



Property Information

Request Information

Update Information

File#:	BS-W01469-793229226	Requested Date:	10/25/2023	Update Requested:
Owner:	HUONG NGUYEN	Branch:		Requested By:
Address 1:	75 Randall St	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Easton, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Easton Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Easton
Payable Address: 136 Elm Street, N.Easton, MA 02356
Business# (508) 230-0850

PERMITS Per Town of Easton Department of Building there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Easton
Payable Address: 136 Elm Street, N.Easton, MA 02356
Business# (508) 230-0850

SPECIAL ASSESSMENTS Per Town of Easton Finance Department there are no Special Assessments/liens on the property.

Collector: Town of Easton
Payable Address: 136 Elm Street, N.Easton, MA 02356
Business# (508) 230-0850

DEMOLITION NO

UTILITIES

WATER:
Account #: 17511
Payment Status: DELINQUENT
Status: Pvt & Liable.
Amount: \$1,031.23
Good Thru: 11/20/2023
Account Active: YES
Collector: Town of Easton
Payable Address: 136 Elm Street, N.Easton, MA 02356
Business # 508-230-0850

SEWER:
The house is on a community sewer. All houses go to a shared septic system

GARBAGE:
Billed w/Taxes

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NGUYEN HUONG T & XA SON T								Description	Code	Appraised	Assessed	706
75 RANDALL STREET				SUPPLEMENTAL DATA				RESIDNTL	1010	135,800	135,800	
NORTH EASTO MA 02356				Alt Prcl ID SUB-DIV PHOTO WARD SECOND				RES LAND	1010	349,000	349,000	
				GIS ID M_231360_867161				Assoc Pid#				EASTON, MA
								Total 487,500 487,500				

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NGUYEN HUONG T & XA SON T							21518	0149	01-24-2014	U	I	280,000	1O	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANFORD CHRISTOPHER S & DEBORAH S							18934	0018	08-27-2010	Q	I	300,000	00	2023	1010	135,800	2022	1010	130,800	2021	1010	130,800
SMITH LOUISE E L.E.							8387	0209	07-23-1999	U	I	100	1A		1010	349,000		1010	285,200		1010	260,000
SMITH LOUISE E							8387	0205	07-23-1999	U	I	1	1A		1010	2,700		1010	2,700		1010	2,700
SMITH LOUISE E TRUSTEE							6008	0163	05-11-1994	U	I	1	1A	Total 487,500 Total 418,700 Total 393,500								

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					Appraised Bldg. Value (Card)					134,400	
				Appraised Xf (B) Value (Bldg)					1,400		
				Appraised Ob (B) Value (Bldg)					2,700		
				Appraised Land Value (Bldg)					349,000		
				Special Land Value					0		
				Total Appraised Parcel Value					487,500		
				Valuation Method					C		
				Exemption					0		
				Adjustments							
				Total Appraised Parcel Value					487,500		

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	
14044	02-03-2014	RE	Remodel	16,500		100		KITCHEN RENOVATION AND	08-05-2014	AW			00	Measur+Listed	
									04-13-2010	RD			01	Measur+Left Card	
									09-27-1997	JK			02	Measur+2Visit - Info Card I	
									09-19-1994	AC			03	Measur+InfCrd returned	
									11-16-1981						

LAND LINE VALUATION SECTION																
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nhbd.	Nhbd. Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	1010	SINGLE FAM M	RES		43,560 SF	7.45	1.07000	5	1.00		1.000			0	7.97	347,200
1	1010	SINGLE FAM M	RES		0.160 AC	10,000.00	1.00000	0	1.00		1.000			0	10,000	1,600
1	1010	SINGLE FAM M	RES		0.480 AC	500.00	1.00000	0	1.00		1.000	WET		0	500	200
Total Card Land Units					1.64 AC	Parcel Total Land Area:					1.64	Total Land Value			349,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:					
Kitchen Style:					
			RCN		216,762
			Year Built		1957
			Effective Year Built		1980
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		38
			Functional Obsol		0
			Economic Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		62
			RCNLD		134,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

