

State Use 3250
Print Date 1/14/2025 7:20:41 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
73 NORTH MAIN REALTY TRUST 73-75 NORTH MAIN STREET RANDOLPH MA 02368				1	Level	1	All Public	1	Paved			Description		Code	Appraised		Assessed		421 RANDOLPH, MA VISION	
								7	Heavy Traffic			COMMERC.	3250	188,200		188,200				
												COM LAND	3250	242,591		242,591				
SUPPLEMENTAL DATA												COMMERC.	3250	200		200				
Alt Prcl ID 53-B-007				CYCLICAL 2023																
Census 4203.01				OWNER O																
IN																				
Zone CSBD				SFLA 1760																
Nbhd CG				Lot Size .05266																
Color																				
GIS ID F_780313_2885171				Assoc Pid#									Total	430,991		430,991				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
73 NORTH MAIN REALTY TRUST JRS REALTY TRUST SILVERSTEIN PHILIP TRUSTEE SILVERSTEIN PHILIP SILVERSTEIN PHILIP				25235	0338	10-18-2007	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				13064	0595	12-14-1998	Q	I	167,500	00	2025	3250	188,200	2024	3250	183,000	2023	3250	174,300	
				5716	0374	03-18-1980	Q	V	0	00		3250	242,591		3250	237,842		3250	216,233	
				5379	0750	09-09-1977	Q	V	0	00		3250	200		3250	200		3250	200	
				5098	0526	10-08-1974	Q	V	0	00	Total	430,991	Total	421,042	Total	390,733				
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																
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name				B		Tracing				Batch								
0001												1								
NOTES																				
COMPUTER ESCAPE CHPT 59 RECD FOR SALE 12/11/98 PLAN BK 467 NO 435 1999																				
														Appraised Bldg. Value (Card)				188,200		
														Appraised Xf (B) Value (Bldg)				0		
														Appraised Ob (B) Value (Bldg)				200		
														Appraised Land Value (Bldg)				242,591		
														Special Land Value				0		
														Total Appraised Parcel Value				430,991		
														Valuation Method				C		
														Total Appraised Parcel Value				430,991		
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY						
Permit Id		Issue Date		Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date	Id	Type	Is	Cd	Purpost/Result	
B-19-1014		10-29-2019		RF			15,200		100			STRIP APPROXIMATELY 1,50		08-02-2023	RO			00	Measure And List	
99-0104		04-20-1999		BP	Permit		0		100			REROOF W/RUBBER		04-03-2014	SW	8		15	Field Review	
99-041		03-09-1999		BP	Permit		0		100			EXTERIOR REPL		09-07-2007	PDB			00	Measure And List	
99-0024		02-19-1999		BP	Permit		0		100			TENANT FIT UP		10-24-2006	PSM			15	Field Review	
98-0466		12-22-1998		BP	Permit		0		100			INTERIOR DEMO		01-23-2001	RBB			02	CYCLICAL	
-A		01-01-1900		BP	Permit		0		100			STARTED IN 1999		04-05-2000	RJH			70	Prior Inspection	
		01-01-1900		BP	Permit		0		100			COMPLETED 1999		04-05-2000	RJH			02	CYCLICAL	
LAND LINE VALUATION SECTION																				
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value	
1	3250	Retail		CSB	Site	2,294	SF	70.50	1.00000	5	1.00	CG	2.000				0	141	242,591	
Total Card Land Units						0.05	AC	Parcel Total Land Area: 0.05						Total Land Value						242,591

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	21	Retail									
Model	94	Commercial									
Grade	07	C +									
Stories	1.00										
Occupancy	1.00										
Exterior Wall 1	19	Brick Veneer									
Exterior Wall 2	17	Stucco/Masonry									
Roof Structure	01	Flat									
Roof Cover	12	Rubber Memb									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	05	Vinyl				RCN		294,116			
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heat Type	04	Forced Hot Air				Year Built		1930			
AC Percent	100					Effective Year Built		1988			
Heat Percent	100					Depreciation Code		A			
Bldg Use	3250	Retail				Remodel Rating					
Total Rooms	0					Year Remodeled					
Bedrooms	0					Depreciation %		36			
Full Baths	0					Functional Obsol		0			
Half Baths	0					External Obsol		0			
Xtra Fixtures	0					Trend Factor		1			
Frame	01	Wood				Condition					
Plumbing	02	Average				Condition %					
Foundation	08	Poured Conc				Percent Good		64			
Partitions	02	Average				Cns Sect Rcndd		188,200			
Wall Height	12.00					Dep % Ovr					
% Sprinkler	0.00					Dep Ovr Comment					
1st Floor Use						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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	300	1.20	1987	A	50	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,760	1,760	1,760	139.00	244,633	
BSM	Basement	0	1,760	352	27.80	48,927	
CAN	Canopy	0	40	4	13.90	556	
Ttl Gross Liv / Lease Area		1,760	3,560	2,116		294,116	

