

Property Location: 119 AVERY ST  
Vision ID: 3364

Account #3419

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101  
Print Date: 12/07/2018 11:23

CURRENT OWNER

LAFLAMME RAYMOND J JR

740 EAST 7TH ST APT 40

SOUTH BOSTON, MA 02127

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

92,00084,000

Assessed Value

92,00084,000

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375697\_2851376

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

Total

176,000

176,000

RECORD OF OWNERSHIP

BK-VOL/PAGE

17452/ 205  
13721/ 153  
07653/ 0406  
07653/ 0398  
04155/ 0280

SALE DATE

08/29/2008  
10/23/2003  
03/12/1991  
03/12/1991  
07/17/1975

q/u

U  
U  
U  
U  
U

v/i

1  
1  
1  
1  
1

SALE PRICE

168,500  
100  
1  
1  
0

V.C.

A  
A  
A  
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018  
2018

Code

101  
101

Assessed Value

86,100  
84,000

Yr.

2017  
2017

Code

101  
101

Assessed Value

88,200  
82,000

Yr.

2016  
2016

Code

101  
101

Assessed Value

87,200  
79,600

Total:

170,100

Total:

170,200

Total:

166,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

NOTES

150 AMP ELEC SERV

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

92,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

84,000

Special Land Value

0

Total Appraised Parcel Value

176,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

176,000

BUILDING PERMIT RECORD

Permit ID

201402184293

Issue Date

08/18/201411/27/1995

Type

6212

Description

SOLAR REROOF

Amount

39,5251,800

Insp. Date

03/19/2015

% Comp.

1000

Date Comp.

03/19/2015

Comments

ROOF TOP REROOF

VISIT/CHANGE HISTORY

Date

03/19/201505/01/200903/31/200412/12/199504/11/1992

Type

IS

ID

317317311107170

Cd.

153315153

Purpose/Result

PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

17,527 SF

Unit Price

4.85

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

0.95

ST. Idx

NA

Adj.

1.00

Notes- Adj

TOP1

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

4.79

Land Value

84,000

Total Card Land Units: 0.40 AC

Parcel Total Land Area: 0.4 AC

Total Land Value: 84,000

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 19   |     | RANCH       | #Heat Sys                       | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |         | NO          |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        |             |         |             |
| Stories             | 1.00 |     | 1 STORY     | Int vs Ext                      | S           |         | SAME        |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 1    |     | WOOD SHING  | Code                            | Description |         | Percentage  |
| Exterior Wall 2     | 19   |     | TEX 111     | 101                             | ONE FAM     |         | 100         |
| Roof Structure      | 1    |     | GABLE       | COST/MARKET VALUATION           |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |         |             |
| Interior Wall 2     |      |     |             |                                 |             |         |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             | 111.84  |             |
| Interior Floor 2    |      |     |             |                                 |             |         |             |
| Heat Fuel           | 3    |     | ELECTRIC    | Replace Cost                    |             | 146,061 |             |
| Heat Type           | 6    |     | ELECTRC BB  | AYB                             |             | 1975    |             |
| AC Type             | 01   |     | NONE        | EYB                             |             | 1981    |             |
| Bedrooms            | 2    |     |             | Dep Code                        |             | AV      |             |
| Full Baths          | 1    |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 0    |     |             | Dep %                           |             | 37      |             |
| Total Rooms         | 5    |     |             | Functional Obslnc               |             |         |             |
| Bath Style          | A    |     | AVERAGE     | External Obslnc                 |             |         |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |             | Condition                       |             |         |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             | 63      |             |
| Basement Floor      | 12   |     | CONCRETE    | Apprais Val                     |             | 92,000  |             |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             | 0       |             |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |         |             |
| WS Flues            |      |     |             | Misc Imp Ovr                    |             | 0       |             |
| FBM Quality         |      |     |             | Misc Imp Ovr Comment            |             |         |             |
| Fireplaces          | 0    |     |             | Cost to Cure Ovr                |             | 0       |             |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |         |             |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |              |     |               |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|--------------|-----|---------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description  | Sub | Sub Descript  | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| SOL                                                            | Solar Panels | EX  | Extra Feature | B   | 1     | 0.00       | 1981 |     | 1     |     | 100  | 0         |
|                                                                |              |     |               |     |       |            |      |     |       |     |      |           |
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|                                                                |              |     |               |     |       |            |      |     |       |     |      |           |

| Ttl. Gross Liv/Lease Area: |  |  |  |  |  |  |  |  |  | 974 | 2,400 | 1,306 | 146,061 |
|----------------------------|--|--|--|--|--|--|--|--|--|-----|-------|-------|---------|
|----------------------------|--|--|--|--|--|--|--|--|--|-----|-------|-------|---------|

