


<b>Situs : 12 CLARENCE ST</b>		<b>Parcel ID: 102-014</b>	<b>Class : Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>		<b>GENERAL INFORMATION</b>			
ARA UJO ROBSON C CLAUDINEIA M ARAUJO 15 BURNETT RD REVERE MA 02151		Living Units 3 Neighborhood 210 Alternate ID 1 Vol / Pg 49364/110 District Zoning R2 Class Residential			
<b>Property Notes</b>					
					
102-014 03/16/2020					

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,230			77,280
Total Acres: .143					
Spot:			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	77,300	77,300	0	72,700
	Building	451,400	487,200	0	378,400
	Total	528,700	564,500	0	451,100
Manual Override Reason					
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other

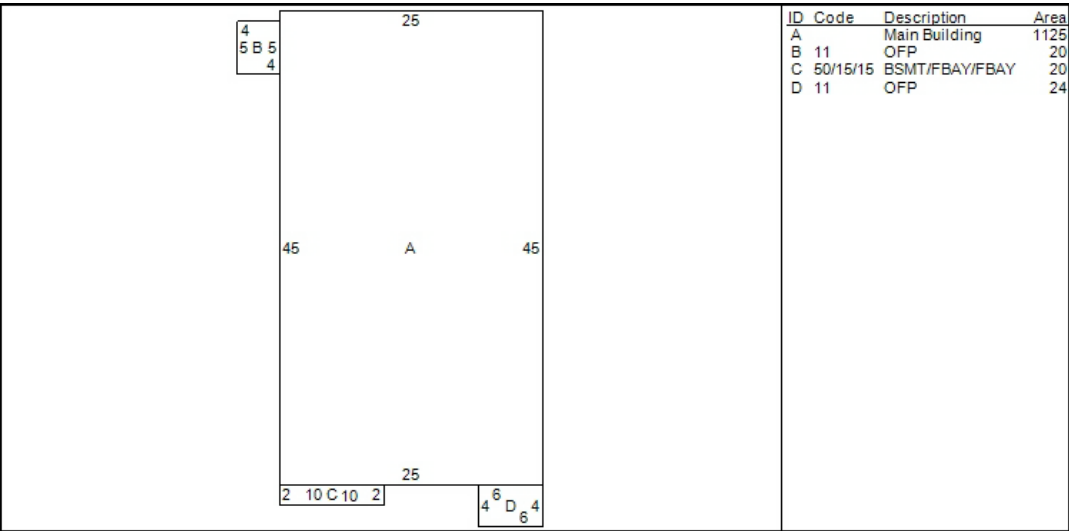
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
03/02/17	66366	40,000	REMODEL		100
12/07/16	65999	4,500	HVAC		100
10/05/16	65611	30,000	OTHER	3 New Bathrooms, 1 New Kitchen	100
05/24/16	64702	11,000	SIDING		100
11/21/97	28307	1,950	BLDG	Rem/Repl Rf Sh	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/17	468,000	Land + Bldg	Valid Sale	49364/110		ARAUJO ROBSON C
09/21/16	1	Land + Bldg	Transfer Of Convenience	47487/48	Quit Claim	ADEPINA LLC
09/21/16	264,684	Land + Bldg	Sale After Foreclosure	47487/45	Quit Claim	DEPINA ADILSON
06/07/16	3,000	Land + Bldg	Transfer Of Convenience	47021/250	Other	WELLS FARGO BANK
03/04/11	493,010	Land + Bldg	Repossession	39718/244		
10/13/04	380,000	Land + Bldg	Valid Sale	29245/181		
08/07/02	235,000	Land + Bldg	Valid Sale	22581/41		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	1990
Attic	None	Year Remodeled	2016
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13		
Kitchen Type	Typical	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	479,823	% Good	82
Plumbing	18,124	% Good Override	
Basement	21,963	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	519,910	Additions	18,210
Ground Floor Area	1,125		
Total Living Area	2,853	Dwelling Value	487,170

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,310	
2	50	15	15		15,420	
3		11			1,480	