



Property Information

File#: BS-X01542-9290016720
Owner: JOSE AREIAS
Address 1: 6 VICTORY AVE
Address 2:
City, State Zip: AVON, MA

Request Information

Requested Date: 01/18/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS

Per Town of Avon Department of Zoning there are no Code Violation cases on this property.

Payable to : Town of Avon
Address : 65 E Main St, Avon MA 02322
Business#: (315) 986-5932

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

PERMITS

Per Town of Avon Building Department there are Open Permits on this property.

1. Permit #: 84-14
Permit Type : Install Od above ground Pool
2. Permit #: 127-16
Permit Type- To remove and replace interior wall surfaces
3. Permit #: 5-20
Permit Type : Strip and install 3 square of asphalt shingles

Payable to : Town of Avon
Address : 65 E Main St, Avon MA 02322
Business#: (315) 986-5932

Comments : Town of Avon the above permits have not received the final inspection. To get these off the books someone will have to submit the new permit applications for each job, the application fee for each would be the minimum residential fee of \$75.00. Please contact Town of Avon building department for more information

SPECIAL ASSESSMENTS

Per Town of Avon Treasurer's Office there are no Special Assessments/liens on the property.

Payable to : Town of Avon Tax Collector
Address : 65 E Main St, Avon MA 02322
Business#: (508) 588-0414

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

DEMOLITION

NO



UTILITIES

WATER

Account#:NA

Payment Status: Delinquent

Status: Pvt & Lienable

Amount:\$332.85

Good Thru: NA

Account Act: Yes

Payable To: Town of Avon Water Division

Address:65 East Main St Avon, MA 02322

PH: 508-588-0414

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES VERBAL INFO ACQUIRED

SEWER

The House is on a community sewer all houses go to the shared septic system.

TRASH

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

6 VICTORY AVE

Location 6 VICTORY AVE

Mblu C6/ 5/ 3/ /

Acct# 0C6005003

Owner AREIAS JOSE M

Assessment \$310,800

Appraisal \$310,800

PID 100090

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$158,000	\$152,800	\$310,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$158,000	\$152,800	\$310,800

Owner of Record

Owner AREIAS JOSE M	Sale Price \$255,000
Co-Owner	Certificate
Address 6 VICTORY AV AVON, MA 02322	Book & Page 21993/45-50
	Sale Date 01/14/2005
	Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AREIAS JOSE M	\$255,000		21993/45-50	UNKQ	01/14/2005
CAMPBELL RICHARD J + KATHLEEN A	\$0		5071/0745		08/28/1974

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 929
Replacement Cost: \$241,523
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$157,000

Building Attributes	
Field	Description
Style:	Conventional

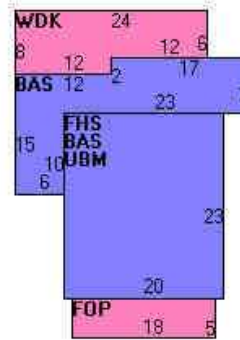
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/AvonMAPhotos//A00\00\39\10.jpg>)

Building Layout



(https://images.vgsi.com/photos/AvonMAPhotos//Sketches/100090_59.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	699	699
FHS	Half Story, Finished	460	230
FOP	Porch, Open, Finished	90	0
UBM	Basement, Unfinished	460	0
WDK	Deck, Wood	168	0
		1,877	929

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.21
Description	RES MDL-01	Frontage	
Zone	RDA	Depth	

Neighborhood 0040
Alt Land Appr No
Category

Assessed Value \$152,800
Appraised Value \$152,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD3	METAL			90.00 S.F.	\$400	1
SHD1	SHED FRAME			96.00 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$158,000	\$152,800	\$310,800
2021	\$121,800	\$115,500	\$237,300
2020	\$135,400	\$103,100	\$238,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$158,000	\$152,800	\$310,800
2021	\$121,800	\$115,500	\$237,300
2020	\$135,400	\$103,100	\$238,500

RE: PRR - 6 Victory Avenue, Avon, Massachusetts 02322 - Requested on 01/17/2024

Patricia Bessette <pbessette@avon-ma.gov>

Thu 2/15/2024 6:24 PM

To:Lachel Nikki Lodge <lachel.lodge@proplogix.com>

Regarding the request for 6 Victory Rd.

