

Key: 12397

Town of Weymouth - Fiscal Year 2025 Preliminary

11/28/2024 10:18:46AM SEQ #: 2,278

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L

| Assessed Owner Of Record                                                | Parcel ID                 | Location        |   |            |              | Class  | Mix%       | Description      |             |        | BLD #      | Bldg ID | Card   |     |
|-------------------------------------------------------------------------|---------------------------|-----------------|---|------------|--------------|--------|------------|------------------|-------------|--------|------------|---------|--------|-----|
| LINDEN S & P TRS LINDEN FAM TR                                          | 34-444-27-1               | 61 MATHEWSON DR |   |            |              | 3440   | 100        | INDUSTRIAL CONDO |             |        | 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    | %   |
| LINDEN S & P TRS LINDEN FAM TR<br>61 MATHEWSON DR<br>WEYMOUTH, MA 02189 | LINDEN S & P TRS LINDEN F | 08/12/1988      | D | 319,100    | 8098-459     | 76498  | 11/15/2018 | 3                | ALTERATIONS | 33,391 | 02/13/2019 | PJK     | 100    | 100 |
|                                                                         | LINDEN STUART & PATRICIA  | 08/11/1988      | D | 319,100    | 8098-459     |        |            |                  |             |        |            |         |        |     |

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| CD | T | ACRES/SF | Ngh | Infl-1 | Infl-2 | ADJ BASE | SAF | Infl-3 | Lpi | Chpt | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|--------|--------|----------|-----|--------|-----|------|------------|-----------|
|    |   |          |     |        |        |          |     |        |     |      |            |           |

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| TOTAL  | SF | COA TO APPEAR FY99 . . . . |
|--------|----|----------------------------|
| Ngh    |    |                            |
| Infl-1 |    |                            |
| Infl-2 |    |                            |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

Photo Date 02/13/2019 BLDG # 1



YrBlt 1987 NET AREA 5,087

| COST MODEL |      | CURRENT TAXABLE     | PREVIOUS TAXABLE |
|------------|------|---------------------|------------------|
| CI CONDO   |      |                     |                  |
| BLDG       | ADJ  | DESC                | LAND             |
| STYLE      | 0.77 | CONDO-GAR [72%]     | BUILD.           |
| QUALITY    | 1.00 | AVERAGE [100%]      | DETACH           |
| FRAME      | 1.00 | MASONRY WALL [100%] | OTHER            |
|            |      | TOTAL               |                  |
|            |      | 427,000             | 406,600          |

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| 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   |                |         |            |
|-----------|-------|--------|-----------|-----------------|-------|-----------|--------------|-----------|------|-----------|-----|-----------|-------------|----------|--------------|---------|-----------|---------|----------------|---------|------------|
|           | 11    | 1987   | 1989 / 34 | 1.162           | 1.000 | 2/21/2018 | PJK          | 2/21/2018 | PJK  | 2/23/2018 | PJK | 15.3 1.00 | 5,087       | 0.010    | \$94.31      | 479,772 | 89        | 427,000 |                |         |            |
| CAPACITY  |       | UNITS  | ADJ       | ELEMENT         |       | CD        | DESCRIPTION  |           | ADJ  | S         | BAT | T         | DESCRIPTION |          | UNITS        | YB      | ADJ PRICE | RCN     | TOTAL RCN      | 479,772 |            |
| STORIES   |       | 1      | 1.00      | COMPLEX         |       | 19        | MATHEWSON DV |           | 1.63 | A         | BAS | L         | BAS AREA    |          | 703          | 1987    |           | 66,302  | CONDITION ELEM |         | CD         |
| ROOMS     |       | 0      | 1.00      | EXT. COVER      |       | 15        | CC - BLOCK   |           | 1.00 | A         | USF | L         | UP-STRY FIN |          | 703          | 1987    |           | 66,302  |                |         |            |
| BEDROOMS  |       | 0      | 1.00      | ROOF SHAPE      |       | 4         | FLAT/SHED    |           | 0.98 | B         | BAS | L         | BAS AREA    |          | 3,297        | 1987    |           | 310,952 |                |         |            |
| BATHROOMS |       | 0      | 1.00      | ROOF COVER      |       | 11        | MEMBRANE     |           | 1.00 | C         | BAS | L         | BAS AREA    |          | 384          | 1987    |           | 36,216  |                |         |            |
| UNITS     |       | 0      | 1.00      | FLOOR COVER     |       | 10        | CONCRETE     |           | 0.95 |           |     |           |             |          |              |         |           |         |                |         |            |
| HALFBATHS |       | 0      | 1.00      | INT. FINISH     |       | 2         | DRYWALL      |           | 1.00 |           |     |           |             |          |              |         |           |         | EXTERIOR       |         | A          |
| FIXTURES  |       | 0      | .00       | HEATING/COOLING |       | 16        | SUSPENDED    |           | 1.00 |           |     |           |             |          |              |         |           |         |                |         |            |
| % OWN     |       | 50     | 1.00      | FUEL SOURCE     |       | 2         | GAS          |           | 1.00 |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           | LOCATION        |       | 5         | STAND ALONE  |           | 1.00 |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           | FLOOR           |       | 8         | MULTI LEVEL  |           | 1.00 |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           | VIEW            |       | 4         | AVERAGE      |           | 1.00 |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           | NET ADJ CODE    |       |           |              |           | 1.00 |           |     |           |             |          |              |         |           |         | CDN/APP        |         | A          |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | EFF.YR/AGE     |         | 1989 / 34  |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | COND           |         | 11 11 %    |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | FUNC           |         | 0          |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | ECON           |         | 0          |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | DEPR           |         | 11 % GD 89 |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         | RCNLD          |         | \$427,000  |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |
|           |       |        |           |                 |       |           |              |           |      |           |     |           |             |          |              |         |           |         |                |         |            |