

Property Location

119 AVERY ST

Map ID

4/ 14/ 45/ /

Bldg Name

State Use

101

Vision ID

3364

Account #

3419

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:12:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LAFLAMME RAYMOND J JR 740 EAST 7TH ST APT 40 SOUTH BOSTON MA 02127		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	94700	94,700												
						RES LAND	101	86600	86,600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_375697_2851376						Total				181,300	181,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LAFLAMME RAYMOND J JR PIERZCHALA,STEPHEN A PIERZCHALA ELIZABETH A L E, PIERZCHALA ELIZABETH A PIERZCHALA RICHARD		17452	0205	08-29-2008	U	I	168,500		Year	Code	Assessed	Year	Code	Assessed							
		13721	0153	10-23-2003	U	I	100	1A	2019	101	92,000	2018	101	86,100							
		07653	0406	03-12-1991	U	I	1	1A		101	84,000		101	82,000							
		07653	0398	03-12-1991	U	I	1	1A													
		04155	0280	07-17-1975	U	I	0		Total		176000	Total		170100							
								Total		170200	Total		170200								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				94,700							
0001						101		NA		Appraised Xf (B) Value (Bldg)				0							
											Appraised Ob (B) Value (Bldg)				0						
											Appraised Land Value (Bldg)				86,600						
											Special Land Value				0						
											Total Appraised Parcel Value				181,300						
											Valuation Method				C						
											Adjustment										
											Net Total Appraised Parcel Value				181,300						
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201402184	08-18-2014	62	SOLAR	39,525	03-19-2015	100	03-19-2015	ROOF TOP	03-19-2015			317	15	PERMIT VISIT							
293	11-27-1995	12	REROOF	1,800				REROOF	05-01-2009			317	3	MEAS+INSPCTD							
									03-31-2004			311	3	MEAS+INSPCTD							
									12-12-1995			107	15	PERMIT VISIT							
									04-11-1992			170	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
									08-27-1990			131	2	MEASURED							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RB				17,527 SF	5.00	1.040	6	LAND	0.95	NA	1.00	TOP1		0	1.000	4.94	86,600	
Total Card Land Units							0.402	AC	Parcel Total Land Area: 0.4024							Total Land Value					86,600

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
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								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				103.26		
Interior Floor 1	3		HARDWOOD				RCN				150,358		
Interior Floor 2							Net Other Adj						
Heat Fuel	3		ELECTRIC				Year Built				1975		
Heat Type	6		ELECTRC BB				Effective Year Built				1981		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				94,700		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				Cost to Cure Ovr Comment						
Frame	1		WOOD										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

