Key: 2014 **Town of Weymouth - Fiscal Year 2024** 12/6/2023 6:12:47PM SEQ #: 1,932

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

LEGAL

CURRENT OWNER	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
HEATHER M HAYES	HEATHER M HAYES	03/13/2008	F		25590-203			6	CYCL GROWTH		08/29/2005	BW	100	100
20 MOULTON AVE	HAYES CHARLES F LIFE EST	03/13/2008	F		25590-203									
WEYMOUTH, MA 02191	HAYES CHARLES F LIFE EST	03/13/2008	F		25590-203									

LAND

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	100 1.00	260,040	4.12	100 1.00	R-2 1.10			211,610

TOTAL	8,600 SF
Ngh	RES 4
Infl-1	FACTOR 100
Infl-2	PHY 100

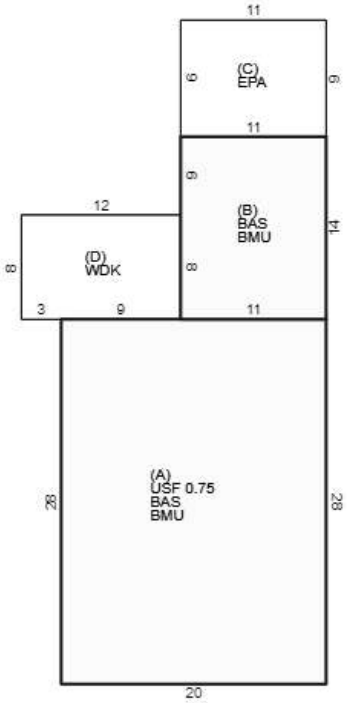
S/C 2092 PD 4-25-67. . . .

Photo Date 07/21/2005 BLDG # 1

YrBlt	1868	NET AREA	1,134

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20X30		600	44.40	13,300



COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		
LAND	211,600	195,900
BUILD.	147,500	142,400
DETACH	13,300	12,900
OTHER	0	0
TOTAL	**372,400**	**351,200**

BUILDING

BLDG	ADJ	DESC
STYLE	1.00	CONVENTIONAL [100%
QUALITY	1.00	AVERAGE [100%]
FRAME	1.00	WOOD FRAME [100%]

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	1951 / 71	0.979	1.000	8/29/2005	BW	8/29/2005	BW	12/22/2011	MR	8.0	1.00	1,134	0.010	$382.64	433,912	34	147,500

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	714			53,878
+	BAS	L	BASE AREA	714	1868		234,244
A	USF	L	UPPER STORY FIN	420	1868		125,206
C	EPA	N	ENCLOSED PORCH	99			11,761
D	WDK	N	WOOD DECK	96			4,829

TOTAL RCN	433,912

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1951 / 71		
COND	66 66 %		
FUNC	0		
ECON	0		
DEPR	66	% GD	34
RCNLD	$147,500		