

# FOR SALE

## RANDOLPH AUTOMOTIVE PROPERTY



# JAY NUSS

REALTY GROUP, LLC



641 N Main Street Randolph, MA

### Site Contains Two Buildings

- Lot Size: 24,829 Sq. Ft.
- Zoning: Orchard Street Business District (OBD)
- Assessor Code: 3320 (Mixed-Use)
- Assessment: \$695,700
- Annual Taxes: \$15,423.67
- Security Systems with 11 Cameras
- 2 Water Meters
- Gated Lot with 40 Car Capacity
- Class II License Available



## Contact Us:

 Jay Nuss 781.910.6575 or  
Jay@jaynussrealtygroup.com

### Building # 1

Office/Storage/Garage

- Garage: 60'x30' w/ three 12' OH Doors and one 14' OH Door
- One Bathroom
- Full HVAC in Office & Garage
- Newer two 200 amp electric services (single phase)
- Partial Basement
- Total Size: 3381 sq. ft.

### Building # 2

First Level- Single Car Garage w/ 8' OH Door and Storage Area

- FHW/Oil Heat
- Second Level - 100 Amp Electric Service
- 4 Rooms/1Bedroom Updated Apartment
- Total Size: 1291 sq. ft.

Combined Building Size: 4672 sq. ft.

**PRICE: \$950,000**



- LEGEND**
- Inventoried Property
  - MassDOT Roads**
  - Road Type**
  - Other Numbered Highway
  - Major Road, Collector
  - Minor Road, Arterial
  - ⊘ AUL Sites
  - MBTA Bus Routes
  - ZONE C
  - ▭ Town Boundary
  - ▭ Level III Assessors Parcels

- NOTES:**
1. Site is a surface/public water supply contributor.
  2. Site is located within a Zone B.
  3. Site is identified as a Mass Historic Commission Inventoried Property.

Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, NearMap Ltd./NearMap US, Inc.



**HIGHPOINT ENGINEERING, INC.**  
 LAND PLANNING  
 PERMIT EXPEDITING  
 CIVIL ENGINEERING  
 CONSULTING

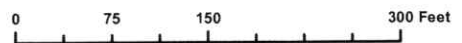
DEDHAM EXECUTIVE CENTER  
 980 WASHINGTON ST., SUITE 216  
 DEDHAM, MA 02026

[www.HighpointEng.com](http://www.HighpointEng.com)

**DUE DILIGENCE  
 RESOURCE EXHIBIT**

**641 North Main Street  
 Randolph, MA**

**11/22/2024**



1 in = 150 ft

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraised	Assessed
641 N MAIN ST						COMMERC.	3320	345,800	345,800
RANDOLPH MA 02368						COM LAND	3320	343,000	343,000
						COMMERC.	3320	6,900	6,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID 30-C-005		CYCLICAL 2023							
Census 4201		OWNER O							
IN									
Zone B		SFLA 1356							
Nbhd CA		Lot Size .57392							
Color WHITE									
GIS ID F_778048_2890427		Assoc Pid#							
Total								695,700	695,700

421  
 RANDOLPH, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RENT REALTY TRUST	32922	0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RENT DEREK S	32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500
STEWIES OIL INC	8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000
RENT AVA MAY TRUSTEE	8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900
RENT GEORGE S	0000	0000	12-11-1945	Q	V	0	00									
Total								695,700	Total	663,600	Total	580,400				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	345,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	343,000
Special Land Value	0
Total Appraised Parcel Value	695,700
Valuation Method	C
Total Appraised Parcel Value	695,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0001			1

NOTES	
WAS HOUSE, HAS NO KITCHEN, BSMNT HAS SUMP PUMP	
2014 SALE INCL BUSS	

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
4085	11-08-1993	BP	Permit	0		100		STAIRS		06-26-2023	RAB			00	Measure And List
										04-03-2014	SW	8		15	Field Review
										09-14-2007	PDB			00	Measure And List
										10-05-2006	PSM			15	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3320	Auto Repr/Gar	B	Site	25,000	SF	9.53	1.00000	5	1.00	CA	1.800		0	17.15	343,000
Total Card Land Units					0.57	AC	Parcel Total Land Area:					0.57	Total Land Value			343,000



