



## 97 NEWTON STREET, MARLBOROUGH

**\$519,900**

**CONVENIENTLY  
LOCATED!**



**4  
BEDS**



**1.5  
BATHS**



**2,217  
SQ. FT.**

WELCOME TO 97 NEWTON STREET, MARLBOROUGH, MA! Step into this gracious turn-of-the-century in-town Colonial, brimming with timeless charm and character! Nestled just a short stroll to downtown and a playground, this home is rich with period details and offers loads of space. You will find an 11x6 walk-in butler's pantry and an inviting eat-in country kitchen. The large formal dining and family room are perfect for everyday living. The front parlor has a woodstove insert and a stunning period mantel. The spacious new updated bath has granite counters. The primary bedroom has a large walk-in closet. The rear bedroom/office/exercise room has an additional walk-in closet and a private rear staircase. Loads of walk-out bay windows, wood flooring, crown moldings/chair rail, and plenty of storage. Spacious front and rear foyers. Large front porch for those hot summer nights. Newer vinyl windows on 80% of home. Excellent location near the Rail Trail, Lake Williams, minutes to Rt 495/85/20, and the Apex Center!



**S. ELAINE MCDONALD,**  
ABR,CNE,CRS,GRI,LMC

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License No. 90417



SCAN FOR MORE INFO



**RE/MAX**  
Executive Realty

4 Mount Royal Avenue, Suite 110H  
Marlborough, MA 01752



**MLS # 73393422 - Price Changed**  
**Single Family - Detached**

**97 Newton St**  
**Marlborough, MA 01752**  
**Middlesex County**  
Style: **Colonial**  
Color: **White**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.19 (8,113 SqFt)**  
Handicap Access/Features:  
Directions: **Near Garfield and Park**

List Price: **↓ \$519,900**

Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **1f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Street Frontage:

**Welcome to 97 Newton St, Marlborough, MA! Step into this gracious turn-of-the-century in-town Colonial, brimming w/ timeless charm & character! Nestled just a short stroll to downtown & playground, this home is rich w/ period details & offers loads of space. You will find an 11x6 walk-in butler's pantry & inviting eat-in country kitchen. The large formal dining & family room are perfect for everyday living. The front parlor has a woodstove insert & stunning period mantel. The spacious new updated bath has granite counters. The primary bedroom has a large walk-in closet. The rear bedroom/office/exercise room has an additional walk-in closet & a private rear staircase. Loads of walk-out bay windows, wood flooring, crown moldings/ chair rail, & plenty of storage. Spacious front & rear foyers. Large front porch for those hot summer nights. Newer vinyl windows on 80% of home. Excellent location near the Rail Trail, Lake Williams, minutes to Rt 495/85/20, and the Apex Center!**

**Property Information**

Approx. Living Area Total: **2,217 SqFt**  
Approx. Above Grade: **2,217 SqFt**  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**  
Approx. Below Grade:

Living Area Source: **Public Record**

Heat Zones: **1 Steam, Oil**

Cool Zones: **0 None**

Parking Spaces: **4 Off-Street**

Garage Spaces: **0**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting offer (1 PDF). Buyer agent courtesy. Seller can accept offer @ anytime. Newer vinyl windows on 80% of home. Roof is 8 yrs old. Hotwater heater 2 yrs old.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	13X13	Wood / Coal / Pellet Stove, Flooring - Wood, Crown Molding
Dining Room:	1	13X13	Flooring - Wood, Window(s) - Bay/Bow/Box, Chair Rail, Crown Molding
Family Room:	1	17X13	Flooring - Wood, Window(s) - Bay/Bow/Box, Crown Molding
Kitchen:	1	15X13	Ceiling Fan(s), Flooring - Laminate, Pantry, Country Kitchen, Dryer Hookup - Electric, Exterior Access, Walk-in Storage, Washer Hookup
Main Bedroom:	2	15X13	Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Wood
Bedroom 2:	2	13X12	Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Wood
Bedroom 3:	2	13X10	Closet, Flooring - Wood
Bedroom 4:	2	12X12	Closet, Flooring - Wood
Bath 1:	1	4X3	Bathroom - Half, Flooring - Vinyl
Bath 2:	2	9X7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Kitchen:	1	11X6	Closet/Cabinets - Custom Built, Pantry
Entry Hall:	1	13X7	Flooring - Wood
Other:	2	21X3	Flooring - Wood
Other:	2	18X3	Flooring - Wood

