

Key: 1439

Town of Weymouth - Fiscal Year 2025 Preliminary

11/27/2024 8:44:08PM SEQ #: 1,402

LEGAL

LAND

DETAILED

BUILDING

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card		
NEWSON ROBERT H		6-53-27-0		29 WEYBOSSET 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	%
NEWSON ROBERT H 29 WEYBOSSET ST N WEYMOUTH, MA 02191		NEWSON ROBERT H NEWSON ALICE M NEWSON HARRY A & ALICE M		06/01/1995	QS QS QS		10909-148 2443-408 2443-408	SS04		5	SPLIT/SUB/LN				100	100

CD	T	ACRES/SF	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Infl-3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
80	S	8,000	4	1.00	100	1.00	100	1.00	R-2	1.10		220,490

TOTAL	8,000 SF	LOTS 26 & 27 UNCOMBINED FOR FY07	
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 GARAGE		300	44.80	6,700
S/V	A	1.00	SV 1.00 SHED/EST		100	1.00	100



Photo Date	07/21/2005	BLDG #	1
YrBlt	1910	NET AREA	912
COST MODEL	RESIDENTIAL	CURRENT TAXABLE	447,800
		PREVIOUS TAXABLE	426,800

BLDG	ADJ	DESC	LAND	220,500	210,000
STYLE	1.00	CONVENTIONAL [100%]	BUILD.	220,500	210,000
QUALITY	1.00	AVERAGE [100%]	DETACH	6,800	6,800
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
			TOTAL	447,800	426,800

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	MR	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
	1	1910	1960 / 63	1.020	1.000	2/23/2005	JF			12/30/2011	MR	8.0	1.00	912	0.010	\$483.50	440,948	50	220,500

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	BMU	N	BSMT UNFINISHED	456			39,535
ROOMS	5	1.00	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	456	1910		187,017
BEDROOMS	2	1.00	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	456	1910		169,917
BATHROOMS	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	340			42,398
# 1/2 BATHS	0	1.00	FLOOR COVER	99	N/A	1.00								
TOT FIXTURES	3	\$2,040	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			1.00								
			ATT/DET			1.00								
			MODEL			1.00								

TOTAL RCN	440,948
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1960 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$220,500

