# Public-Record Property Intelligence Across 45 Greater Boston Cities

682,850 verified addresses across Suffolk, Norfolk, Middlesex South & Middlesex North. 44/45 EPA LCRR water lead files. 8 co-brandable PDF editions with AI synthesis — zero PII, zero FCRA risk.

**682,850**
VERIFIED ADDRESSES

**45 Cities**
4 DEEDS REGISTRIES

**8 Editions**
CO-BRANDED EN & ES

**$11.98**
FROM / REPORT (B2B)

01 · THE DUE-DILIGENCE BOTTLENECK

# Greater Boston property risk is buried across 15+ fragmented government portals

Every competitive offer, lease, or acquisition requires cross-checking 4 county deed registries, 45 municipal assessors, FEMA coastal & river flood maps, Massachusetts Lead Law rules, MassDEP LCRR water pipes, and zoning overlays.

### 2.5–4 Hours Lost Per Deal

Agents and analysts manually click through MassLandRecords, Norfolk ALIS, city assessor portals, FEMA MSC, and municipal GIS PDFs for every serious listing.

### Hidden Six-Figure Blind Spots

Coastal & Merrimack/Concord river FEMA AE/VE flood zones (31.8% Winthrop, 18.9% Revere, 13.7% Concord), 2,470 lead/GRR water lines in Malden, and unclaimed Residential Exemptions.

### Role-Specific Precision

Clients ignore generic 80-page data dumps. AddressScope delivers concise, audience-tailored PDF reports with plain-English & Spanish executive interpretations.

02 · VERIFIED 45-MUNICIPALITY GREATER BOSTON FOOTPRINT

# Real public-record exposure across 682,850 indexed addresses

| TOP MARKETS (1–6) | ADDRESSES | PRE-1978 | SFHA | MED. ASSD. |
|---|---|---|---|---|
| **Boston** | 171,467 | 78.7% | 5,389 | $674,700 |
| **Newton** | 29,556 | 78.6% | 437 | $1,315,300 |
| **Cambridge** | 28,667 | 78.9% | 115 | $1,022,300 |
| **Lowell** | 28,110 | 72.7% | 1,345 | $488,800 |
| **Quincy** | 27,658 | 75.5% | 3,921 | $627,500 |
| **Framingham** | 18,318 | 81.5% | 490 | $605,500 |

| TOP MARKETS (7–12) | ADDRESSES | PRE-1978 | SFHA | MED. ASSD. |
|---|---|---|---|---|
| **Brookline** | 18,097 | 87.1% | 71 | $1,201,250 |
| **Medford** | 17,732 | 82.8% | 25 | $840,350 |
| **Somerville** | 17,711 | 87.6% | 11 | $967,800 |
| **Waltham** | 16,567 | 71.6% | 339 | $754,050 |
| **Arlington** | 15,322 | 89.0% | 548 | $993,250 |
| **Woburn** | 13,743 | 63.7% | 254 | $678,900 |

**478,339**
PRE-1978 LEAD LAW PARCELS

**25,783**
FEMA SFHA HIGH-RISK

**44 / 45**
MUNICIPAL WATER LEAD FILES

**568**
MASSDEP CH. 21E SITES

Plus 33 MetroWest, Route 128 & Merrimack Valley towns (Concord, Lexington, Acton, Sudbury, Weston, Chelmsford, Billerica, Burlington, Hopkinton, Dracut, Tewksbury, etc.)

03 · MULTI-EDITION PRODUCT ARCHITECTURE

# One cryptographically verified snapshot → 8 focused PDF editions

Every edition renders from the same frozen property snapshot with source provenance, AI executive summaries, optional brokerage co-branding, and bilingual EN/ES delivery.

