

Key: 14232

Town of Weymouth - Fiscal Year 2024

12/6/2023 6:12:47PM SEQ #: 13,550

LEGAL

LAND

DETACHED

BUILDING

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card			
MOCANU THOMAS J &		40-486-2-0		130 SOUTHERN AVE			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	%
MOCANU THOMAS J & SALIBA KERI A JT 130 SOUTHERN AVE WEYMOUTH, MA 02188		MOCANU THOMAS J & MOCANU KLAUS D			08/02/2000 01/05/1988	QS A	222,000 9,000	14320-477 6942-454									

CD	T	ACRES/SF	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Infl-3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
80	S	15,587	2	1.00	100 1.00	260,040	2.43	100 1.00	R-3	1.10		226,010

TOTAL	15,587 SF	SUB-DIV NEW LOT #20. SWR BT 11669 PD 2/2/83. S/C # 11466 EXP FY03 .	
Ngh	RES 2		
Infl-1	FACTOR 100		
Infl-2	PHY 100		

Photo Date 09/07/2007 BLDG # 1



YrBlt	1950	NET AREA	1,500
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00		200	1.00	200
SHF	A	1.00	20 0.80	10X14	140	13.10	1,500

BLDG	ADJ	DESC	LAND	226,000	209,300
STYLE	1.00	COLONIAL [100%]	BUILD.	222,500	204,200
QUALITY	1.00	AVERAGE [100%]	DETACH	1,700	1,600
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
		TOTAL		450,200	415,100

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	EMZ	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	1	1950	1959 / 63	1.020	1.000	6/5/2017	WFF	7/10/2007	JF	1/16/2020	EMZ	8.0	1,500	0.010	\$296.61	444,918	50	222,500

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	CRL	N	BSMT CRAWL	720			12,106
ROOMS	6	1.00	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1950		210,976
BEDROOMS	0	1.00	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	780	1950		207,683
BATHROOMS	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	240			12,072
# 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	1	OIL	1.00								
			IN-LAW	0		1.00								
			ATT/DET	0		1.00								
			MODEL	0		1.00								

TOTAL RCN	444,918
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1959 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$222,500

