

**Situs : 35 CLARENCE ST**

**Parcel ID: 102-033**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

AWON HAYAT  
4 NICHOLS AV  
AVON MA 02322

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 210  
Alternate ID 20  
Vol / Pg 33389/290  
District  
Zoning R2  
Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,470		76,180

Total Acres: .1256  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	76,200	76,200	0	71,900
<b>Building</b>	408,100	464,800	0	377,900
<b>Total</b>	484,300	541,000	0	449,800

**Manual Override Reason**

**Base Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
04/05/06	BM	Not At Home	Other
05/21/98	FT	Entry & Sign	Ow ner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/13/05	44023	6,000	BLDG Rubber Roof	0
05/10/05	43985	950	BLDG R & R Front Por	0
07/24/97	27792	5,000	BLDG Repair Porch	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/21/06		Land + Bldg	Transfer Of Convenience	33389/290		

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### Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

## Heating & Cooling

Heat Type	Basic
Fuel Type	Oil
System Type	Steam

## Fireplaces

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

Bedrooms	9	Full Baths	4
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

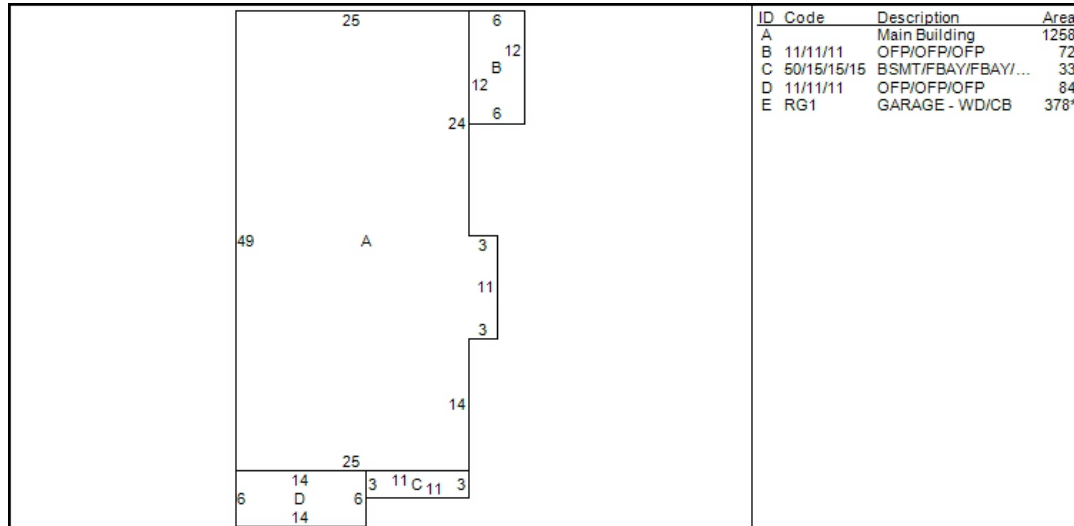
## Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	570,053	% Good	62
Plumbing	27,186	% Good Override	
Basement	23,774	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	621,010	Additions	34,470
Ground Floor Area	1,258		
Total Living Area	3,873	Dwelling Value	458,000

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	378	378	1	1925	C	A	6,810

## 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	11	11	5,890
2	50	15	15	15	22,010
3		11	11	11	6,570