**Features**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**  
Basement: **Yes Full, Crawl, Interior Access, Bulkhead, Concrete Floor**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Gutters, Storage Shed**  
Flooring: **Vinyl, Hardwood, Pine**  
Foundation Size: **29x24+20x14+**  
Foundation Description: **Fieldstone**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lot Description: **Paved Drive, Gentle Slope**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **Personal property**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Yes** Warranty Features: **No**  
Year Built: **1880** Source: **Public Record**  
Year Built Description: **Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:070 B:089 L:000**  
Assessed: **\$426,400**  
Tax: **\$4,204** Tax Year: **2025**  
Book: **69792** Page: **597**  
Cert: **000000132649**  
Zoning Code: **Res**  
Map: **70** Block: Lot: **89**

**Office/Agent Information**

**Office:** RE/MAX Executive Realty (508) 480-8400  
**Agent:** S. Elaine McDonald (978) 838-9444  
**Team Member(s):** Douglas Palino (978) 838-9444



# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 97 Newton St  
Marlborough, MA 01752  
**Map Ref: M:** 070 **B:** 089 **L:** 000  
**Owner 1:** Nicole A Erickson  
**Owner Address:** 97 Newton St  
Marlborough, MA 01752

**Zoning:**  
**Owner 2:** Patrick L Fauller

## Property Information

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**Use:** 1-Family Residence  
**Levels:** 2  
**Total Rooms:** 8  
**Full Baths:** 1  
**Year Built:** 1880

**Total Area:** 3,038 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt

**Attached Garage:** 0  
**Heat Type:** Steam  
**Roof Type:** Gable  
**Air Conditioned:** No  
**Foundation:**

**Style:** Conventional  
**Lot Size:** 0.19 Acres (8,113 SqFt)  
**Bedrooms:** 4  
**Half Baths:** 1  
**Basement Type:**

**Total Living Area:** 2,217 SqFt  
**Addl.Floor Area:** 0 SqFt  
**Finished Basement:** 0 SqFt  
**Total Basement:** 696 SqFt

**Other Garage:** 0  
**Fuel Type:** Oil  
**Exterior:** Vinyl Siding  
**Fireplaces:** 1  
**Condition:** Average

## Assessment Information

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**Last Sale Date:** 08/18/2017  
**Last Sale Book:** 69792  
**Land Value:** \$179,200  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2024  
**Map Ref: M:** 070 **B:** 089 **L:** 000  
**Tax Rate (Comm):** 17.66

**Last Sale Price:** \$260,000  
**Last Sale Page:** 597  
**Building Value:** \$221,600  
**Total Value:** \$400,800  
**Estimated Tax:** \$4,104  
**Tax Rate (Res):** 10.24  
**Tax Rate (Ind):** 17.66

## Sales History

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### *Recent Sale #1*

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**Sale Price:** \$260,000  
**Buyer Name:** Nicole A Erickson  
**Lender Name:** Northpoint Mortgage  
**Sale Book:** 69792

**Sale Date:** 08/18/2017  
**Seller Name:** Christopher E Losso  
**Mortgage Amount:** \$247,000  
**Sale Page:** 597

## Mortgage History

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### *Recent Mortgage #1*

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**Buyer Name:** Christopher Losso  
**Mortgage Amount:** \$40,000  
**Mortgage Book:** 62782

**Lender Name:** Bank Of America Na  
**Mortgage Date:** 10/15/2013  
**Mortgage Page:** 184

### *Recent Mortgage #2*

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**Buyer Name:** Christopher Losso  
**Mortgage Amount:** \$25,000  
**Mortgage Book:** 51161  
**Discharge Book:** 69888  
**Discharge Date:** 09/06/2017

**Lender Name:** Bank Of America Na  
**Mortgage Date:** 05/12/2008  
**Mortgage Page:** 183  
**Discharge Page:** 30

### ***Recent Mortgage #3***

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**Buyer Name:** Christopher E Losso  
**Mortgage Amount:** \$76,818  
**Mortgage Book:** 48544  
**Discharge Book:** 69908  
**Discharge Date:** 09/11/2017

**Lender Name:** Washington Mutual Bk  
**Mortgage Date:** 11/24/2006  
**Mortgage Page:** 163  
**Discharge Page:** 474

### ***Recent Mortgage #4***

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**Buyer Name:** Christopher E Losso  
**Mortgage Amount:** \$104,250  
**Mortgage Book:** 0

