

Key: 2014

Town of Weymouth - Fiscal Year 2023

6/29/2023 10:25:03AM SEQ #: 1,932

LEGAL

LAND

DETACHED

BUILDING

Assessed Owner Of Record				Parcel ID				Location				Class		Mix%		Description				BLD #	Bldg ID	Card		
HEATHER M HAYES				7-58-9-0				20 MOULTON AVE				1010		100		SINGLE FAMILY DWG				1		1 of 1		
CURRENT OWNER				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)		PMT NO	PMT DT	TY	DESC		AMOUNT		INSP	BY	1st	%
HEATHER M HAYES 20 MOULTON AVE WEYMOUTH, MA 02191				HEATHER M HAYES HAYES CHARLES F LIFE EST HAYES CHARLES F LIFE EST				03/13/2008 03/13/2008 03/13/2008	F F F			25590-203 25590-203 25590-203				6	CYCL GROWTH				08/29/2005	BW	100	100

CD	T	ACRES/SF	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Infl-3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
80	S	8,600	4	1.00	100 1.00	240,790	4.12	100 1.00	R-2	1.10		195,940

TOTAL	8,600 SF	S/C 2092 PD 4-25-67. . . .
Ngh	RES 4	
Infl-1	FACTOR 100	
Infl-2	PHY 100	

Photo Date 07/21/2005 BLDG # 1



YrBlt 1868 NET AREA 1,134

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 20X30		600	43.10	12,900

BLDG	ADJ	DESC	LAND	195,900	181,400
STYLE	1.05	CONVENTIONAL [100%]	BUILD.	142,400	123,000
QUALITY	1.00	AVERAGE [100%]	DETACH	12,900	12,300
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
			TOTAL	351,200	316,700

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	1	1868	1950 / 71	1.028	1.000	8/29/2005	BW	8/29/2005	BW	12/22/2011	MR	8.0	1,134	0.010	\$369.41	418,912	34	142,400

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
STORIES	1.75	1.00	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	714			49,862
ROOMS	6	1.00	EXT COVER	5	ASBESTOS	0.96	+	BAS	L	BASE AREA	714	1868		227,749
BEDROOMS	3	1.00	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	420	1868		121,743
BATHROOMS	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	99			10,890
# 1/2 BATHS	0	1.00	FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	96			4,474
TOT FIXTURES	6	\$4,194	INT FINISH	99	N/A	1.00								
UNITS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02								
			FUEL SOURCE	99	N/A	1.00								
			IN-LAW	0		1.00								
			ATT/DET	0		1.00								
			MODEL	0		1.00								

TOTAL RCN	418,912
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1950 / 71
COND	66 66 %
FUNC	0
ECON	0
DEPR	66 % GD 34
RCNLD	\$142,400

