

Key: 3001

Town of Weymouth - Fiscal Year 2024

12/6/2023 6:12:47PM SEQ #: 2,840

LEGAL

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card		
MCAULIFFE KENNETH J		10-81-16-0		64 GILMORE ST			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	%
MCAULIFFE KENNETH J 64 GILMORE ST N WEYMOUTH, MA 02191		MCAULIFFE KENNETH J CRONIN DANIEL W JR		01/28/2000	QS	110,000	13977-044 6512-452	76393	10/26/2018	3	ALTERATIONS	2,000	08/28/2019	KT	100	100
					QS					6	CYCL GROWTH		09/06/2011	KT	100	100
										6	CYCL GROWTH		01/31/2006	RW	100	100

LAND

CD	T	ACRES/SF	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Infl-3	Lpi	Chpt	CREDIT AMT	ADJ VALUE					
80	S	3,538	4	1.00	100	1.00	100	1.00	295,500	9.17	100	1.00	WV4	1.25			219,990

DETAILED

TOTAL	3,538 SF	C/O TO APPEAR ACTUAL FY01
Ngh	RES 4	
Infl-1	FACTOR 100	
Infl-2	PHY 100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X8		48	13.10	600
PPD	L	0.80	60 0.40 6X25X3X20		270	28.24	3,000

Photo Date 09/03/2020 BLDG # 1



YrBlt 1928 NET AREA 1,248

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		

BUILDING

BLDG	ADJ	DESC	LAND	220,000	203,700
STYLE	1.00	CONVENTIONAL [100%]	BUILD.	307,000	297,400
QUALITY	1.00	AVERAGE [100%]	DETACH	3,600	3,500
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
TOTAL			TOTAL	530,600	504,600

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	1928	1973 / 49	1.040	1.000	9/28/2005	RW	1/31/2006	RW	10/6/2020	MR	8.0	1.00	1,248	0.010	\$351.38	438,527	70	307,000

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
STORIES	2	1.00	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	624			11,275
ROOMS	6	1.00	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	624	1928		205,923
BEDROOMS	3	1.00	ROOF SHAPE	99	N/A	1.00	A	USF	L	UPPER STORY FIN	624	1928		187,115
BATHROOMS	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	16			1,085
# 1/2 BATHS	0	1.00	FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	358			18,007
TOT FIXTURES	6	\$4,080	INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP		1			10,879
UNITS	1	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04								
			FUEL SOURCE	99	N/A	1.00								
			IN-LAW	0		1.00								
			ATT/DET	0		1.00								
			MODEL	0		1.00								

TOTAL RCN	438,527
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$307,000

