



## Property Information

File#: BS-W01469-4751719280  
Owner: STEPHEN TUCK  
Address 1: 64 Stearns Dr  
Address 2:  
City, State Zip: Randolph, MA

## Request Information

Requested Date: 10/25/2023  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

**CODE VIOLATIONS** Per Town of Randolph Zoning Department there are No Open Code Violation cases on this property.  
  
Payable : Town of Randolph  
Address : 41 South Main Street, Randolph, MA 02368  
Business #: 781-961-0901

**PERMITS** Per Town of Randolph Building Department there are No Open/Pending/Expired Permits on this property.  
**UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**  
  
Payable : Town of Randolph  
Address : 41 South Main Street, Randolph, MA 02368  
Business #: 781-961-0901

**SPECIAL ASSESSMENTS** Per Town of Randolph Treasurer's Office there are no special assessments/liens on the property.  
  
Payable : Town of Randolph  
Address : 41 South Main Street, Randolph, MA 02368  
Business #: 781-961-0901

**DEMOLITION** NO

**UTILITIES**  
Water & Sewer  
Account #: 602900  
Payment Status: Paid  
Status: Pvt & Lienable  
Amount: \$0.00  
Good Thru: 12/20/2023  
Account Active: YES  
Collector: Town of Randolph Utilities  
Payable Address: 41 South Main Street, Randolph, MA 02368  
Business # 781-961-0901  
  
Garbage  
Billed w/ Taxes

# 64 STEARNS DR

**Location** 64 STEARNS DR

**Mblu** 21/ A/ 44.7/ 1

**Acct#** 2998

**Owner** TUCK STEPHEN & CYNTHIA P

**Assessment** \$380,700

**PID** 2797

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$174,100	\$206,600	\$380,700

## Owner of Record

**Owner** TUCK STEPHEN & CYNTHIA P  
**Co-Owner**  
**Address** 64 STEARNS DRIVE  
RANDOLPH, MA 02368-0000

**Sale Price** \$119,600  
**Certificate**  
**Book & Page** 11603/0043  
**Sale Date** 11/25/1996  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TUCK STEPHEN & CYNTHIA P	\$119,600		11603/0043	00	11/25/1996
ANDERSON GLENN P	\$129,900		10682/0325	00	09/30/1994
FINEGAN JAMES F	\$145,000		8778/0187	00	11/01/1990
COTTER JOHN C	\$0		0000/0000	00	04/14/1955

## Building Information

### Building 1 : Section 1

**Year Built:** 1955  
**Living Area:** 960  
**Replacement Cost:** \$259,504  
**Building Percent Good:** 67  
**Replacement Cost**  
**Less Depreciation:** \$173,900

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	C

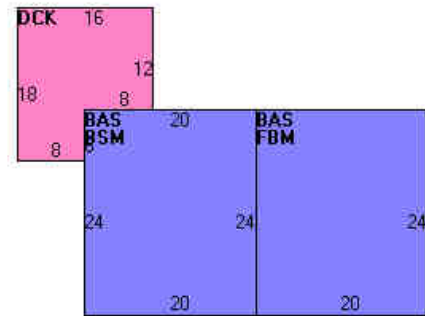
Stories	1.00
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Percent	0
Bedrooms	3
Full Baths	1 Full
Half Baths	0
Extra Fixtures	2
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Kitchens	1
Extra Kitchens	0
Frame	Wood
Bsmt Floor	Concrete
Bsmt Garage	0
Foundation	Poured Conc
WS Flues	0
Fireplaces	1
Xtra Openings	0
Elevators	0.00
Central Vac	No
Solar HW	No
Int vs. Ext	S
Fndtn Cndtn	
Basement	

## Building Photo



(<https://images.vgsi.com/photos/RandolphMAPhotos/A00\00\26\96.JPG>)

## Building Layout



([https://images.vgsi.com/photos/RandolphMAPhotos/Sketches/2797\\_2797](https://images.vgsi.com/photos/RandolphMAPhotos/Sketches/2797_2797))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
BSM	Basement	480	0
DCK	Deck	240	0
FBM	Finished Basement	480	0
		2,160	960

## Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

**Land Use**

**Use Code** 1010  
**Description** Single Family  
**Zone** RH  
**Neighborhood** 2  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.32  
**Frontage**  
**Depth**  
**Assessed Value** \$206,600

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			80.00 UNITS	\$200	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$174,100	\$206,600	\$380,700
2022	\$156,600	\$172,200	\$328,800
2021	\$150,800	\$143,400	\$294,200
2020	\$147,700	\$143,400	\$291,100
2019	\$141,400	\$136,600	\$278,000
2018	\$120,800	\$124,100	\$244,900
2017	\$107,800	\$118,300	\$226,100
2016	\$97,400	\$107,500	\$204,900
2015	\$89,600	\$102,300	\$191,900
2014	\$84,800	\$102,300	\$187,100

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**From:** Cheryl Sass <csass@randolph-ma.gov>  
**Subject:** Re: Public Records Request // 64 STEARNS DR

There are no liens on the property.  
There are no code violations on the property.  
Water and Sewer account: 602900 - Services are ACTIVE

The next utility bill will be mailed on December 21,2023 & will be due 01/22/2024. The amount has not been calculated.

**Cheryl D. Sass**  
Town Clerk & Registrar  
41 South Main Street  
Randolph, MA 02368  
781-961-0901  
[csass@randolph-ma.gov](mailto:csass@randolph-ma.gov)

Hello,

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

**Property Address: 64 STEARNS DR, RANDOLPH, MA 02368**

**Mblu : 21/ A/ 44.7/ /**

**Account # 2998**

**Owner: STEPHEN TUCK**