

| CURRENT OWNER                                                                                                                      |            | TOPO           |             | UTILITIES   |              | STRT / ROAD            |             | LOCATION        |          | CURRENT ASSESSMENT |           |                                                                     |          |                                |          |            |                             | 346<br><br>SPENCER, MA<br><br><b>VISION</b> |         |      |          |          |  |
|------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|-------------|-------------|--------------|------------------------|-------------|-----------------|----------|--------------------|-----------|---------------------------------------------------------------------|----------|--------------------------------|----------|------------|-----------------------------|---------------------------------------------|---------|------|----------|----------|--|
| HAYDEN MARK W<br><br>49 TEMPLE ST<br><br>SPENCER MA 01562                                                                          |            |                |             | 2           | Public Water |                        |             |                 |          | Description        | Code      | Appraised                                                           | Assessed |                                |          |            |                             |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             | 3           | Public Sewer |                        |             |                 |          | RESIDNTL           | 1010      | 196,300                                                             | 196,300  |                                |          |            |                             |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 | RES LAND | 1010               | 45,400    | 45,400                                                              |          |                                |          |            |                             |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 | RESIDNTL | 1010               | 300       | 300                                                                 |          |                                |          |            |                             |                                             |         |      |          |          |  |
| SUPPLEMENTAL DATA                                                                                                                  |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| Alt Prcl ID<br>SUB-DIV<br>PHOTO<br>WARD<br>PREC.<br><br>GIS ID F_522475_2911922 Assoc Pid#                                         |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          | Total              |           | 242,000                                                             |          | 242,000                        |          |            |                             |                                             |         |      |          |          |  |
| RECORD OF OWNERSHIP                                                                                                                |            |                |             | BK-VOL/PAGE |              | SALE DATE              |             | Q/U V/I         |          | SALE PRICE         |           | VC                                                                  |          | PREVIOUS ASSESSMENTS (HISTORY) |          |            |                             |                                             |         |      |          |          |  |
| HAYDEN MARK W<br>ST GERMAIN RALPH E<br>WEBSTER FIRST FEDERAL CREDITATION<br>WEBSTER FIRST FEDERAL CREDIT UNION<br>DECCELL THOMAS G |            |                |             | 70744       | 0049         | 07-11-2024             | Q           | I               | 245,000  | 00                 |           |                                                                     | Year     | Code                           | Assessed | Year       | Code                        | Assessed V                                  | Year    | Code | Assessed |          |  |
|                                                                                                                                    |            |                |             | 23626       | 0190         | 03-02-2001             | U           | I               | 55,000   | 1S                 | 2025      | 1010                                                                | 152,500  | 2024                           | 1010     | 130,500    | 2023                        | 1010                                        | 115,300 |      |          |          |  |
|                                                                                                                                    |            |                |             | 23107       | 0139         | 10-17-2000             | U           | I               | 50,000   | 1S                 |           | 1010                                                                | 35,500   |                                | 1010     | 35,500     |                             | 1010                                        | 35,500  |      |          |          |  |
|                                                                                                                                    |            |                |             | 22311       | 0031         | 02-11-2000             | U           | I               | 50,000   | 1L                 |           | 1010                                                                | 200      |                                | 1010     | 200        |                             | 1010                                        | 200     |      |          |          |  |
|                                                                                                                                    |            |                |             | 17642       | 0350         | 01-30-1996             | Q           | I               | 61,900   | 00                 | Total     |                                                                     | 188,200  |                                | Total    |            | 166,200                     |                                             | Total   |      | 151,000  |          |  |
| EXEMPTIONS                                                                                                                         |            |                |             |             |              | OTHER ASSESSMENTS      |             |                 |          |                    |           | This signature acknowledges a visit by a Data Collector or Assessor |          |                                |          |            |                             |                                             |         |      |          |          |  |
| Year                                                                                                                               | Code       | Description    |             | Amount      |              | Code                   | Description |                 | Number   | Amount             |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          | Comm Int |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| Total                                                                                                                              |            |                |             | 0.00        |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| ASSESSING NEIGHBORHOOD                                                                                                             |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| Nbhd                                                                                                                               |            | Nbhd Name      |             |             |              | B                      |             | Tracing         |          |                    |           | Batch                                                               |          |                                |          |            |                             |                                             |         |      |          |          |  |