**$19**
**Renter Edition**
Lead law, safety, transit, HUD FMR, move-in costs

**$19**
**Property Maintenance & Services**
Roof/envelope, LiDAR terrain, utilities, service calendar

**$24**
**Renters with Children**
Schools, M.G.L. c. 111 § 197 lead, EPA LCRR pipes, crashes

**$29**
**Home Buyer Edition**
Deeds, FY2026 tax, comps, FEMA SFHA, zoning, checklist

**$29**
**Realtor / Buyer Agent (Co-Branded)**
Client-ready co-branded brief, comps, disclosures, tax

**$34**
**Landlord & Investor Edition**
Rent underwriting, FMR, absentee share, 21E, deeds

**$39**
**Developer & Builder Edition**
Zoning/MBTA 3A, lot envelope, LiDAR, permits, wetlands

**$49**
**Full Property Report**
Complete exhaustive multi-source report + AI Insights

All 8 editions verified with live AI Insights, full-bleed 2025 MassGIS aerial covers, and zero internal leaks

04 · FRICTIONLESS BROKER & INVESTOR WORKFLOW

# From address list to client-ready co-branded PDF in under 2 minutes

STEP 1 · INSTANT SCREENING

### <1 ms Preview + 50-Row CSV Bulk

Screen 1 address or paste 50 MLS addresses on /b2b/ across all 45 towns to see FEMA SFHA, Pre-1978 Lead flags, and deeds freshness instantly with zero credit spend.

STEP 2 · CO-BRAND & ORDER

### Brokerage Cover Identity

Configure your brokerage name, agent title, and contact line once in the B2B Credit Portal — every redeemed PDF carries your brand cleanly on page 1.

STEP 3 · VERIFIED DELIVERY

### SHA-256 Receipt + Ready Email

Automated quality gate verifies every PDF before email delivery, scrubs transient recipient email post-send, and issues an offline recovery code.

05 · TRANSPARENT B2B MONETIZATION

# Prepaid Credit Packs ($99–$599) & Brokerage Plans ($79–$499/mo)

## PREPAID CREDIT PACKS (12 MONTHS)

| PACK | PRICE | PER REPORT |
|---|---|---|
| **5-Report Pro Pack** | $99 | $19.80 |
| **15-Report Team Pack** | $229 | $15.27 |
| **50-Report Brokerage Pack** | $599 | $11.98 |

## MONTHLY SUBSCRIPTIONS (ANNUAL -17%)

| PLAN | MONTHLY | QUOTA / SEATS |
|---|---|---|
| **Pro Agent** | $79/mo | 10 / 1 seat |
| **Team / Brokerage** | $199/mo | 35 / 5 seats |
| **Enterprise / API** | $499/mo | 150 / 15 seats |

**Clear Brokerage ROI:** A 5-agent team reviewing 35 Greater Boston properties/month pays **$199/mo ($5.69/report)** and eliminates ~**87 hours/month** of manual registry, FEMA, LCRR, and assessor lookups.

06 · COMMERCIAL LICENSE & LEGAL COMPLIANCE MOAT

# Built for institutional trust — zero scraping, zero PII, zero FCRA risk

### Cleared Primary Sources

Built strictly on ODC-PDDL v1.0, CC0 1.0, MassGIS EOTSS, MassDEP, MassDOT/MBTA, and federal public-domain datasets (FEMA NFHL, USGS 3DEP, HUD, Census).

### Zero-PII Architecture

Owner names and personal contact fields are actively stripped from preview and LCRR datasets; post-delivery notification emails are scrubbed to NULL immediately after send.

### Strict Non-FCRA Guard

Mandatory non-FCRA user certification enforced server-side before checkout; clear scope disclaimers on every PDF and web page.

# Start a 2-Address Brokerage Pilot Across 45 Greater Boston Cities Today

Email **pilot@usaddressscope.com** with 2 active buyer, listing, or investor addresses anywhere in our 45-town territory — receive co-branded EN or ES sample reports plus a custom brokerage ROI plan.

**BULK CSV & ROI**

**usaddressscope.com/b2b/**

**45 TOWN GUIDES**

**682,850 Verified Parcels**

**PARTNER ONBOARDING**

**pilot@usaddressscope.com**