**Lender Name:** Homevest Mtg Corp  
**Mortgage Date:** 04/12/1995  
**Mortgage Page:** 0

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CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								228 MARLBOROUGH, MA  <b>VISION</b>											
ERICKSON NICOLE A PATRICK L FAULLER 97 NEWTON ST  MARLBOROUGH MA 01752		3	Below Street	1	All Public	1	Paved	2	Suburban	Description		Code		Assessed		Assessed													
										RES BLDG	1010	229,200	229,200																
										RES LAND	1010	197,200	197,200																
SUPPLEMENTAL DATA																													
Alt Prcl ID 70/89// Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_195959_899221						PROBATE    Assoc Pid#						Total		426,400		426,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ERICKSON NICOLE A LOSSO CHRISTOPHER E				69792		0597		08-18-2017		Q		I		260,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				20872		0156		11-19-1990		Q		I		120,000		00		2025	1010	229,200	2024	1010	221,600	2023	1010	219,500			
																			1010	197,200		1010	179,200		1010	139,300			
				Total		0.00										Total	426,400		Total	400,800		Total	358,800						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		Number		Amount													Comm Int					
Total				0.00										<b>APPRAISED VALUE SUMMARY</b>															
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised Bldg. Value (Card)								225,000	
0050																				Appraised Xf (B) Value (Bldg)								4,200	
														Appraised Ob (B) Value (Bldg)								0							
														Appraised Land Value (Bldg)								197,200							
														Special Land Value								0							
														Total Appraised Parcel Value								426,400							
														Valuation Method								C							
														Total Appraised Parcel Value								426,400							
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpose/Result										
														03-02-2020	TB	07	1	00	Measured & Listed										
														01-03-2012	PM			02	Measured & 2 Vist										
														04-16-2005	WH			00	Measured & Listed										
														04-13-2005	WH			02	Measured & 2 Vist										
LAND LINE VALUATION SECTION																													
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes				Location Adjustmen		Adj Unit P	Land Value									
1	1010	Single Family	RC			8,113 SF	25.58	1.00000	5	1.00	0050	0.950							1.0000	24.3	197,200								
Total Card Land Units						0.19	SF	Parcel Total Land Area						0.19							Total Land Value						197,200		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	06	Conventional									
Model	01	Residential									
Grade:	03	Average									
Stories:	2	2 Stories									
Occupancy	1					CONDO DATA					
Exterior Wall 1	25	Vinyl Siding				Parcel Id		C		Owne	
Exterior Wall 2									B		S
Roof Structure:	03	Gable or Hip				Adjust Type	Code	Description			Factor%
Roof Cover	03	Asphalt				Condo Flr					
Interior Wall 1	03	Plastered				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	09	Softwood				Building Value New			401,793		
Interior Flr 2	12	Hardwood				Year Built			1880		
Heat Fuel	02	Oil				Effective Year Built			1965		
Heat Type:	06	Steam				Depreciation Code			A		
AC Type:	01	None				Remodel Rating					
Total Bedrooms	04	4 Bedrooms				Year Remodeled					
Total Bthrms:	1					Depreciation %			44		
Total Half Baths	1					Functional Obsol					
Total Xtra Fixtrs						External Obsol					
Total Rooms:	8					Trend Factor			1		
Bath Style:	02	Average				Condition					
Kitchen Style:	01	Old Style				Condition %					
						Percent Good			56		
						RCNLD			225,000		
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPL3	FIREPLACE 2	B	1	7500.00	1962		56		0.00	4,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,169	1,169	1,169	163.29	190,886			
FOP	Open Porch			0	149	30	32.88	4,899			
FUS	Finished Upper Story			1,048	1,048	1,048	163.29	171,128			
UBM	Unfinished Basement			0	672	134	32.56	21,881			
Ttl Gross Liv / Lease Area				2,217	3,038	2,381		388,794			

# Property Card: 97 NEWTON ST

City of Marlborough, MA



Parcel Information	
<b>Parcel ID:</b> M_195959_899221 <b>Vision ID:</b> 7709 <b>Owner:</b> ERICKSON NICOLE A <b>Co-Owner:</b> <b>Mailing Address:</b> 97 NEWTON ST  MARLBOROUGH, MA 01752	<b>Map:</b> 70 <b>Lot:</b> 89 - <b>Use Description:</b> Single Family <b>Zone:</b> RC <b>Land Area in Acres:</b> 0.19
Sale History	Assessed Value
<b>Book/Page:</b> <b>Sale Date:</b> 8/18/2017 <b>Sale Price:</b> \$260,000	<b>Land:</b> \$132,600 <b>Buildings:</b> \$176,900 <b>Extra Bldg Features:</b> <b>Outbuildings:</b> <b>Total:</b> \$312,300

