

60 KENDRICK AVE

Location 60 KENDRICK AVE

Mblu 12/ 041/ 00011/ /

Acct# 12-041-00011

Owner VIGEANT,SHARON C

Assessment \$353,000

PID 10516

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$235,300	\$117,700	\$353,000

Owner of Record

Owner	VIGEANT,SHARON C	Sale Price	\$0
Co-Owner		Certificate	
Address	60 KENDRICK AVE	Book & Page	DTHCERT/20221210
	WORCESTER, MA 01606-2221	Sale Date	04/29/2022
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VIGEANT,SHARON C	\$0		DTHCERT/20221210	1F	04/29/2022
VIGEANT,RICHARD T + SHARON C	\$157,000		24309/0001	00	06/27/2001

Building Information

Building 1 : Section 1

Year Built: 1946
Living Area: 1,384
Replacement Cost: \$291,470
Building Percent Good: 74
Replacement Cost Less Depreciation: \$215,700

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Single Family
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt

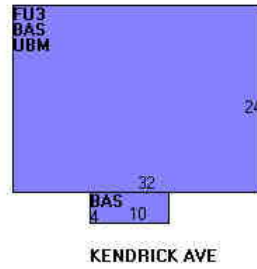
Building Photo



(<https://images.vgsi.com/photos2/WorcesterMAPPhotos/000213112-041-00011.jpg>)

Interior Wall 1	Plasters
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	
Heat Type:	Water Fh
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Full Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	6
Bathrm Style	
Kitchen Style	
Base Area	808
Cndtn	768
Fdtn Type	Concrete
Bsmt Type	Full
Total Kitchens	
Fireplaces	
Half Bath Grade	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos2/WorcesterMAPPhotos/Sketches/10516_10)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	808	808	
FU3	Upper, 3/4 Finished	768	576	
UBM	Basement, Unfinished	768	0	
		2,344	1,384	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL	FIREPLACE	1.00 UNITS	\$1,900	1	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone RG-5
Neighborhood 103
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 7560
Depth 831
Assessed Value \$117,700

Outbuildings

Outbuildings					Legend
Code	Description	Size	Value	Bldg #	
GRCB	GARAGE CONC BLOCK	576.00 S.F.	\$17,700	1	

Valuation History

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$223,300	\$102,400	\$325,700	
2022	\$201,700	\$81,900	\$283,600	
2021	\$187,700	\$65,500	\$253,200	

