

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
73 NORTH MAIN REALTY TRUST		1 Level	1 All Public	1 Paved		Description	Code	Appraised	Assessed	421 RANDOLPH, MA
				7 Heavy Traffic		COMMERC.	3250	195,200	195,200	
						COM LAND	3250	248,647	248,647	
73-75 NORTH MAIN STREET		SUPPLEMENTAL DATA				COMMERC.	3250	200	200	VISION
RANDOLPH MA 02368		Alt Prcl ID 53-B-007 Census 4203.01		CYCLICAL 2023 OWNER O		Total 444,047 444,047				
		IN		SFLA 1760						
		Zone CSBD		Lot Size .05266						
		Nbhd CG		Assoc Pid#						
		Color								
		GIS ID F_780313_2885171								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
73 NORTH MAIN REALTY TRUST		25235	0338	10-18-2007	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JRS REALTY TRUST		13064	0595	12-14-1998	Q	I	167,500	00	2025	3250	188,200	2024	3250	183,000	2023	3250	174,300
SILVERSTEIN PHILIP TRUSTEE		05716	0374	03-18-1980	Q	V	0	00		3250	242,591		3250	237,842		3250	216,233
SILVERSTEIN PHILIP		05379	0750	09-09-1977	Q	V	0	00		3250	200		3250	200		3250	200
SILVERSTEIN PHILIP		05098	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								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 195,200									
0001								1		Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 200									
										Appraised Land Value (Bldg) 248,647									
										Special Land Value 0									
										Total Appraised Parcel Value 444,047									
										Valuation Method C									
										Total Appraised Parcel Value 444,047									

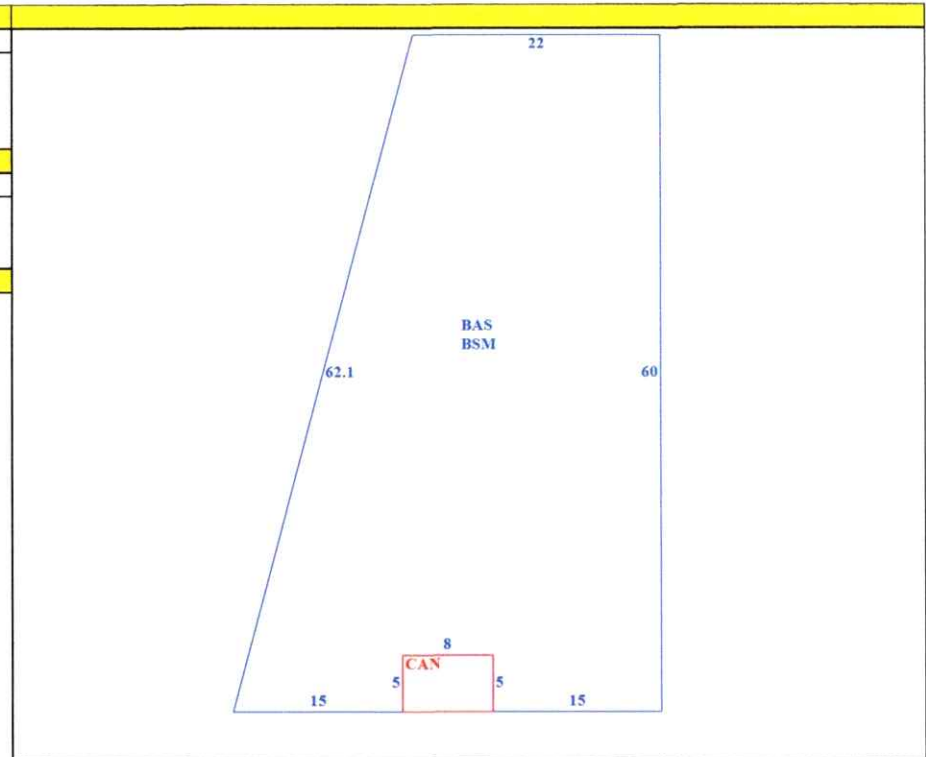
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B-19-1014	10-29-2019	RF		15,200		100		STRIP APPROXIMATELY 1,50		08-02-2023	RO			00	Measure And List
99-0104	04-20-1999	BP	Permit	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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3250	Retail	CSB	Site	2,294	SF	72.26	1.00000	5	1.00	CG	2.000		0	144.52	248,647
Total Card Land Units					0.05	AC	Parcel Total Land Area: 0.05					Total Land Value 248,647				

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		304,993
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heat Type	04	Forced Hot Air			
AC Percent	100		Year Built		1930
Heat Percent	100		Effective Year Built		1989
Bldg Use	3250	Retail	Depreciation Code		A
Total Rooms	0		Remodel Rating		
Bedrooms	0		Year Remodeled		
Full Baths	0		Depreciation %		36
Half Baths	2		Functional Obsol		0
Xtra Fixtures	0		External Obsol		0
Frame	01	Wood	Trend Factor		1
Plumbing	02	Average	Condition		
Foundation	08	Poured Conc	Condition %		
Partitions	02	Average	Percent Good		64
Wall Height	12.00		Cns Sect Rcnld		195,200
% Sprinkler	0.00		Dep % Ovr		
1st Floor Use			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3250	Retail	100
		0
		0

COST / MARKET VALUATION		
RCN		304,993
Year Built		1930
Effective Year Built		1989
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		195,200
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	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	144.14	253,681	
BSM	Basement	0	1,760	352	28.83	50,736	
CAN	Canopy	0	40	4	14.41	577	
Ttl Gross Liv / Lease Area		1,760	3,560	2,116		304,994	