Building Details: Building #		
A photograph of a white, two-story house with black shutters and a red front door. The house has a gabled roof and a small porch area.	<b>Model:</b> <b>Living Area:</b> 2217 <b>Appr. Year Built:</b> <b>Style:</b> Conventional <b>Stories:</b> 2 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 04 <b>No. Baths:</b> 1 <b>No. Half Baths:</b> 1	<b>Int Wall Desc 1:</b> Plastered <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Vinyl Siding <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asphalt <b>Roof Structure:</b> Gable or Hip <b>Heat Type:</b> Steam <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None



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



# 97 Newton Street

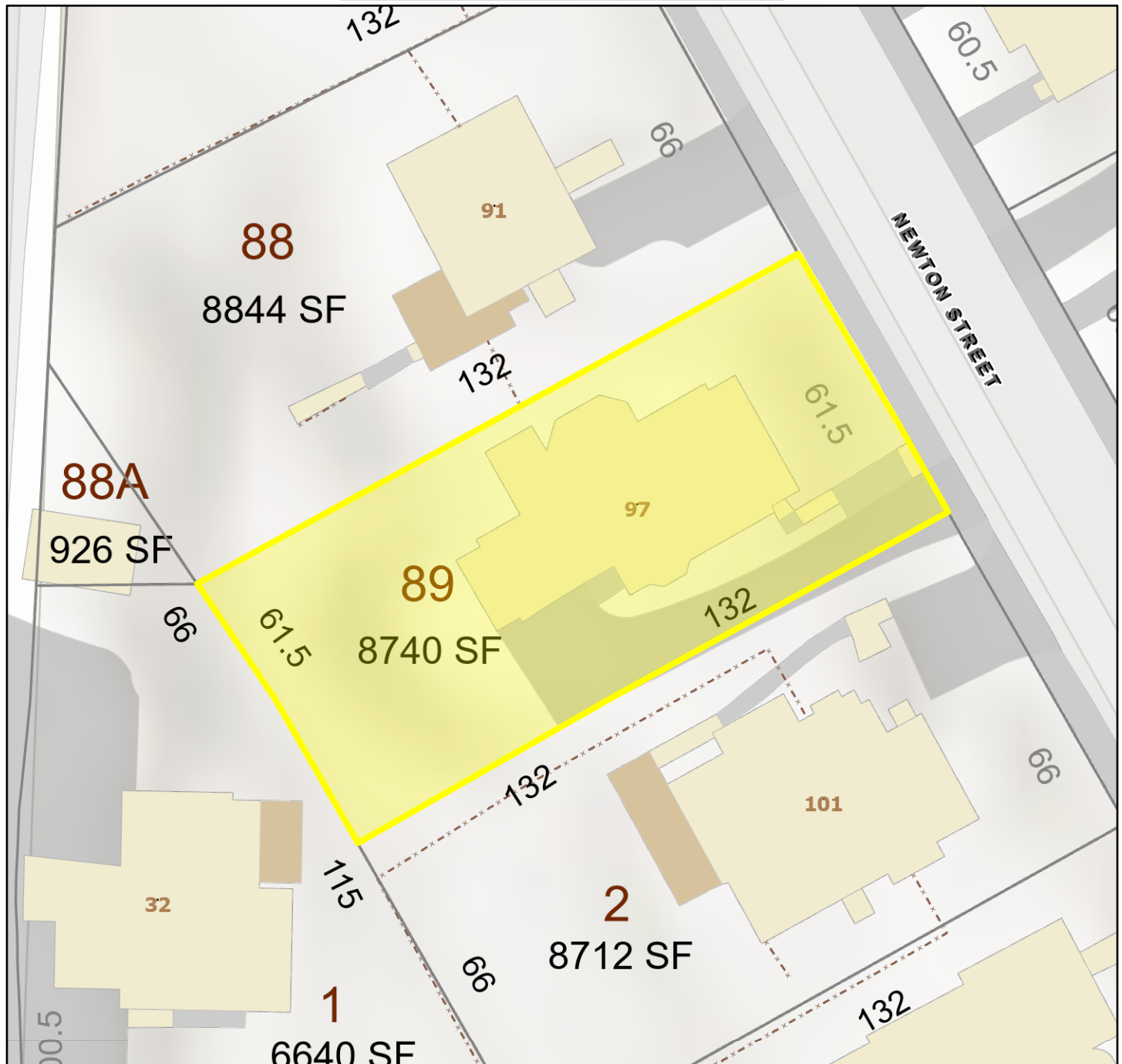
Marlborough, MA

1 inch = 28 Feet



