



**Property Information                      Request Information                      Update Information**

|                  |                      |                       |            |                   |
|------------------|----------------------|-----------------------|------------|-------------------|
| File#:           | BS-X01693-5094554838 | Requested Date:       | 07/17/2024 | Update Requested: |
| Owner:           | MARGARET KILBAN      | Branch:               |            | Requested By:     |
| Address 1:       | 73 NORTH ST          | Date Completed:       |            | Update Completed: |
| Address 2:       |                      | # of Jurisdiction(s): |            |                   |
| City, State Zip: | WEYMOUTH, MA         | # of Parcel(s):       | 1          |                   |

**Notes**

CODE VIOLATIONS                      Per Town of Weymouth denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Zoning Department for information. Abstractor Search.

Collector: Town of Weymouth  
Address: 75 Middle St, Weymouth, MA 02189  
Business: (781) 335-2000

PERMITS                                      Per Town of Weymouth denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Building Department for information. Abstractor Search.

Collector: Town of Weymouth  
Address: 75 Middle St, Weymouth, MA 02189  
Business: (781) 335-2000

SPECIAL ASSESSMENTS                      Per Town of Weymouth denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Finance Department for information. Abstractor Search.

Collector: Town of Weymouth  
Address: 75 Middle St, Weymouth, MA 02189  
Business: (781) 335-2000

DEMOLITION                                      Per Town of Weymouth denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Building Department for information. Abstractor Search.

Collector: Town of Weymouth  
Address: 75 Middle St, Weymouth, MA 02189  
Business: (781) 335-2000

UTILITIES                                      WATER, SEWER & TRASH  
Account #: NA  
Payment Status: NA  
Status: Pvt & Lienable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector: Weymouth DPW Water & Sewer Div  
Payable Address: 120 Winter St, Weymouth, MA 02188  
Business# (781) 337-5100

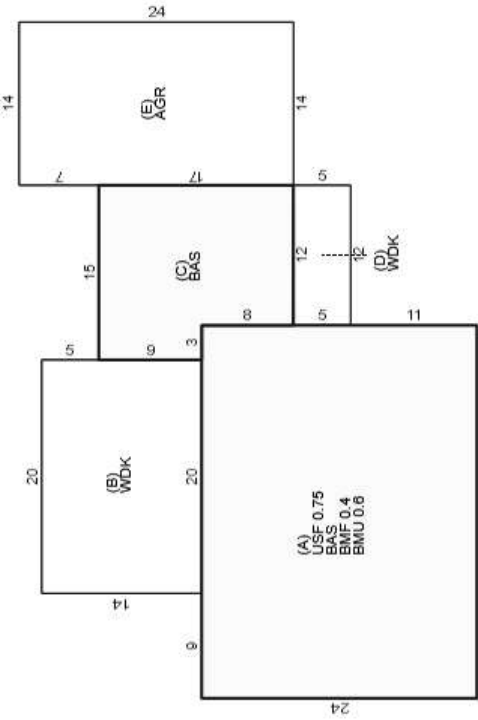
UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

