Key: 23337 **Town of Weymouth - Fiscal Year 2024** 12/6/2023 6:12:47PM SEQ #: 20,362

Assessed Owner Of Record	Parcel ID	Location	Class	Mix%	Description	BLD #	Bldg ID	Card
MOSAIC LENDING TRUST	**58-598-46-0**	**0 MEMORIAL GROVE AVE**	**3760**	**100**	**ATHLETIC CLUB**	1		1 of 1

LEGAL

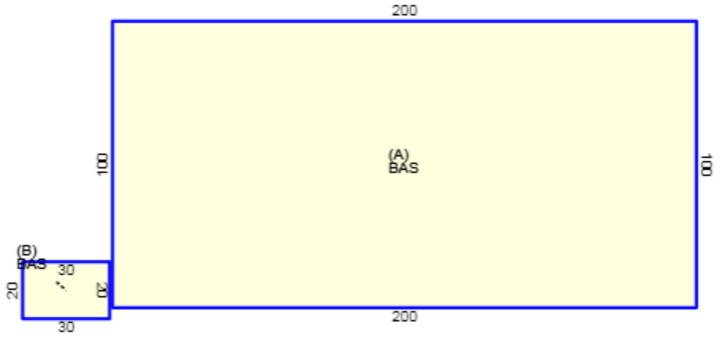
CURRENT OWNER	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MOSAIC LENDING TRUST **KURT STENHOUSE & ANTHONY BORGH** **388 EAST 8TH ST** **BOSTON, MA 02127**	MOSAIC LENDING TRUST LSTAR SOUTHFIELD LLC	10/25/2019	L	2,800,000	37278-231 35753-437	7244-B		5	SPLIT/SUB/LN		03/02/2018	ER	100	100

LAND

CD	T	ACRES/SF	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Infl-3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
82	S	99,054	C7 1.00	100 1.00	100 1.00	319,000	1.00	100 1.00	100 1.00			725,400

TOTAL	2.274 Acres
Ngh	C7
Infl-1	FACTOR 100
Infl-2	PHY 100

Photo Date BLDG # 1



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

YrBlt 1981 NET AREA 20,600

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
CIM-5		
LAND	725,400	690,800
BUILD.	1,048,900	1,498,300
DETACH	0	0
OTHER	0	0
TOTAL	**1,774,300**	**2,189,100**

BUILDING

GYMNASIUM #121

BLDG	ADJ	DESC
STYLE	1.05	GYMNASIUM [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
	5	1981	1970 / 52	1.080	1.000	5/8/2015	RJM	5/8/2015	EST	5/12/2015	RJM	15.8	1.02	20,600	0.010	$159.12	3,277,922	32	1,048,900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00
APT UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	14	OTHER	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	20,000	1981		3,182,449
B	BAS	L	BASE AREA	600	1981		95,473

TOTAL RCN	3,277,922

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	F

EFF.YR/AGE	1970 / 52
COND	43 43 %
FUNC	0
ECON	25 USE
DEPR	68 % GD 32
RCNLD	$1,048,900