

Key: 976

Town of MENDON - Fiscal Year 2022

12/7/2021 5:09 pm SEQ #: 955

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BENOIT MARK L & PATRICIA E 60 UXBRIDGE ROAD MENDON, MA 01756				11-236-60-0				60 UXBRIDGE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENOIT MARK L & PATRICIA TRASK HARVEY J				01/22/2014 07/21/1970	N XX	130,000	51967-84 05046-0451				

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	%
17-4	01/09/2017	4	OUTBUILDINGS	7,000	05/20/2017	BOA	100	100
16-167	07/27/2016	3	ALTER/RENO	3,000	05/20/2017	BOA	100	100
16-8	01/25/2016	3	ALTER/RENO	2,532	06/29/2016	BOA	100	100
15-119	06/08/2015	1	NEW CONSTRUCT	200,000	06/29/2016	BOA	100	100
15-117	04/28/2015	5	DEMOLITIONS		06/29/2016	BOA	100	100

LAND

TOTAL	12,000 SF	ZONING	3	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	NEIGH 2	N	PONDFRONT	LAND		173,700	168,500	
Inf1	5 % BAD	O	LARGE AREAS OF LEDGE	BUILDING		350,300	293,300	
Inf2	AVERAGE	T	VARIANCE & SP GRANTED 1/2015 TO BUILD NEW HOME.	DETACHED		2,700	2,400	
		E	SHED VARIANCE GRANTED 11/16 FOR	OTHER		0	0	
				TOTAL		526,700	464,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10 05 0.95	12X24	2017	288	9.72	2,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2016	BOA
MODEL	1		SINGLE FAMILY	LIST	5/16/2016	JMB
STYLE	1	1.50	RANCH [100%]	REVIEW		
QUALITY	+	1.07	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MSTR BATH HAS DOUBLE SINKS

G

YEAR BLT	2016	SIZE ADJ	1.080	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,845		
NET AREA	974	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	360		48.38	17,416	CONDITION ELEM	CD		
\$NLA(RCN)	\$375	OVERALL	1.530	EXT. COVER	4	VINYL	1.00	A	ATU	N	ATTIC UNF	360		56.58	20,368	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	258		55.17	14,233	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMF	N	BSMT UNFINISHED	974		50.39	49,080	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	BMF	N	BSMT FINISH-ADD	666		17.74	11,813	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	974	2016	217.88	212,211	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO	741		12.60	9,335	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	231		43.67	10,089				
				CONDO NAF	0		1.00		BMG	O	BSMT GARAGE	1		4,833.90	4,834				
																		EFF.YR/AGE	2016 / 4
																		COND	4 4 %
																		FUNC	0
																		ECON	0
																		DEPR	4 % GD 96
																		RCNLD	\$350,300