| 0001                                                                                                                               |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| NOTES                                                                                                                              |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| WHITE                                                                                                                              |            |                |             |             |              |                        |             |                 |          |                    |           | Appraised Bldg. Value (Card)                                        |          |                                |          |            |                             |                                             |         |      |          | 196,300  |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Appraised Xf (B) Value (Bldg)                                       |          |                                |          |            |                             |                                             |         |      |          | 0        |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Appraised Ob (B) Value (Bldg)                                       |          |                                |          |            |                             |                                             |         |      |          | 300      |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Appraised Land Value (Bldg)                                         |          |                                |          |            |                             |                                             |         |      |          | 45,400   |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Special Land Value                                                  |          |                                |          |            |                             |                                             |         |      |          | 0        |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Total Appraised Parcel Value                                        |          |                                |          |            |                             |                                             |         |      |          | 242,000  |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Valuation Method                                                    |          |                                |          |            |                             |                                             |         |      |          | C        |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | Total Appraised Parcel Value                                        |          |                                |          |            |                             |                                             |         |      |          | 242,000  |  |
| BUILDING PERMIT RECORD                                                                                                             |            |                |             |             |              |                        |             |                 |          |                    |           | VISIT / CHANGE HISTORY                                              |          |                                |          |            |                             |                                             |         |      |          |          |  |
| Permit Id                                                                                                                          | Issue Date | Type           | Description | Amount      | Insp Date    | % Comp                 | Date Comp   | Comments        |          |                    |           | Date                                                                | Id       | Type                           | Is       | Cd         | Purpost/Result              |                                             |         |      |          |          |  |
| 21-106                                                                                                                             | 04-12-2021 | RS             | Residential | 6,302       |              | 100                    | 04-04-2022  | REPLACE WINDOWS |          |                    |           | 04-15-2025                                                          | WH       |                                |          | 07         | Measur/Inf/Dr Info taken at |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | 07-13-2018                                                          | WH       |                                |          | 07         | Measur/Inf/Dr Info taken at |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | 04-30-2007                                                          | KS       |                                |          | 00         | Measur+Listed               |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | 12-02-1995                                                          | AL       |                                |          | 00         | Measur+Listed               |                                             |         |      |          |          |  |
|                                                                                                                                    |            |                |             |             |              |                        |             |                 |          |                    |           | 09-01-1987                                                          | JG       |                                |          | 00         | Measur+Listed               |                                             |         |      |          |          |  |
| LAND LINE VALUATION SECTION                                                                                                        |            |                |             |             |              |                        |             |                 |          |                    |           |                                                                     |          |                                |          |            |                             |                                             |         |      |          |          |  |
| B                                                                                                                                  | Use Code   | Description    | Zone        | Land Type   | Land Units   | Unit Price             | Size Adj    | Site Index      | Cond.    | Nbhd.              | Nbhd. Adj | Notes                                                               |          | Location Adjustment            |          | Adj Unit P | Land Value                  |                                             |         |      |          |          |  |
| 1                                                                                                                                  | 1010       | Single Fam MDL | VR          |             | 7,050 SF     | 6.44                   | 1.00000     | 5               | 1.00     |                    | 1.000     |                                                                     |          |                                | 1.0000   | 6.44       | 45,400                      |                                             |         |      |          |          |  |
| Total Card Land Units                                                                                                              |            |                |             |             | 7,050 SF     | Parcel Total Land Area |             |                 |          |                    | 0.16      | Total Land Value                                                    |          |                                |          |            | 45,400                      |                                             |         |      |          |          |  |

| CONSTRUCTION DETAIL                                                |                      |                |       |             |            | CONSTRUCTION DETAIL (CONTINUED) |           |             |                |             |         |
|--------------------------------------------------------------------|----------------------|----------------|-------|-------------|------------|---------------------------------|-----------|-------------|----------------|-------------|---------|
| Element                                                            | Cd                   | Description    |       |             |            | Element                         | Cd        | Description |                |             |         |
| Style:                                                             | 06                   | Conventional   |       |             |            |                                 |           |             |                |             |         |
| Model                                                              | 01                   | Residential    |       |             |            |                                 |           |             |                |             |         |
| Grade:                                                             | 03                   | Average        |       |             |            |                                 |           |             |                |             |         |
| Stories:                                                           | 1.5                  | 1 1/2 Stories  |       |             |            |                                 |           |             |                |             |         |
