



## Property Information

## Request Information

## Update Information

File#:	BS-X01693-668082647	Requested Date:	07/17/2024	Update Requested:
Owner:	MARTIN PERETZMAN	Branch:		Requested By:
Address 1:	50 WARREN AVE	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 #: B-16-317  
Permit: Roof

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

# 50 WARREN AV

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**Location** 50 WARREN AV

**Mblu** 55/ B/ 18/ /

**Acct#** 7245

**Owner** MONETTE MARTIN V &  
HUTCHENS TRACI JT

**Assessment** \$474,300

**PID** 6783

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$239,900	\$234,400	\$474,300

## Owner of Record

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**Owner** MONETTE MARTIN V & HUTCHENS TRACI JT

**Sale Price** \$1

**Co-Owner**

**Certificate**

**Address** 50 WARREN AVENUE  
RANDOLPH, MA 02368

**Book & Page** 16279/0394

**Sale Date** 02/26/2002

**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MONETTE MARTIN V & HUTCHENS TRACI JT	\$1		16279/0394	1F	02/26/2002
MONETTE-PERETZMAN MARTIN	\$177,600		15233/0404	00	07/02/2001
TOOMEY STEPHEN J TR	\$1		13953/0109	1F	01/11/2000
TOOMEY JOHN F &	\$0		5070/0449	00	08/22/1974

## Building Information

### Building 1 : Section 1

**Year Built:** 1950  
**Living Area:** 1,163  
**Replacement Cost:** \$335,809  
**Building Percent Good:** 71  
**Replacement Cost Less Depreciation:** \$238,400

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	C
Stories	1.00
Occupancy	1

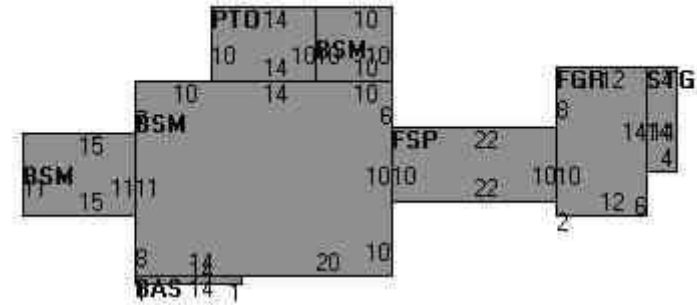
### Building Photo



(<https://images.vgsi.com/photos/RandolphMAPotos/\00\00\65\85.JPG>)

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	Minimum
Bsmt Garage	0
Foundation	Poured Conc

## Building Layout



([https://images.vgsi.com/photos/RandolphMAPhotos//Sketches/6783\\_6783](https://images.vgsi.com/photos/RandolphMAPhotos//Sketches/6783_6783))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,163	1,163
BSM	Basement	1,149	0
FGR	Garage	240	0
FSP	Screened Porch	220	0
PTO	Patio	140	0
STG	Storage	56	0
		2,968	1,163

WS Flues	0
Fireplaces	1
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)** 0.52  
**Frontage**  
**Depth**  
**Assessed Value** \$234,400

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage - 1 Story			220.00 UNITS	\$1,500	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$239,900	\$234,400	\$474,300
2023	\$222,100	\$213,100	\$435,200
2022	\$188,600	\$177,600	\$366,200
2021	\$184,200	\$148,000	\$332,200
2020	\$182,900	\$148,000	\$330,900
2019	\$175,100	\$141,000	\$316,100
2018	\$153,500	\$128,200	\$281,700
2017	\$136,800	\$122,200	\$259,000
2016	\$123,500	\$111,200	\$234,700
2015	\$118,200	\$106,000	\$224,200