


Situs : 31 CLARENCE ST	Parcel ID: 102-035	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DUARTE C ODILIO 8 LAWSON ST AVON MA 02322	Living Units 3 Neighborhood 210 Alternate ID 22 Vol / Pg 35812/279 District Zoning R2 Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,414		76,100
Total Acres: .1243				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,100	76,100	0	71,800
Building	400,400	452,300	0	369,600
Total	476,500	528,400	0	441,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
03/14/01	BM	Estimated For Misc Reason	Other
05/21/98	FT	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/31/01	35098	3,960	BLDG 28 Window s, Del	100
03/18/97	27170	1,600	BLDG A/G Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/03/08	230,000	Land + Bldg	Valid Sale	35812/279		
09/13/07	360,000	Land + Bldg	Repossession	35072/335		
06/26/06	480,000	Land + Bldg	Valid Sale	32922/107		
08/08/05	1	Land + Bldg	Family Sale	31093/135		
02/23/05		Land + Bldg	Transfer Of Convenience	30031/130		
08/28/04		Land + Bldg	Transfer Of Convenience	29147/251		
08/07/00	214,900	Land + Bldg	Valid Sale	18767/340		

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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 Gray	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

Heat Type Basic	Stacks
Fuel Type Oil	Openings
System Type Steam	Pre-Fab

Room Detail

Bedrooms 9	Full Baths 3
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

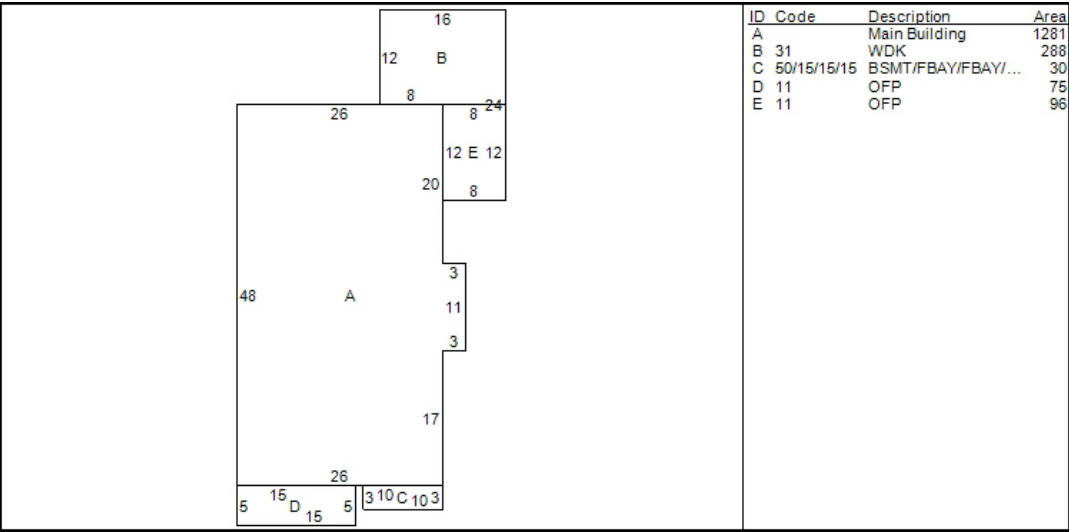
Grade & Depreciation

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

Dwelling Computations

Base Price 577,382	% Good 62
Plumbing 18,124	% Good Override
Basement 24,080	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor 10
	Adj Factor 1
Subtotal 619,590	Additions 29,690

Ground Floor Area 1,281	
Total Living Area 3,933	Dwelling Value 452,250



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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		31			3,780
2	50	15	15	15	20,890
3		11			2,290
4		11			2,730

Building Notes