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraised	Assessed	421  RANDOLPH, MA
641 N MAIN ST						COMMERC.	3320	345,800	345,800	
RANDOLPH MA 02368						COM LAND	3320	343,000	343,000	
						COMMERC.	3320	6,900	6,900	
SUPPLEMENTAL DATA										
Alt Prcl ID 30-C-005		CYCLICAL 2023								
Census 4201		OWNER O								
IN		SFLA 1356								
Zone B		Lot Size .57392								
Nbhd CA		Assoc Pid#								
Color WHITE										
GIS ID F_778048_2890427					Total		695,700	695,700		

**VISION**

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RENT DEREK S	32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500
STEWIES OIL INC	8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000
RENT AVA MAY TRUSTEE	8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900
RENT GEORGE S	0000	0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600	Total		580,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0001			1

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LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	3320	Auto Repr/Gar	B	Site	0.000	AC	0.00	1.00000	0	1.00	CA	1.800		0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.57					Total Land Value		343,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	2.00				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	03	Fin Concrete			
Heating Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Percent	0				
Heat Percent	100				
Bldg Use	3400	Office Bld			
Total Rooms	4				
Bedrooms	1				
Full Baths	0				
Half Baths	1				
Xtra Fixtures	0				
Frame	01	Wood			
Plumbing	02	Average			
Foundation	02	Slab			
Partitions	02	Average			
Wall Height	14.00				
% Sprinkler	0.00				
1st Floor Use					
			RCN		81,973
			Year Built		1940
			Effective Year Built		1983
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		40
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		60
			Cns Sect Rcndd		49,200
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK  
6  
8

FUS  
FGR  
30  
20

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
KIT	Kitchen	B	1	5000.00	1982	A	0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
DCK	Deck	0	48	5	10.11	485	
FGR	Garage	0	600	240	38.80	23,282	
FUS	Finished Upper Story	600	600	600	97.01	58,206	
Ttl Gross Liv / Lease Area		600	1,248	845		81,973	

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RANDOLPH MA 02368						COM LAND	3320	343,000	343,000	
						COMMERC.	3320	6,900	6,900	
SUPPLEMENTAL DATA										
Alt Prcl ID 30-C-005		CYCLICAL 2023								
Census 4201		OWNER O								
IN		SFLA 1356								
Zone B		Lot Size .57392								
Nbhd CA		Assoc Pid#								
Color WHITE										
GIS ID F_778048_2890427					Total		695,700	695,700		

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RENT DEREK S	32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500
STEWIES OIL INC	8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000
RENT AVA MAY TRUSTEE	8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900
RENT GEORGE S	0000	0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600	Total		580,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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Valuation Method	C
Total Appraised Parcel Value	695,700

NOTES									
VERY POOR COND									
AUTO REPAIR									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	3320	Auto Repr/Gar	B	Site	0.000	AC	0.00	1.00000	0	1.00	CA	1.800		0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.57					Total Land Value		343,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	1.00				
Occupancy	1.00				
Exterior Wall 1	32	Corr Steel			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Fin Concrete			
Interior Floor 2					
Heating Fuel	02	Oil			
Heat Type	09	Space Heater			
AC Percent	0				
Heat Percent	100				
Bldg Use	3320	Auto Repr/Gar			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	0				
Xtra Fixtures	0				
Frame	05	Steel			
Plumbing	02	Average			
Foundation	02	Slab			
Partitions	02	Average			
Wall Height	12.00				
% Sprinkler	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3320	Auto Repr/Gar	100
		0
		0

COST / MARKET VALUATION	
RCN	176,202
Year Built	1987
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
Cns Sect Rcndd	137,400
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 Bld	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,800	1,800	1,800	97.89	176,202	
Ttl Gross Liv / Lease Area		1,800	1,800	1,800		176,202	