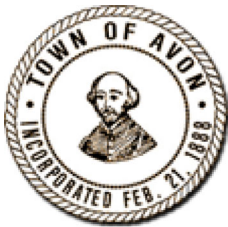
The Building Dept. has 3 permits which have not received final inspection

#84-14 , 6/2014 for install od above ground pool

#127-16 , 12/16 to remove and replace interior wall surfaces

5-20 , 1/20 strip and install 3 square of asphalt shingles

To get these off the books someone will have to submit new permit applications for each job, the application fee for each would be the minimum residential fee of \$75.00



Patricia C. Bessette,
MMC/CMMC

Town Clerk

Justice of the Peace

Notary Public

Town of Avon

a:65 E. Main Street, Avon, MA
02322

p:508-588-0414 x 1013

f: 508-559-0209



2024 Elections & Town Meetings

Presidential Primary, Tuesday, March 5, 2024

Annual Town Election, Tuesday, April 9, 2024

Annual Town Meeting, Tuesday, May 7, 2024

State Primary, Tuesday, September 3, 2024

State/Presidential Election, Tuesday, November 5, 2024

[Visit Town Clerk Election Page for information on upcoming Elections](#)

The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

From: Lachel Nikki Lodge <lachel.lodge@proplogix.com>

Sent: Wednesday, February 14, 2024 12:12 PM

To: Patricia Bessette <pbessette@avon-ma.gov>

Subject: Re: PRR - 6 Victory Avenue, Avon, Massachusetts 02322 - Requested on 01/17/2024

Good Morning,

Received, thank you. By chance have you obtained any other additional information on the below items since your last response:

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.

3. Advise if there are any unrecorded liens/fines/special assessments due.

Thank you, Lachel Lodge

From: Patricia Bessette <pbessette@avon-ma.gov>

Sent: Monday, February 12, 2024 4:27 PM

To: Lachel Nikki Lodge <lachel.lodge@proplogix.com>

Subject: RE: PRR - 6 Victory Avenue, Avon, Massachusetts 02322 - Requested on 01/17/2024

Good Afternoon,

So far I have what is in red.

We are looking for the following please:

Any Open Code Enforcement issues or and fees/fines due

Any Open or Expired Permits - fees due on permits

Any fees due to the County/City

Any Special Assessment fees due

Any Liens: **None**

Any Utility Services and balances owed for Water, Sewer and/or Solid waste: **Water \$332.85 THE AMOUNT DUE AS OF TODAY**

Thank you very much and any additional information you can provide is greatly appreciated as well

Lachel Lodge

From: Patricia Bessette <pbessette@avon-ma.gov>

Sent: Monday, February 12, 2024 2:12 PM

To: Lachel Nikki Lodge <lachel.lodge@proplogix.com>

Subject: RE: PRR - 6 Victory Avenue, Avon, Massachusetts 02322 - Requested on 01/17/2024

What specific information were you looking for on 6 Victory Ave?



Patricia C. Bessette,
MMC/CMMC

Town Clerk

Justice of the Peace

Notary Public

Town of Avon

a:65 E. Main Street, Avon, MA
02322

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From: Lachel Nikki Lodge <lachel.lodge@proplogix.com>

Sent: Monday, February 12, 2024 2:07 PM

To: Patricia Bessette <pbessette@avon-ma.gov>

Subject: PRR - 6 Victory Avenue, Avon, Massachusetts 02322 - Requested on 01/17/2024

Good Afternoon,

May I please receive the status of the research requested on 01/17/2024 for the property address: PRR - 6 Victory Avenue, Avon, Massachusetts 02322. We would greatly appreciate if you could send this back to us today as soon as possible.

Thank you very much, Lachel Lodge

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