

<b>Situs : 863 N MAIN ST</b>	<b>Parcel ID: 102-081</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RANDOLPH REI GROUP LLC 17 BARRY ST RANDOLPH MA 02368	Living Units 3 Neighborhood 120 Alternate ID 277 MAIN Vol / Pg 48225/80 District Zoning C5 Class Residential

Property Notes



102-081 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 38			30
Total Acres: .1616 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,400	78,400	0	73,500
Building	303,600	293,600	0	246,800
Total	382,000	372,000	0	320,300
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
05/30/18	CP	Field Review	Other
05/01/18	CP	Field Review	Other
02/14/01	BM	Estimated For Misc Reason	Other

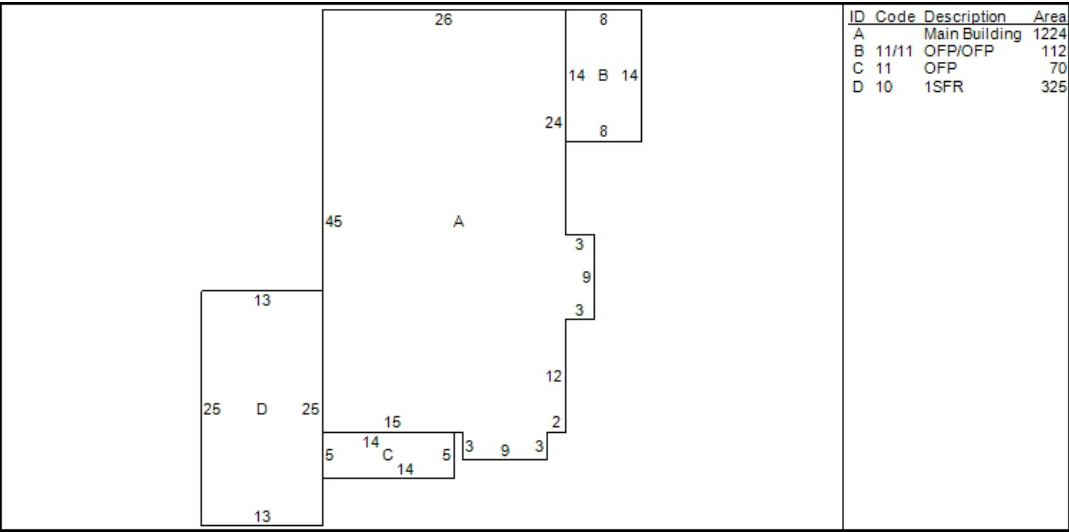
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/26/17	66646	35,000	EXTERIOR Work Appeared Stopped. Recheck	10

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/21/17	217,400	Land + Bldg	Repossession	48225/80	Tax Title Foreclosure	RANDOLPH REI GROUP LLC
12/23/03	330,000	Land + Bldg	Valid Sale	27274/28		
05/09/00	135,000	Land + Bldg	Valid Sale	18506/33		
05/01/00		Land + Bldg	Transfer Of Convenience	18482/106		
06/03/99		Land + Bldg	Transfer Of Convenience	17527/233		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	442,551	% Good	45
Plumbing	19,574	% Good Override	
Basement	25,168	Functional	
Heating	0	Economic	
Attic	43,351	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	530,640	Additions	30,960
Ground Floor Area	1,224		
Total Living Area	3,263	Dwelling Value	293,630

Building Notes	



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		4,410	
2		11			1,710	
3		10			24,840	