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July 01, 2025



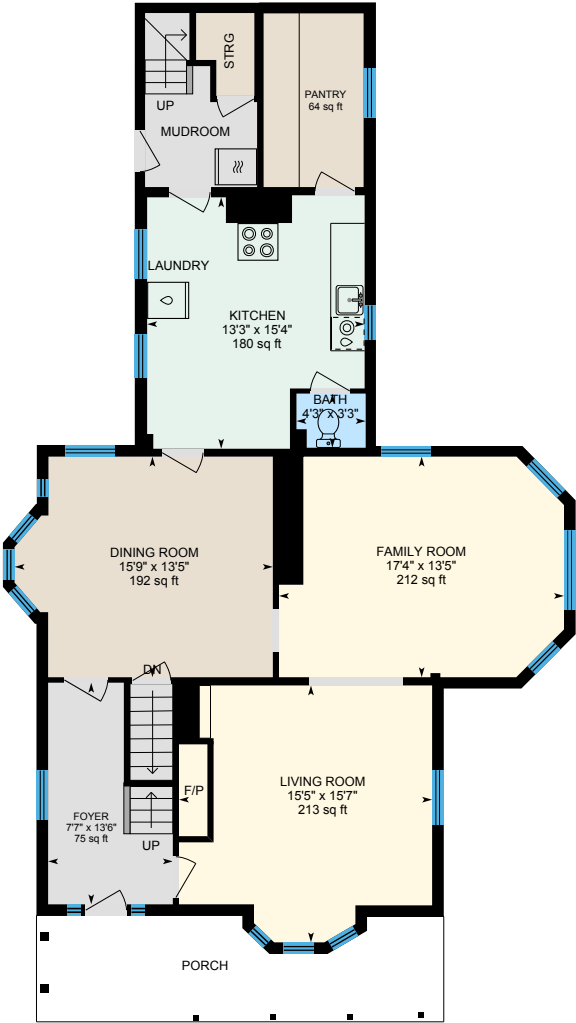
	CAI Town Line		Fence		DECK
	Parcel Lines - No Ortho		swalk_polygon		Roads
	Parcel Addresses		GENERAL		Paved

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

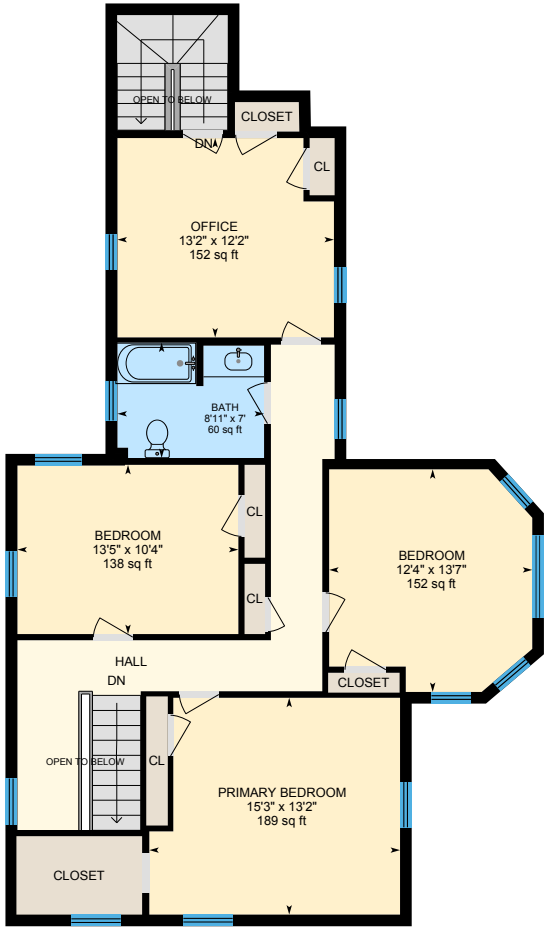


97 Newton St, Marlboro, MA

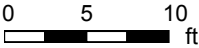
Main Building: Above Grade Finished Area 2414.75 sq ft



1st Floor  
Finished Area 1238.62 sq ft



2nd Floor  
Finished Area 1176.13 sq ft



# 97 Newton St, Marlboro, MA

1st Floor Finished Area 1238.62 sq ft



0 5 10 ft

PREPARED: 2025/06/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 97 Newton St, Marlboro, MA

2nd Floor Finished Area 1176.13 sq ft



0 4 8 ft

PREPARED: 2025/06/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE