

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				421  RANDOLPH, MA  <b>VISION</b>					
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraisec	Assessed						
641 N MAIN ST						COMMERC.	3320	345,800	345,800						
RANDOLPH MA 02368						COM LAND	3320	343,000	343,000						
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3320	6,900	6,900						
Alt Prcl ID 30-C-005		Census 4201		CYCLICAL 2023 OWNER O											
Zone B		SFLA 1356		Lot Size .57392											
Nbhd CA		Color WHITE		Assoc Pid#											
GIS ID F_778048_2890427						Total		695,700	695,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RENT REALTY TRUST		32922 0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
RENT DEREK S		32432 0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900		
STEWIES OIL INC		8179 0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		
RENT AVA MAY TRUSTEE		8108 0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		
RENT GEORGE S		0000 0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600		
								Total		580,400					
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						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch									
0001						1									
NOTES												Appraised Bldg. Value (Card)		345,800	
WAS HOUSE, HAS NO KITCHEN, BSMNT HAS SUMP PUMP												Appraised Xf (B) Value (Bldg)		0	
2014 SALE INCL BUSS												Appraised Ob (B) Value (Bldg)		6,900	
												Appraised Land Value (Bldg)		343,000	
												Special Land Value		0	
												Total Appraised Parcel Value		695,700	
												Valuation Method		C	
												Total Appraised Parcel Value		695,700	
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	
4085	11-08-1993	BP	Permit	0		100		STAIRS	06-26-2023	RAB			00	Measure And List	
									04-03-2014	SW	8		15	Field Review	
									09-14-2007	PDB			00	Measure And List	
									10-05-2006	PSM			15	Field Review	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3320	Auto Repr/Gar	B	Site	25,000 SF	9.53	1.00000	5	1.00	CA	1.800		0	17.15	343,000
Total Card Land Units					0.57 AC	Parcel Total Land Area: 0.57					Total Land Value		343,000		

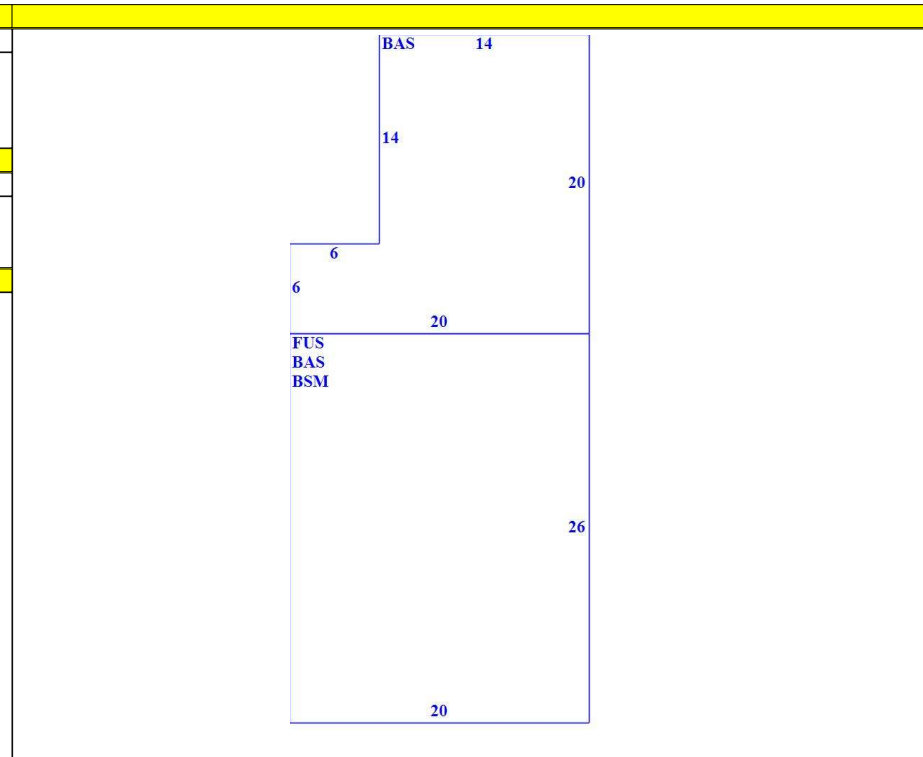
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Office			
Model	94	Commercial			
Grade	06	C			
Stories	2.00				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Percent	0				
Heat Percent	100				
Bldg Use	3320	Auto Repr/Gar			
Total Rooms	0				
Bedrooms	0				
Full Baths	1				
Half Baths	1				
Xtra Fixtures	0				
Frame	01	Wood			
Plumbing	02	Average			
Foundation	08	Poured Conc			
Partitions	02	Average			
Wall Height	14.00				
% Sprinkler	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3320	Auto Repr/Gar	100
		0
		0