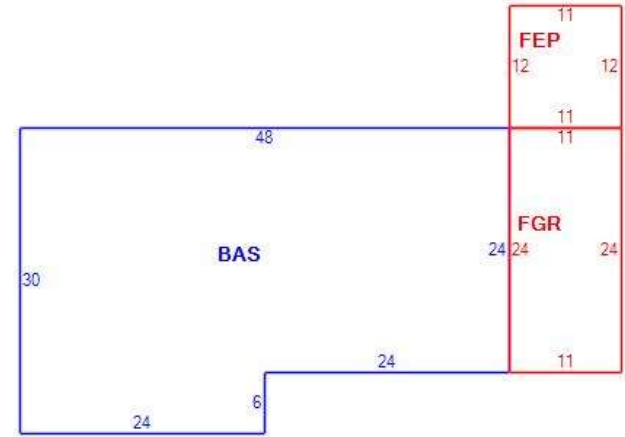
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value
FPL1	FIREPLACE 1	B	1	2200.00	1976		62		0.00	1,400
SPL2	CEMENT/VINY	L	512	20.00	1981		26		0.00	2,700
SHD1	SHED FRAME	L	80	10.00	2000		100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	118.32	153,343
FBM	Basement, Finished	0	700	245	41.41	28,988
FEP	Porch, Enclosed, Finished	0	132	66	59.16	7,809
FGR	Garage, Finished	0	264	106	47.51	12,542
UBM	Basement, Unfinished	0	596	119	23.62	14,080
Ttl Gross Liv / Lease Area		1,296	2,988	1,832	0.00	216,762

UBM
 (596 sf)
 FBM
 (700 sf)



RE: Public Record Request Form - 75 RANDALL ST - BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT Request.

Risotti, Jennifer <JRisotti@easton.ma.us>

Tue 07/11/2023 20:08

Cc: PublicRecords <PublicRecords@easton.ma.us>

You don't often get email from jrisotti@easton.ma.us. [Learn why this is important](#)

Good Morning,

On behalf of the Board of Health and Inspectional Services, we show no open permits or violations at 75 Randall St.

Thank you,

Jennifer Risotti

Administrative Assistant

Board of Health & Inspectional Services

136 Elm St. North Easton, MA 02356

Phone: 508-230-0581

75 Randall St

Greene, Michael <MGreene@easton.ma.us>

Tue 31/10/2023 01:36

You don't often get email from mgreene@easton.ma.us. [Learn why this is important](#)

Good afternoon

On your request I searched our Department records and property history.

The Town of Easton fire department **has no outstanding violations, code compliance or open investigations** into the property at 75 Randall St at this time.

Regards

Michael Greene

Captain Michael Greene

Easton Fire Department

Fire Prevention

774-273-1818



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The Secretary of State's Office has determined email is a public record. All e-mail communications sent or received by persons using the Town of Easton network may be subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act

RE: Public Record Request Form - 75 RANDALL ST - BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT Request.

Hawkes, Linda <LHawkes@easton.ma.us>

Mon 30/10/2023 20:25

To: PublicRecords <PublicRecords@easton.ma.us>;

 1 attachments (11 KB)

!REPORT.PDF;

You don't often get email from lhawkes@easton.ma.us. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The Tax collector's office has no knowledge of code violations, though other departments may have other information. However, you did mention "special assessments" and although not code related, this property did have a special assessment in FY23 for unpaid Water and Trash user fees from the previous year. I cannot say at this time whether those additional fees will be assessed again in FY24.

I have attached a copy of the FY23 bill for your information.

Please note, this email does not fulfill the requirements of a MLC. The Town of Easton is not responsible for errors or omissions contained herein.

Thank you,

Linda J. Hawkes, CMMT, CMMC
Treasurer/Collector
Town of Easton
136 Elm Street
North Easton, MA 02356
508-230-0604

FISCAL YEAR 2023 ACTUAL REAL ESTATE TAX BILL

Based on assessments as of January 1, 2022 your Real Estate Tax for the fiscal year beginning July 1, 2022 and ending June 30, 2023 on the parcel of

Real Estate described below is as follows

REMIT COPY

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF EASTON

Collector of Taxes

Linda J. Hawkes

PROPERTY IDENTIFICATION AND VALUES					LIENS / Abatements & Exempts	Account # 7603		
Map/Parcel	Land Value	349,000	Land Area (sqft)	71,438	WTR LN	602.13		
25U 5	Building Value	138,500	Book	21518	WTR LIEN INT	94.13		
Class	Other Value	0	Page	0149	TRSH LN	451.17		
1010	Taxable Value	487,500	Deed Date	01/24/2014	Total Liens	1,147.43		
Location	75 RANDALL STREET				Preliminary	3,221.90		
NGUYEN HUONG T & XA SON T 75 RANDALL STREET NORTH EASTON, MA 02356					Preliminary CPA	73.56		
					Actual	3,890.73		
					Actual CPA	96.05		
					Total Tax	7,282.24		
					Total Tax and Liens	8,429.67		
					Overdue amounts accrue interest at the rate of 14% per year until payment is received			
					QUARTERLY BILLING			
					Bill Date	Billed	Exempt	Due
					07/01/2022 Tax	1,647.73		0.00
					10/01/2022 Tax	1,647.73		0.00
01/01/2023 Tax	1,993.40		0.00					
01/01/2023 Liens	573.73		0.00					
04/01/2023 Tax	1,993.38		0.00					
04/01/2023 Liens	573.70		0.00					
Interest								
Demand & Chgs								
Total Due			\$0.00					

