

Key: 11811

Town of Weymouth - Fiscal Year 2024

12/6/2023

6:12:47PM

SEQ #: 11,300

LEGALS

LAND

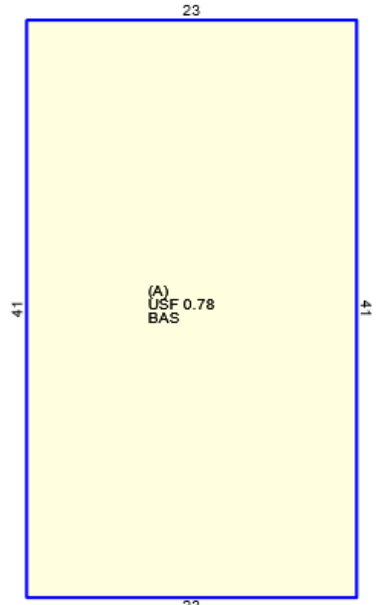
DETACHED

BUILDING

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card			
LEGACY TRUST		33-376-7-61		61 WINTER ST			3430	100	COMMERCIAL 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	%
LEGACY TRUST COUGHLIN H RICHARD & CHERYL A 61 WINTER ST WEYMOUTH, MA 02188		LEGACY TRUST MBM MANAGEMENT, LLC BENNETT ALVIN TRUSTEE		03/10/2021 11/18/2015 03/11/2014	QS QS F	300,000 250,000	(C97-45) (C97-39) (C97-35)										

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

LANG LAW OFFICE  
BENNETT MANAGEMENT CO  
REERA & CO



TOTAL	SF											
Ngh												
Infl-1												
Infl-2												

Photo Date 02/21/2013 BLDG # 1



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

YrBlt	1983	NET AREA	1,679
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE
CI CONDO			

MILL RIVER CONDOS UNIT 61	BLDG	ADJ	DESC	LAND		
	STYLE	1.20	CONDO-OFC [100%]	BUILD.	311,600	297,100
	QUALITY	1.45	VERY GOOD [100%]	DETACH	0	0
	FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
			TOTAL		311,600	297,100

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
	11	1983	1989 / 33	1.432	1.000	2/22/2013	DF	2/22/2013	DF	4/10/2013	TRL	9.0	1,679	0.010	\$206.22	346,245	90	311,600

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
STORIES	1.78	1.00	COMPLEX	4	MILL RIVER	1.16	A	BAS	L	BAS AREA	943	1983		191,088
ROOMS	0	1.00	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	736	1983		149,141
BEDROOMS	0	1.00	ROOF SHAPE	1	GABLE	1.00								
BATHROOMS	0	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00								
UNITS	0	1.00	FLOOR COVER	3	W/W CARPET	1.00								
HALFBATHS	2	1.00	INT. FINISH	2	DRYWALL	1.00								
FIXTURES	4	\$4,148	HEATING/COOLING	9	WARM/COOL AIR	1.03								
% OWN	9.3	1.00	FUEL SOURCE	2	GAS	1.00								
			LOCATION	2	INTERIOR UNIT	1.00								
			FLOOR	8	MULTI LEVEL	1.00								
			VIEW	4	AVERAGE	1.00								
			NET ADJ CODE	0		1.00								

TOTAL RCN	346,245
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1989 / 33
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$311,600