**$499/mo ($415 annual)**

150 reports/mo ($3.33/report) · $4 overage · Direct JSON snapshot + PDF API.

**ZERO-FRICTION BROKERAGE PILOT · USADDRESSSSCOPE.COM/B2B/**

Test AddressScope on 2 live client addresses anywhere across our 45 Greater Boston cities — email **pilot@usaddressscope.com** or visit **https://usaddressscope.com/b2b/** to receive full co-branded EN/ES PDF reports and run the interactive ROI & 50-row CSV Bulk Screener.

Data Sources & Attribution: Contains public-record data from MassGIS (Bureau of Geographic Information), Commonwealth of Massachusetts, Executive Office of Technology Services and Security (EOTSS), MassDEP, MassDOT, MBTA, EOHLC, MA DOR DLS, MA DESE, MHC/MACRIS, MEMA, NHESP, all 10 launch municipalities — Boston (Analyze Boston, ODC-PDDL v1.0), Brookline, Quincy, Arlington, Belmont, Cambridge (ODC-PDDL), Medford (incl. Apache-2.0 LCR inventory), Newton, Somerville (ODbL), and Watertown — Massachusetts Registries of Deeds, and U.S. Federal agencies (FEMA NFHL, U.S. EPA, HUD, U.S. Census Bureau, USGS 3DEP, U.S. Treasury CDFI). AddressScope is an independent informational research service — not a consumer reporting agency under the FCRA (15 U.S.C. § 1681), not a legal title search, appraisal, survey, environmental assessment, or legal/tax advice.