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01/01/2023 Liens	573.73		0.00					
04/01/2023 Tax	1,993.38		0.00					
04/01/2023 Liens	573.70		0.00					
Interest								
Demand & Chgs								
Total Due			\$0.00					

Tax Rate per \$1000	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial
	\$14.59	\$14.59	\$16.24	\$16.24

Office Hours

Mon 8:30 - 7:30 Tues - Thurs 8:30 - 4:30 Fri 8:30 - 12:30

MAKE CHECKS PAYABLE TO

Town of Easton

SEND PAYMENTS TO

Collector of Taxes

136 Elm Street

Easton, MA 02356

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



Town of Easton
136 Elm Street
N.Easton, MA 02356



HUONG NGUYEN
75 RANDALL ST
NORTH EASTON MA 02356-2236

T20 P1
5787
2



QUARTERLY WATER RATES

MINIMUM CHARGE: Based on Meter size (\$22.95 for 5/8, \$24.48 for 3/4, \$29.07 for 1, \$38.25 for 1 1/2, \$58.15 for 2, \$203.50 for 3, \$258.60 for 4 or greater)

WATER USAGE RATES: 1-20,000 billed at \$5.03/1000, 20,001 - 50,000 billed at \$6.12/1000, over 50,000 billed at \$7.65/1000

SEWER USAGE RATES: \$15.00 per 1,000

FIRE PROTECTION: Billed in advance for all private systems. \$263.19 per quarter

Meter Reading for Property Transfer - \$45.00 plus water usage.
Shut-off/Turn-on water - \$45.00 per visit.

BILLS DUE – A \$5.00 penalty will be charged and interest will be billed at 14% per annum on balances not paid by **DUE DATE**.

UNPAID BILLS CONSTITUTE A LIEN. (chap 40, Sec 42A to 42F) of M.G.L.

Note: Easton's 2022 Water Quality Report (CCR) is now available for download at cms2.revize.com/revize/eastonma/departments/dpw/water_division/docs/Reports/2022ConsumerConfidenceReport.pdf
This report contains important information about the source and quality of your drinking water. To request a paper copy of this report, please call the Water Division at 508-230-0850.

2024	Issue Date 10/20/2023	Due Date 11/20/2023	Billing Period 07/01/2023 To 09/30/2023	TOWN OF EASTON WATER/SEWER BILL	CUSTOMER COPY		
					Account #	17511	
PROPERTY IDENTIFICATION			USAGE HISTORY		CURRENT BILLING		
Location:	75 RANDALL ST		Date	Reading	Usage	Prv Bal:	\$800.53
Name:	HUONG NGUYEN		10/02/2023	1,240,567	7,187	Current Water:	\$140.62
Account #:	17511		08/30/2023	1,233,380	8,214	Current Sewer:	\$0.00
Map/Parcel	25U 5		08/01/2023	1,225,166	7,388	Sprinkler:	\$0.00
			06/29/2023	1,217,778	9,392	Demand & Fees:	\$0.00
			06/01/2023	1,208,386	10,554	Interest:	\$90.08
			05/01/2023	1,197,832	7,103	Credits:	\$0.00
			Water usage this period		22,789	Total:	\$1,031.23
HUONG NGUYEN 75 RANDALL ST NORTH EASTON MA 02356-2236			Sewer usage this period			Amount Due	\$1,031.23

128062024240000017511100001031231120238

MAIL PAYMENTS TO:
Town of Easton Water Division
PO Box 4110
Department 250
Woburn, MA 01888-4110

MAKE CHECKS PAYABLE TO:
TOWN OF EASTON
508-230-0850

2024	Issue Date 10/20/2023	Due Date 11/20/2023	Billing Period 07/01/2023 To 09/30/2023	TOWN OF EASTON WATER/SEWER BILL	REMIT COPY		
					Account #	17511	
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HUONG NGUYEN 75 RANDALL ST NORTH EASTON MA 02356-2236			Sewer usage this period			Amount Due	\$1,031.23

INCLUDE DEPT NUMBER IN ADDRESS AND ACCOUNT NUMBER ON CHECK FOR ALL PAYMENTS



128062024240000017511100001031231120238