

Key: 974

Town of MENDON - Fiscal Year 2022

12/7/2021 5:09 pm SEQ #: 953

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BENOIT MARK & PATRICIA 60 UXBRIDGE ROAD MENDON, MA 01756				11-236-58-0				58 UXBRIDGE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENOIT MARK & PATRICIA				06/14/2019	T	130,000	60554-7				
GRADY JOHN N JR				04/10/1987	A	80,000	10359-0201				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-110	10/06/1992	10 3	CR NON GROWT ALTER/RENO	6,500	07/08/2004 03/21/1993	DM BOA	100 100	100 100

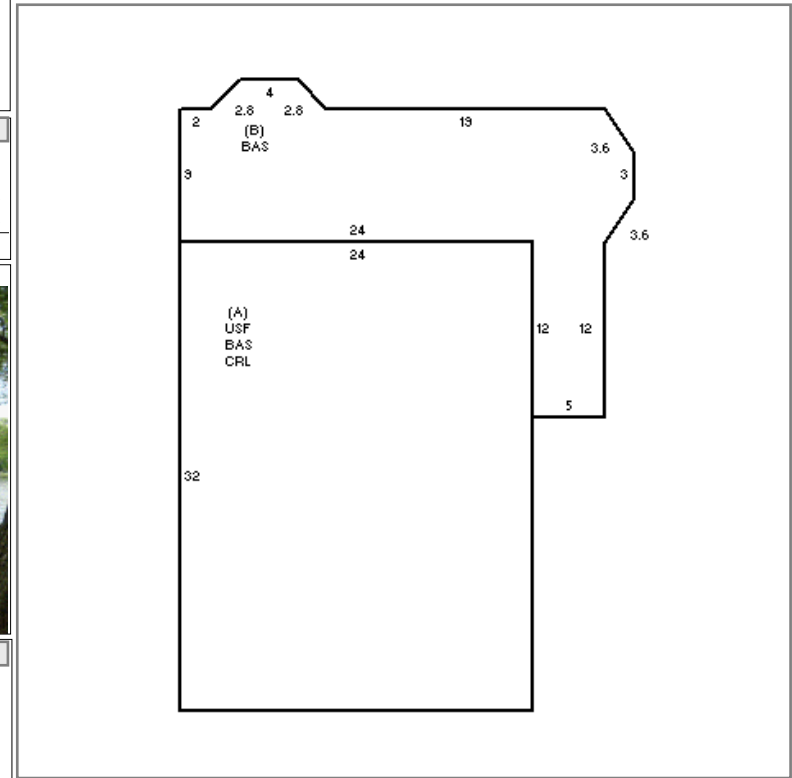
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,350 2	1.00	A	1.00	A	1.00	200,000	4.59	E	1.00	44E 2.00	175,830

TOTAL	8,350 SF	ZONING	3	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	NEIGH 2	NOTE WATER FRONT				LAND	175,800	170,600
Inf1	AVERAGE		LAND	212,700	166,400			
Inf2	AVERAGE		OTHER	600	600			
						OTHER	0	0
TOTAL						TOTAL	389,100	337,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 50 0.50	8X 16		128	9.52	600	05/24/2012



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2012	BW	BLDG COMMENTS	
MODEL	1		SINGLE FAMILY	LIST	5/24/2012	EST		DIRT BASEMENT = FAIR STR. RATING SIDE OF HOUSE FACES STREET
STYLE	7	1.40	CONV/OLD STYLE [100%]	REVIEW	7/9/2012	JMB		
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

LINDING

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	312,732
NET AREA	1,881	DETAIL ADJ	1.000	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	BSMT CRAWL	768		20.76	15,940	CONDITION ELEM	CD
\$NLA(RCN)	\$166	OVERALL	1.400	EXT. COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	768	1920	134.14	103,018		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,113	1920	166.18	184,955	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A
				INT. FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				CONDO NAF	0		1.00										
																EFF.YR/AGE	1971 / 49
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$212,700