



Property Information

Request Information

Update Information

File#:	BS-W01469-6809560188	Requested Date:	10/25/2023	Update Requested:
Owner:	HEATHER HAYES	Branch:		Requested By:
Address 1:	20 MOULTON AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NORTH WEYMOUTH, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Weymouth Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Weymouth
Address: 75 Middle Street, Weymouth, MA 02189
Business# (781) 335-2000

PERMITS Per Town of Weymouth Department of Building there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Weymouth
Address: 75 Middle Street, Weymouth, MA 02189
Business# (781) 335-2000

SPECIAL ASSESSMENTS Per Town of Weymouth Finance Department there are no Special Assessments/liens on the property. Collector:
Town of Weymouth
Address: 75 Middle Street, Weymouth, MA 02189
Business# (781) 335-2000

DEMOLITION NO

UTILITIES Water & Sewer:
Account #: 110450
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$1017.12
Good Thru: 11/20/2023
Account Active: YES
Collector: Weymouth DPW Water & Sewer Div
Payable Address: 120 Winter St, Weymouth, MA 02188
Business# (781) 337-5100
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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	

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

Photo Date 07/21/2005 BLDG # 1



YrBlt 1868 NET AREA 1,134

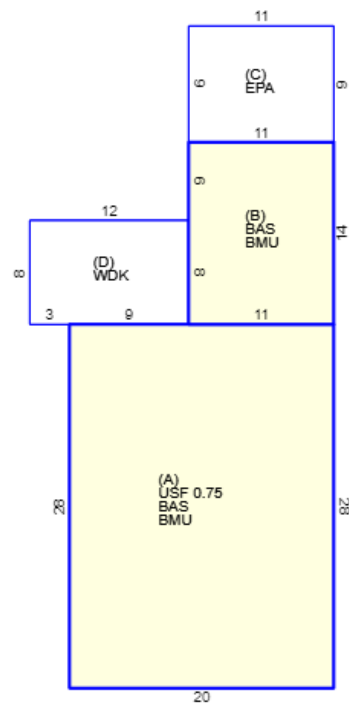
COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		

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			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





Performance Integrity Solutions

800 Fairway Drive, Suite 140
Deerfield Beach, FL 33441

Office: 561-353-5000

Fax: 561-353-5010

Email: liens@lienone.com

LIENONE.COM

Weymouth, Town Of (MA) - Code Enforcement
& Permit
75 Middle Street, 1st Floor Weymouth, MA
02189
781-340-5004
jrichards@weymouth.ma.us

Return Email
Order #
Tax ID / APN
Address
Brief Legal
Owner(s)
Buyer(s)
Closing date

Liens@LienOne.com
138888
7-58-9
20 MOULTON AVE
HEATHER HAYES
NA

ATTN: CODE ENFORCEMENT / PERMITTING / BUILDING DEPT – RECORDS

Our office is conducting a search on the property referenced above, which is necessary for any title transaction. Please advise us of and provide us with detailed information for:

1. open and/or pending code violations and/or citations
2. vacant/abandoned property registration requirements, please indicate below
3. open and/or expired permits
4. open and/or pending building violations
5. is the Property scheduled for demolition? If yes, please provide the demolition date.
6. any outstanding issues, balances or liens with your department

***If liens exist, please provide payoff good for 30 days and/or per diem
Please return by fax: 561 353-5010 or email: Liens@LienOne.com***

RESPONSE:

CODE: No Open / No Pending Code Violations/Citations Yes, Code Violations/Citations Exist (please attach detail) Notes: _____

VACANT/ABANDONED PROPERTY REGISTRATION: Is Required Is Not Required

PERMITS: No Open / No Expired Permits on this property Yes, Open / Expired Permits (please attach detail) Notes: _____

DEMOLITION: No active Demo has been scheduled Yes, Open demo case, scheduled date
____/____/____

Notes: _____

BUILDING: No Open / No Pending Building Violations Yes, Building Violations/Citations Exist (please attach detail) Notes: _____

LIENS: No Liens Yes, Liens Exist (please attach detail and payoff) Notes: none on file

Other: _____

Notes: _____ Email: JRICHARDS@Weymouth.ma.us

5/16/23 J.R. Richards



Location, ownership and detail must be correct, complete and legible

Separate application required for every Building Duplicate Plans must be filed with this application

All distances must be exact

Permit No. 2041
Fee \$1.50

Porch work

Application for Permit for Alteration, etc.

Weymouth, July 23 1938

To The BUILDING INSPECTOR:

The undersigned hereby applies for a permit to alter the following described building according to the Laws of The Town of Weymouth.

