



Property Information Request Information Update Information

File#:	BS-X01693-8107072451	Requested Date:	07/17/2024	Update Requested:
Owner:	STEPHANIE TEIXEIRA	Branch:		Requested By:
Address 1:	17 FOWLER ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	RANDOLPH, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Randolph Zoning Department there are No Open Code Violation cases on this property.

Payable : Town of Randolph Zoning Department
 Address : 41 South Main Street, Randolph, MA 02368
 Business #: 781-961-0921

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of Randolph Building Department there is an open permit on this property.

1. Permit #: E-24-0386
 Permit: Electrical

Payable : Town of Randolph Building Department
 Address : 41 South Main Street, Randolph, MA 02368
 Business #: 781-961-0921

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per Town of Randolph Tax Collector there are no special assessments/liens on the property.

Payable : Town of Randolph Tax Collector
 Address : 41 South Main Street, Randolph, MA 02368
 Business #: 781-961-0913

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER, SEWER & TRASH
 Account #: NA
 Payment Status: NA
 Status: Pvt & Liable
 Amount: NA
 Good Thru: NA
 Account Active: NA
 Collector: Town of Randolph Utilities
 Payable Address: 41 South Main Street, Randolph, MA 02368
 Business # 781-961-0901

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED

17 FOWLER ST

Location 17 FOWLER ST

Mblu 55/ B/ 9/ /

Acct# 7236

Owner NICHOLS ABDUL G & TEIXEIRA-
NICHOLS STEPHANIE

Assessment \$496,400

PID 6775

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$262,600	\$233,800	\$496,400

Owner of Record

Owner NICHOLS ABDUL G & TEIXEIRA-NICHOLS STEPHANIE

Sale Price \$161,800

Co-Owner

Certificate

Address 17 FOWLER STREET
RANDOLPH, MA 02368

Book & Page 13596/0328

Sale Date 07/15/1999

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NICHOLS ABDUL G & TEIXEIRA-NICHOLS STEPHANIE	\$161,800		13596/0328	00	07/15/1999
KOURAFAS JAMES	\$117,000		10839/0573	00	03/21/1995
KOURAFAS PETER A	\$127,000		8370/0201	1H	07/13/1989
SULLIVAN HELEN T	\$0		1883/0282	00	03/04/1930

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,750
Replacement Cost: \$435,654
Building Percent Good: 60
Replacement Cost Less Depreciation: \$261,400

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	C
Stories	2.00
Occupancy	1

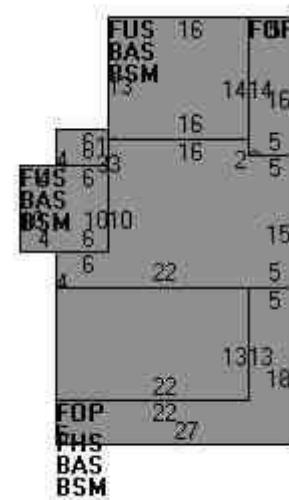
Building Photo



(<https://images.vgsi.com/photos/RandolphMAPhotos/\00\01\67\46.jpg>)

Exterior Wall 1	Asbestos
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Steam
AC Percent	0
Bedrooms	3
Full Baths	1 Full
Half Baths	1
Extra Fixtures	2
Total Rooms	8
Bath Style	Average
Kitchen Style	Average
Kitchens	1
Extra Kitchens	0
Frame	Wood
Bsmt Floor	Fin Concrete
Bsmt Garage	0
Foundation	Stone

Building Layout



(https://images.vgsi.com/photos/RandolphMAPhotos//Sketches/6775_6775)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,005	1,005
FUS	Finished Upper Story	324	324
TQS	Three Quarter Story	371	278
FHS	Finished Half Story	286	143
BSM	Basement	1,005	0
FOP	Open Porch	280	0
		3,271	1,750

WS Flues	0
Fireplaces	0
Xtra Openings	0
Elevators	0.00
Central Vac	No
Solar HW	No
Int vs. Ext	S
Fndtn Cndtn	
Basement	

Extra Features

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

Land

Land Use

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

Land Line Valuation

Size (Acres) 0.46
Frontage
Depth
Assessed Value \$233,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage - 1 Story			168.00 UNITS	\$1,200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$262,600	\$233,800	\$496,400
2023	\$225,400	\$212,600	\$438,000
2022	\$208,600	\$177,200	\$385,800
2021	\$189,400	\$147,600	\$337,000
2020	\$178,700	\$147,600	\$326,300
2019	\$170,500	\$140,600	\$311,100
2018	\$161,600	\$127,800	\$289,400
2017	\$158,600	\$121,800	\$280,400
2016	\$141,000	\$110,800	\$251,800
2015	\$125,900	\$105,600	\$231,500