COST / MARKET VALUATION	
RCN	248,682
Year Built	1900
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	64
Cns Sect Rcnld	159,200
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	8,000	1.20	1997	A	50	C	1.00	4,800
OD	Overhead Door	B	80	8.70	1982	A	0	C	1.00	0
OD	Overhead Door	B	36	8.70	1982	A	0	C	1.00	0
TNK2	Tank - Above Gr	L	2,000	1.50	1970	A	50	C	1.00	1,500
UPS1	Pump Single	L	1	1200.00	1970	A	50	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	836	836	836	170.33	142,396	
BSM	Basement	0	520	104	34.07	17,714	
FUS	Finished Upper Story	520	520	520	170.33	88,572	
Ttl Gross Liv / Lease Area		1,356	1,876	1,460		248,682	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				421 RANDOLPH, MA							
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraisec	Assessed								
641 N MAIN ST		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3320	345,800	345,800	<b>VISION</b>							
RANDOLPH MA 02368		Alt Prcl ID 30-C-005		CYCLICAL 2023		COM LAND	3320	343,000	343,000								
		Census 4201		OWNER O		COMMERC.	3320	6,900	6,900								
		Zone B		SFLA 1356													
		Nbhd CA		Lot Size .57392													
		Color WHITE		Assoc Pid#													
		GIS ID F_778048_2890427															
						Total		695,700	695,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RENT REALTY TRUST		32922	0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RENT DEREK S		32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500
STEWIES OIL INC		8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000
RENT AVA MAY TRUSTEE		8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900
RENT GEORGE S		0000	0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600	Total		580,400
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								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				345,800			
0001								1		Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				6,900			
										Appraised Land Value (Bldg)				343,000			
										Special Land Value				0			
										Total Appraised Parcel Value				695,700			
										Valuation Method				C			
										Total Appraised Parcel Value				695,700			
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			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	3320	Auto Repr/Gar	B	Site	0.000	AC	0.00	1.00000	0	1.00	CA	1.800		0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.57					Total Land Value					343,000

**CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	2.00				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		81,973
Interior Floor 2	03	Fin Concrete			
Heating Fuel	02	Oil			
Heat Type	05	Hot Water	Year Built		1940
AC Percent	0		Effective Year Built		1983
Heat Percent	100		Depreciation Code		F
Bldg Use	3400	Office Bld	Remodel Rating		
Total Rooms	4		Year Remodeled		
Bedrooms	1		Depreciation %		40
Full Baths	0		Functional Obsol		0
Half Baths	1		External Obsol		0
Xtra Fixtures	0		Trend Factor		1
Frame	01	Wood	Condition		
Plumbing	02	Average	Condition %		
Foundation	02	Slab	Percent Good		60
Partitions	02	Average	Cns Sect Rcndd		49,200
Wall Height	14.00		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
KIT	Kitchen	B	1	5000.00	1982	A	0	C	1.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
DCK	Deck	0	48	5	10.11	485
FGR	Garage	0	600	240	38.80	23,282
FUS	Finished Upper Story	600	600	600	97.01	58,206
Ttl Gross Liv / Lease Area		600	1,248	845		81,973

DCK

FUS  
FGR

30

20

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				421 RANDOLPH, MA					
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraisec	Assessed						
641 N MAIN ST		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3320	345,800	345,800	<b>VISION</b>					
RANDOLPH MA 02368		Alt Prcl ID 30-C-005 Census 4201 IN Zone B Nbhd CA Color WHITE GIS ID F_778048_2890427				COM LAND	3320	343,000	343,000						
		CYCLICAL 2023 OWNER O				COMMERC.	3320	6,900	6,900						
		SFLA 1356 Lot Size .57392 Assoc Pid#				Total		695,700	695,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RENT REALTY TRUST		32922	0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
RENT DEREK S		32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	
STEWIES OIL INC		8179	0598	12-08-1988	U	I	140,000	1		3320	343,000	2022	3320	311,800	
RENT AVA MAY TRUSTEE		8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900	
RENT GEORGE S		0000	0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600	
										Total		Total		580,400	
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								<b>APPRAISED VALUE SUMMARY</b>							
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)							
0001						1		Appraised Xf (B) Value (Bldg)							
								Appraised Ob (B) Value (Bldg)							
								Appraised Land Value (Bldg)							
								Special Land Value							
								Total Appraised Parcel Value							
								Valuation Method							
								Total Appraised Parcel Value							
								695,700							
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	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	3320	Auto Repr/Gar	B	Site	0.000	AC	0.00	1.00000	0	1.00	CA	1.800		0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.57					Total Land Value		343,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	1.00				
Occupancy	1.00				
Exterior Wall 1	32	Corr Steel			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Fin Concrete	RCN		176,202
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1987
Heat Type	09	Space Heater	Effective Year Built		2001
AC Percent	0		Depreciation Code		A
Heat Percent	100		Remodel Rating		
Bldg Use	3320	Auto Repr/Gar	Year Remodeled		
Total Rooms	0		Depreciation %		22
Bedrooms	0		Functional Obsol		0
Full Baths	0		External Obsol		0
Half Baths	0		Trend Factor		1
Xtra Fixtures	0		Condition		
Frame	05	Steel	Condition %		
Plumbing	02	Average	Percent Good		78
Foundation	02	Slab	Cns Sect Rcnd		137,400
Partitions	02	Average	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
% Sprinkler	0.00		Misc Imp Ovr		
1st Floor Use			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
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,800	1,800	1,800	97.89	176,202	
Ttl Gross Liv / Lease Area		1,800	1,800	1,800		176,202	

