

Situs : 21 CLARENCE ST

Parcel ID: 102-037

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LOMBARDI THOMAS M
159 BITTERSWEET LANE UNIT 109
RANDOLPH MA 02368

GENERAL INFORMATION

Living Units	3
Neighborhood	210
Alternate ID	24
Vol / Pg	51141/344
District	
Zoning	R2
Class	Residential

Property Notes



102-037 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,450		76,150

Total Acres: .1251
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	406,000	461,400	0	375,300
Total	482,200	537,600	0	447,200

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/25/19	1987	4,158	REMODEL	
05/13/13	B58151	7,300	BLDG Rbld 1st Fl Dec	100
08/12/11	55315	3,600	BLDG Weatherization	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/23/19	488,000	Land + Bldg	Valid Sale	51141/344 14814/303	Quit Claim	LOMBARDI THOMAS M

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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 A/V/vinyl	Amenities	
Masonry Trim x		
Color Yellow	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	

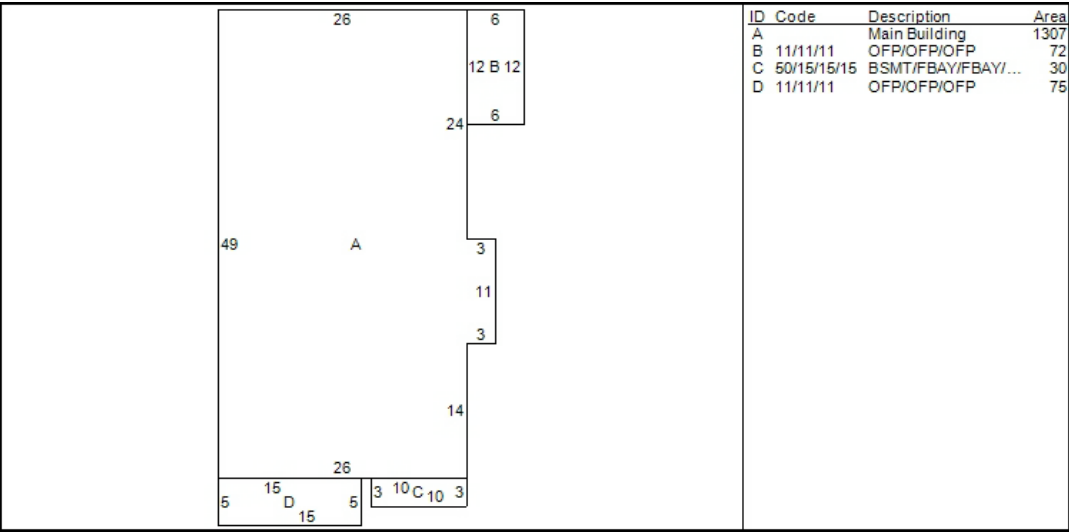
Grade & Depreciation

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

Dwelling Computations

Base Price 585,839	% Good 62	
Plumbing 18,124	% Good Override	
Basement 24,433	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 0	C&D Factor 10	
	Adj Factor 1	
Subtotal 628,400	Additions 32,860	

Ground Floor Area 1,307		
Total Living Area 4,011	Dwelling Value 461,430	



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		11	11	11	5,890
2	50	15	15	15	20,890
3		11	11	11	6,080

Building Notes