| Occupancy                                                          | 1                    |                |       |             |            | CONDO DATA                      |           |             |                |             |         |
| Exterior Wall 1                                                    | 26                   | Aluminum Sidng |       |             |            | Parcel Id                       |           | C           |                | Owne        | 0.0     |
| Exterior Wall 2                                                    |                      |                |       |             |            |                                 |           |             | B              |             | S       |
| Roof Structure:                                                    | 03                   | Gable/Hip      |       |             |            | Adjust Type                     | Code      | Description |                |             | Factor% |
| Roof Cover                                                         | 03                   | Asph/F GlS/Cmp |       |             |            | Condo Flr                       |           |             |                |             |         |
| Interior Wall 1                                                    | 05                   | Drywall/Sheet  |       |             |            | Condo Unit                      |           |             |                |             |         |
| Interior Wall 2                                                    |                      |                |       |             |            | COST / MARKET VALUATION         |           |             |                |             |         |
| Interior Flr 1                                                     | 14                   | Carpet         |       |             |            | Building Value New              |           |             | 276,473        |             |         |
| Interior Flr 2                                                     |                      |                |       |             |            | Year Built                      |           |             | 1917           |             |         |
| Heat Fuel                                                          | 02                   | Oil            |       |             |            | Effective Year Built            |           |             | 1987           |             |         |
| Heat Type:                                                         | 04                   | Forced Air-Duc |       |             |            | Depreciation Code               |           |             | G              |             |         |
| AC Type:                                                           | 01                   | None           |       |             |            | Remodel Rating                  |           |             |                |             |         |
| Total Bedrooms                                                     | 02                   | 2 Bedrooms     |       |             |            | Year Remodeled                  |           |             |                |             |         |
| Total Bthrms:                                                      | 1                    |                |       |             |            | Depreciation %                  |           |             | 29             |             |         |
| Total Half Baths                                                   | 0                    |                |       |             |            | Functional Obsol                |           |             | 0              |             |         |
| Total Xtra Fixtrs                                                  |                      |                |       |             |            | External Obsol                  |           |             | 0              |             |         |
| Total Rooms:                                                       | 5                    | 5 Rooms        |       |             |            | Trend Factor                    |           |             | 1              |             |         |
| Bath Style:                                                        | 02                   | Average        |       |             |            | Condition                       |           |             |                |             |         |
| Kitchen Style:                                                     | 02                   | Average        |       |             |            | Condition %                     |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Percent Good                    |           |             | 71             |             |         |
|                                                                    |                      |                |       |             |            | Cns Sect Rcndld                 |           |             | 196,300        |             |         |
|                                                                    |                      |                |       |             |            | Dep % Ovr                       |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Dep Ovr Comment                 |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Misc Imp Ovr                    |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Misc Imp Ovr Comment            |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Cost to Cure Ovr                |           |             |                |             |         |
|                                                                    |                      |                |       |             |            | Cost to Cure Ovr Comment        |           |             |                |             |         |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                      |                |       |             |            |                                 |           |             |                |             |         |
| Code                                                               | Description          | L/B            | Units | Unit Price  | Yr Blt     | DEPR                            | % Gd      | Grade       | Grade Adj.     | Appr. Value |         |
| PAT1                                                               | PATIO-AVG            | L              | 196   | 3.00        | 2018       | 0.00                            | 50        | C           | 1.00           | 300         |         |
|                                                                    |                      |                |       |             |            |                                 |           |             |                |             |         |
|                                                                    |                      |                |       |             |            |                                 |           |             |                |             |         |
| BUILDING SUB-AREA SUMMARY SECTION                                  |                      |                |       |             |            |                                 |           |             |                |             |         |
| Code                                                               | Description          |                |       | Living Area | Floor Area | Eff Area                        | Unit Cost |             | Undeprec Value |             |         |
| BAS                                                                | First Floor          |                |       | 580         | 580        | 580                             | 286.50    |             | 166,170        |             |         |
| FHS                                                                | Half Story, Finished |                |       | 259         | 345        | 259                             | 215.08    |             | 74,204         |             |         |
| FOP                                                                | Porch, Open          |                |       | 0           | 12         | 2                               | 47.75     |             | 573            |             |         |
| UBM                                                                | Basement, Unfinished |                |       | 0           | 517        | 103                             | 57.08     |             | 29,510         |             |         |
| WDK                                                                | Deck, Wood           |                |       | 0           | 140        | 21                              | 42.98     |             | 6,017          |             |         |
|                                                                    |                      |                |       |             |            |                                 |           |             |                |             |         |
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