


Situs : 17 CLARENCE ST	Parcel ID: 102-038	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHARLES ANTHONY C/O ROGER D NGUYEN 2016 WASHINGTON ST BRAintree MA 02184	Living Units 3 Neighborhood 210 Alternate ID 25 Vol / Pg 29631/1 District Zoning R2 Class Residential
Property Notes	



102-038 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,370		76,040
Total Acres: .1233				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,000	76,000	0	71,800
Building	472,600	568,000	0	441,500
Total	548,600	644,000	0	513,300
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
04/06/06	BM	Not At Home	Other
03/26/02	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/20/05	45040	3,500	BLDG Rubber Roof	0
03/21/05	43593	12,000	BLDG Vinyl Siding	0
10/06/03	40569	6,000	BLDG Rep Frt, Bk Por	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/18	560,000	Land + Bldg	Valid Sale	49993/206	Quit Claim	CHARLES ANTHONY
12/09/04	387,000	Land + Bldg	Valid Sale	29631/1		CHARLES ANTHONY
05/30/01	200,000	Land + Bldg	Valid Sale	19920/243		
06/22/98		Land + Bldg	Transfer Of Convenience	16315/341		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	1970
Attic	None	Year Remodeled	2015
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	Yes

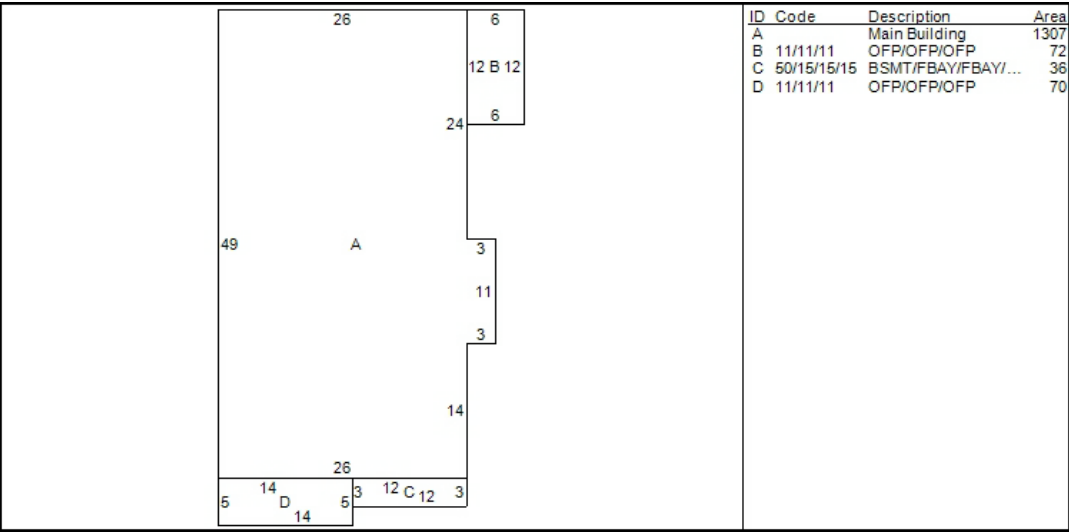
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	585,839	% Good	76
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	42,640

Ground Floor Area	1,307		
Total Living Area	4,029	Dwelling Value	567,980

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	11	11	7,220	
2	50	15	15	15	28,350	
3		11	11	11	7,070	