Descrip-
tion of
Present
Building

Location 20 Moulton Ave
Name of owner is? Harry B Knights Address Same
Name of contractor is? Sandy Rodger " 28 Moulton Ave
Name of architect is? _____
Material of building is? Wood Style of roof? Gable Material of roofing? Asphalt
Size of building, feet front? 22; feet rear? 22; feet deep? 32 No. of stories? 1 1/2
Size of L, feet long? _____; feet wide? _____; feet high? _____ No. of stories? _____ roof? _____
No. of feet in height from sidewalk to highest point of roof? 22 Material of foundation? Stone
Thickness of external wall? _____ Party walls? _____ Distance from line of street? 8
Width of street? _____
What was the building last used for? Dwelling How many families? 1 No. of stores? _____
Nature of egress, front stairs? Yes back stairs? _____ Fire escape? _____ Con. balconies? _____
Size of lot, front? 86; rear? 81; deep? 100
Building to be occupied for Same after alteration

DETAIL OF PROPOSED WORK

Extend rear Porch and enclose for screen and window

Estimated cost? 100

IF EXTENDED ON ANY SIDE

Size of extension: No. feet long? _____; No. feet wide? _____; No. feet high above sidewalk? _____
No. stories high? _____ Style of roof? _____ Material of roofing? _____
Of what material will the extension be built? _____ Foundation? _____
If of brick, what will be the thickness of external walls? _____ inches; and party walls? _____ inches
How will the extension be occupied? _____ How connected with main building? _____
Distance from lot lines: Front? _____; right side? _____; left side? _____; rear? _____
Area of lot covered after extension? _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

[Handwritten signatures]



Location, ownership and detail must be correct, complete and legible

Separate application required for every Building Duplicate Plans must be filed with this application

All distances must be exact

Permit No.

932

Fee \$ 1.00

Application for Permit to Build

Weymouth, July 20 1933

To The
BUILDING INSPECTOR:

The undersigned hereby applies for a permit to build, according to the Laws of The Town of Weymouth.

Location..... 20 Moncton Ave.
 Name of owner is?..... Harry B. Doughty Address..... Same
 Name of contractor is?..... ".....
 Name of architect is?..... ".....
 Building to be occupied for?..... Garage (2 car)
 If a dwelling or tenement-house, for how many families?..... No. of stores?.....
 Size of lot, No. of feet front?..... 90..... No. of feet rear?..... 90.....; No. of feet deep?..... 100
 Size of building, No. of feet front?..... 20.....; No. of feet rear?..... 20.....; No. of feet deep?..... 20
 No. of stories. front?..... 1.....; rear?..... 1
 No. of feet in height from the mean grade to the highest part of the roof?..... 12'
 Distance from lot lines, front..... 19 feet; right side?..... 6 feet; left side?..... 6.4 feet; rear?..... 61 feet.
 Firestop to be used?.....; distance from next building; Front?..... side?....., side?..... 3.4; rear?.....
 Is street accepted?..... yes.....? Area of lot covered..... %
 Will the foundation be laid on earth, rock. or piles?..... Earth
 If on piles, No. of rows?..... distance on centres?..... length of?.....
 Diameter, top of?..... diameter, bottom of?.....
 Size of posts?..... 4" x 6"
 Size of girts?..... 4" x 6"
 Floor timbers. Distance on centres and span—(see plans filed)..... Concrete
 Braces, how put in?..... Diagonal
 Building, how framed?..... Ordinary
 Material of foundation?..... Concrete thickness of?..... 10"
 Underpinning, material of?..... height of?..... thickness of?.....
 Style of roof?..... Hip..... Material of roofing?..... Asphalt shingles
 Means of access to roof?.....
 No. of brick walls?..... and where placed?.....
 Location and description of cesspool?.....
 Will the building comply with the requirements of statutes?..... yes
 Estimated Cost, \$..... 345.00

Signature of owner or

W. H. Doughty

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Plans must be submitted in duplicate, one set to be filed with the Department, and the duplicate set thereof (bearing the approval of the Building Inspector) shall be kept on the work and exhibited on demand of the Building Inspector or his representatives

ok

fee pd.



Location, ownership and detail must be correct, complete and legible

Separate application required for every Building
Duplicate Plans must be filed with this application
All distances must be exact

Permit No.

534?

Fee \$1.00

Application for Permit for Alteration, etc.

Weymouth, September 5, 1952

To The

BUILDING INSPECTOR:

The undersigned hereby applies for a permit to alter the following described Building, according to the Laws of The Town of Weymouth.

Location 20 Moulton Ave.

Name of owner is? Harry Knights Address Same

Name of Contractor is? United Remodelling Co. " Quincy

Name of Architect is? " " "

Material of building is? wood Style of roof? Material of roofing is? asphalt

Size of building, feet front? ; feet rear? ; feet deep? ; No. of stories?

Size of L, feet long? ; feet wide? ; feet high? ; No. of stories? ; roof?

No. of feet in height from sidewalk to highest point of roof? Material of foundation?

Thickness of external wall? Party walls? Distance from line of street?

Width of street?

What was the building last used for? dwelling How many families? 1 No. of rooms?

Nature of egress, front stairs? back stairs? Fire escape Con. balconies

Size of lot, front? ; rear? ; deep?

Building to be occupied for dwelling after alteration

DESCRIP-
TION OF
PRESENT
BUILDING

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Re-shingle roof with asphalt

Estimated cost? \$200.00

IF EXTENDED ON ANY SIDE

Size of extension: No. feet long? ; No. feet wide? ; No. feet high above sidewalk?

No. stories high? Style of roof? Material of roofing?

Of what material will the extension be built? Foundation?

If of brick, what will be the thickness of external walls? inches; and party walls? inches

How will the extension be occupied? ; How connected with main building?

Distance from lot lines: Front? ; right side? ; left side? ; rear?

Area of lot covered after extension?