Key: 1962

Town of MENDON - Fiscal Year 2017

11/21/2016 8:54 pm SEQ #: 1,939

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'LEARY JAMES M & LOIS A 9 LOVELL STREET MENDON, MA 01756	21-168-9-0	9 LOVELL STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'LEARY JAMES M & LOIS A	05/12/1999	QS	82,000	21373-45
WHITE SHIRLEY A TRS	10/05/1988	N	150,000	11662-00097

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	%
		11	CR GROWTH		06/09/2004	DM	0	100
00-80	05/16/2000	1	NEW CONSTRUC	315,000	02/17/2002	BOA	62	100
99-106	05/17/1999	1	NEW CONSTRUC	315,000	01/23/2000	BOA	0	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	60,000	2	1.00	05	0.95	A	1.00	80,541	1.00	A	1.00	61	0.90			110,920
300	A	5.983	2	1.00	20	0.80	A	1.00	2,480	0.90	A	1.00	ELP	1.00			13,350

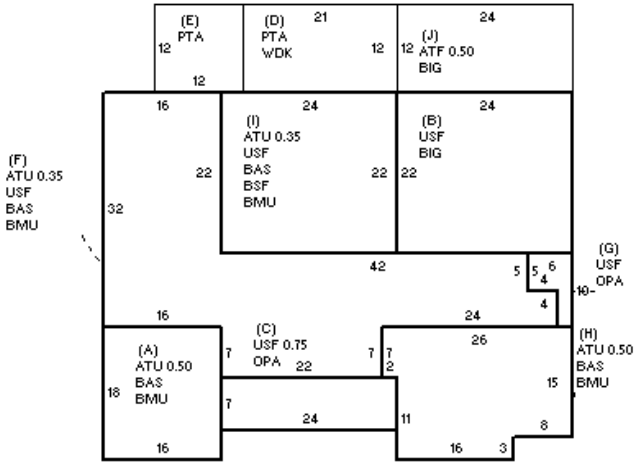
TOTAL	7.360 Acres	ZONING	1	FRNT	204
Nbhd	NEIGH 2	NOTE	LARGE POND IN REAR OF PARCEL LEDGE ON PARCEL		
Infl1	5 % BAD				
Infl2	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	124,300	124,600
BUILDING	550,200	548,600
DETACHED	0	0
OTHER	0	0
TOTAL	**674,500**	**673,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/30/2011



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		SINGLE FAMILY
STYLE	5	1.30	COLONIAL [100%]
QUALITY	G	1.25	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/30/2011	BW
LIST	6/30/2011	BW
REVIEW	7/25/2011	JMB

BLDG COMMENTS
1 DOUBLE SINK
CHICKEN COOP = NV
2011=2ND STORY EST

YEAR BLT	2000	SIZE ADJ	0.980
NET AREA	4,672	DETAIL ADJ	1.000
$NLA(RCN)	$135	OVERALL	1.350

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	12	$21,259
GARAGE SPACES	3	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	31	COMBINATION	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00
CONDO NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,344		24.70	57,908
+	BAS	L	BASE AREA	2,344	2000	114.17	267,610
+	ATU	N	ATTIC UNF	927		35.70	33,097
+	BIG	N	BUILT-IN GARAGE	816		27.31	22,284
+	USF	L	UPPER STORY FIN	2,328	2000	79.75	185,654
+	OPA	N	OPEN PORCH	208		34.55	7,187
D	WDK	N	WOOD DECK	252		27.64	6,966
+	PTA	N	PATIO	396		8.95	3,544
I	BSF	N	BSMT SEMI-FIN-A	528		9.51	5,020
J	ATF	N	ATTIC FINISH	144		53.14	7,652
	F22	O	FPL 2S 2OP	1		12,170.40	12,170
	WPL	O	WHIRLPOOL	1		2,117.50	2,118

TOTAL RCN	632,470

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 17	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$550,200