Key: 3583

Town of Weymouth - Fiscal Year 2024

12/6/2023 6:12:47PM SEQ #: 3,409

| Assessed Owner Of Record |         | Parcel ID                |          | Location                                    |        | Class            |            | Mix%       |            | Description       |            | BLD # |          | Bldg ID     |          | Card         |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
|--------------------------|---------|--------------------------|----------|---|--------|------------------|------------|------------|------------|-------------------|------------|-------|----------|-------------|----------|--------------|----------|---------|-------|-----------------|--|--------|--|------|--|-----------|--|---------|--|-----------|--|----------------|--|----------|--|---|--|
| KILBAN MARGARET A        |         | 11-121-90-0              |          | 73 JUDITH RD                                |        | 1010             |            | 100        |            | SINGLE FAMILY DWG |            | 1     |          | 1           |          | 1 of 1       |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| CURRENT OWNER            |         | TRANSFER HISTORY         |          | DOS   |        | T                |            | SALE PRICE |            | BK-PG (Cert)      |            | TY    |          | DESC        |          | AMOUNT       |          | INSP    |       | PMT DT          |  | PMT NO |  | BY   |  | 1st       |  | %       |  |           |  |                |  |          |  |   |  |
| KILBAN MARGARET A        |         | KILBAN MARGARET A        |          | 07/17/2017 F                                |        | F                |            | 35281-338  |            | 35281-338         |            | 6     |          | CYCL GROWTH |          | 10/11/2005   |          | BW      |       | 100             |  | 100    |  | 100  |  | 100       |  | 100     |  |           |  |                |  |          |  |   |  |
| 73 JUDITH RD             |         | KILBAN PAUL J & MARGARET |          | 04/30/1998 QS                               |        | QS               |            | 163,000    |            | 12469-538         |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| WEYMOUTH, MA 02191       |         | CORRENTI JOSEPH A JR     |          | 12/02/1994 QS                               |        | QS               |            | 110,000    |            | 10255-431         |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| CD                       | T       | ACRES/SF                 | Ngh      | Infl-1                                      | Infl-2 | Infl-3           | Lpi        | Chpt       | CREDIT AMT | ADJ VALUE         |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| 80                       | S       | 10,005                   | 4        | 1.00  | 1.00   | 1.00             | 1.10       | R-2        | 1.10       | 215,040           |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| TOTAL                    |         | 10,005 SF                |          | SWR CON 3317 PD 8-1-79- C/O & COA TO APPEAR |        | BLDG #           |            | 1          |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| Ngh                      | RES 4   | FACTOR 100               |          | ACTUAL FY99...                              |        |                  |            |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| Infl-2                   | PHY 100 |                          |          |   |        |                  |            |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| TY                       | QUAL    | COND                     | DIM/NOTE | YB  | UNITS  | ADJ PRICE        | RCNLD      |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| SHF                      | A       | 1.00                     | 30       | 0.70  | 8X10   | 13.10            | 700        |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| Photo Date               |         | 07/21/2005               |          | BLDG #                                      |        |                  |            |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| YrBlt                    |         | 1953                     |          | NET AREA                                    |        | 1,575            |            |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| COST MODEL               |         | RESIDENTIAL              |          | CURRENT TAXABLE                             |        | PREVIOUS TAXABLE |            |            |            |                   |            |       |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| BLDG                     |         | ADJ                      |          | DESC  |        | LAND             |            | BUILD.     |            | DETACH            |            | OTHER |          | TOTAL       |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| STYLE                    |         | 1.05                     |          | CAPE [100%]                                 |        | 199,100          |            | 294,400    |            | 700               |            | 0     |          | 494,200     |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| QUALITY                  |         | 1.00                     |          | AVERAGE [100%]                              |        | 317,800          |            | 700        |            | 0                 |            | 0     |          | 0           |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| FRAME                    |         | 1.00                     |          | WOOD FRAME [100%]                           |        | 533,500          |            | 0          |            | 0                 |            | 0     |          | 0           |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| Bldg ID                  | MODEL   | YR                       | BLT      | EFF YR                                      | DLCU   | OVCU             | MEASURE    | BY         | LIST       | BY                | REVIEW     | MR    | W/WallHt | NET AREA    | SIZE ADJ | ADJ PRICE/SE | RCN      | % GD    | RCNLD |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| 1                        | 1       | 1953                     | 1961     | 7/61  | 1.050  | 1.000            | 10/11/2005 | BW         | 10/11/2005 | BW                | 12/20/2011 | MR    | 8.0      | 1.00        | 1,575    | 0.010        | \$373.70 | 588,580 | 54    | 317,800         |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| CAPACITY                 |         | UNITS                    |          | ADJ   |        | ELEMENT          |            | CD         |            | DESCRIPTION       |            | ADJ   |          | S           |          | BAT          |          | T       |       | DESCRIPTION     |  | UNITS  |  | YB   |  | ADJ PRICE |  | RCN     |  | TOTAL RCN |  | CONDITION ELEM |  | RCNLD    |  |   |  |
