

Situs : 920 N MAIN ST	Parcel ID: 099-087	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
920 NORTH MAIN ST LLC 159 BITTERSWEET LA U 109 RANDOLPH MA 02368	Living Units 3 Neighborhood 120 Alternate ID 217-1 MAIN Vol / Pg 48416/183 District Zoning C5 Class Residential

Property Notes



099-087 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,061		77,040
Total Acres: .1391 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	588,100	744,300	0	429,600
Total	665,100	821,300	0	502,100
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other
05/29/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/28/16	64309	10,500	INT IMPR Repair Fire Damage	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/12/17	1	Land + Bldg	Transfer Of Convenience	48416/183	Quit Claim	920 NORTH MAIN ST LLC
10/16/14	350,000	Land + Bldg	Valid Sale	44845/9		
03/21/12		Land + Bldg	Transfer Of Convenience	41125/89		
03/09/11	250,000	Land + Bldg	Valid Sale	39735/258		

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Dwelling Information

Style

3 Fam Flat

Year Built

1925

Story height

3

Eff Year Built

1980

Attic

None

Year Remodeled

2012

Exterior Walls

Asbestos

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Oil

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

12

Full Baths

3

Family Rooms

Half Baths

3

Kitchens

Extra Fixtures

Total Rooms

18

Bath Type

Kitchen Type

Bath Remod

Yes

Kitchen Remod

Yes

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C+

Market Adj

Condition

Average

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

687,513

% Good

80

Plumbing

39,149

% Good Override

Basement

28,673

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

755,340

Additions

79,600

Ground Floor Area

1,464

Dwelling Value

744,300

Total Living Area

4,563

Building Notes

14

E

6

19

12

6

8

6

50

3

9

3

3

10

10

3

27

18

18

6

A

56

ID

Code

Description

Area

A

11/11/11

OFF/OFP/OFP

1464

B

50/15/15/15

BSMT/FBAY/FBAY/...

108

C

50/15/15/15

BSMT/FBAY/FBAY/...

30

D

50/15/15/15

BSMT/FBAY/FBAY/...

27

E

11/11/11

OFF/OFP/OFP

120

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Condominium / Mobile Home Information

Complex Name

Condo Model

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Addition Details

Line #

Low

1st

2nd

3rd

Value

1

11

11

11

11,040

2

50

15

15

15

29,120

3

50

15

15

15

27,520

4

11

11

11

11,920