| STORIES                  |         | 1.75                     |          | 1.00  |        | FOUNDATION       |            | 4          |            | CONT BSMT WALL    |            | 1.00  |          | A           |          | BMU          |          | N       |       | BSMT UNFINISHED |  | 461    |  | 1953 |  | \$373.70  |  | 33,585  |  | 317,800   |  | CD             |  | 588,580  |  |   |  |
| ROOMS                    |         | 7                        |          | 1.00  |        | EXT COVER        |            | 1          |            | WD SHINGLES       |            | 1.00  |          | A           |          | BMF          |          | N       |       | BSMT FINISH-SEP |  | 307    |  | 1953 |  | \$373.70  |  | 154,056 |  | 17,102    |  | 294,047        |  | EXTERIOR |  | A |  |
| BEDROOMS                 |         | 3                        |          | 1.00  |        | ROOF SHAPE       |            | 1          |            | GABLE             |            | 1.00  |          | A           |          | USF          |          | L       |       | UPPER STORY FIN |  | 576    |  | 1953 |  | \$373.70  |  | 17,102  |  | 43,011    |  | 10,879         |  | INTERIOR |  | A |  |
| BATHROOMS                |         | 2                        |          | 1.00  |        | ROOF COVER       |            | 1          |            | ASPH SHINGLES     |            | 1.00  |          | +           |          | WDK          |          | N       |       | WOOD DECK       |  | 340    |  | 1953 |  | \$373.70  |  | 294,047 |  | 43,011    |  | 10,879         |  | KITCHEN  |  | A |  |
| # 1/2 BATHS              |         | 0                        |          | 1.00  |        | FLOOR COVER      |            | 99         |            | N/A               |            | 1.00  |          | +           |          | BAS          |          | L       |       | BASE AREA       |  | 999    |  | 1953 |  | \$373.70  |  | 43,011  |  | 10,879    |  | BATHS          |  | A        |  |   |  |
| TOT FIXTURES             |         | 6                        |          | \$4,080                                     |        | INT FINISH       |            | 99         |            | N/A               |            | 1.00  |          | E           |          | AGR          |          | N       |       | ATT GARAGE      |  | 336    |  | 1953 |  | \$373.70  |  | 43,011  |  | 10,879    |  | HEAT           |  | A        |  |   |  |
| UNITS                    |         | 1                        |          | 1.00  |        | HEATING/COOLING  |            | 99         |            | N/A               |            | 1.00  |          | O           |          | F21          |          | O       |       | FPL 2S 1OP      |  | 1      |  | 1953 |  | \$373.70  |  | 10,879  |  | 10,879    |  | ELECT          |  | A        |  |   |  |
| IN-LAW                   |         | 0                        |          | 1.00  |        | FUEL SOURCE      |            | 0          |            | N/A               |            | 1.00  |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| ATT/DET                  |         | 0                        |          | 1.00  |        | IN-LAW           |            | 0          |            | N/A               |            | 1.00  |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| MODEL                    |         | 0                        |          | 1.00  |        | ATT/DET          |            | 0          |            | N/A               |            | 1.00  |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
|                          |         | 0                        |          | 1.00  |        | MODEL            |            | 0          |            | N/A               |            | 1.00  |          |             |          |              |          |         |       |                 |  |        |  |      |  |           |  |         |  |           |  |                |  |          |  |   |  |
| EFF.YR/AGE               |         | 1961 / 61                |          | COND  |        | 46               |            | 46         |            | %                 |            | %     |          | %           |          | %            |          | %       |       | %               |  | %      |  | %    |  | %         |  | %       |  | %         |  | %              |  | %        |  |   |  |
|                          |         | 46                       |          | 46  |        | %                |            | %          |            | %                 |            | %     |          | %           |          | %            |          | %       |       | %               |  | %      |  | %    |  | %         |  | %       |  | %         |  | %              |  | %        |  |   |  |
| FUNC                     |         | 0                        |          | ECON  |        | 0                |            | 0          |            | 0                 |            | 0     |          | 0           |          | 0            |          | 0       |       | 0               |  | 0      |  | 0    |  | 0         |  | 0       |  | 0         |  | 0              |  | 0        |  |   |  |
| DEPR                     |         | 46                       |          | 46  |        | %                |            | %          |            | %                 |            | %     |          | %           |          | %            |          | %       |       | %               |  | %      |  | %    |  | %         |  | %       |  | %         |  | %              |  | %        |  |   |  |
| RCNLD                    |         | 54                       |          | 54  |        | %                |            | %          |            | %                 |            | %     |          | %           |          | %            |          | %       |       | %               |  | %      |  | %    |  | %         |  | %       |  | %         |  | %              |  | %        |  |   |  |
|                          |         | \$317,800                |          | \$317,800                                   |        | %                |            | %          |            | %                 |            | %     |          | %           |          | %            |          | %       |       | %               |  | %      |  | %    |  | %         |  | %       |  | %         |  | %              |  | %        |  |   |  |



| CD | T | ACRES/SF | Ngh | Infl-1 | Infl-2 | Infl-3 | Lpi  | Chpt | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|--------|--------|--------|------|------|------------|-----------|
| 80 | S | 10,005   | 4   | 1.00   | 1.00   | 1.00   | 1.10 | R-2  | 1.10       | 215,040   |