

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
RONDEAU KRISTIAN		2	Public Water			Description	Code	Appraised Value	Assessed Value
40 SO SPENCER RD						RESIDENTL	1010	293,900	293,900
SPENCER, MA 01562						RES LAND	1010	57,000	57,000
Additional Owners:						RESIDENTL	1010	39,900	39,900
SUPPLEMENTAL DATA									
Other ID:									
SUB-DIV									
PHOTO									
WARD									
PREC. 2									
GIS ID: F_516929_2907493		ASSOC PID#							
Total								390,800	390,800

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SPENCER, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
RONDEAU KRISTIAN		49811/0361	10/19/2012	U	I	99	1F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
RONDEAU HAROLD G		38240/0067	01/19/2006	U	I	225,000	1C	2018	1010	293,900	2017	1010	275,900	2016	1010	336,100	
RAMSEY TROY P		36849/0001	07/21/2005	U	I	99	1F	2018	1010	57,000	2017	1010	54,600	2016	1010	49,500	
RAMSEY TROY P		21926/0384	10/07/1999	Q	I	149,000	00	2018	1010	39,900	2017	1010	39,900	2016	1010	2,000	
LOCK JOHN W		05997/0156	08/05/1976			0		Total:									
										390,800		Total:		370,400		Total:	387,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	293,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	39,900
Appraised Land Value (Bldg)	57,000
Special Land Value	0
Total Appraised Parcel Value	390,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	390,800

NOTES							
COMBINED WITH R21/8 10/7/1999							
PLAN BOOK 747 - PLAN 36							
FIRE HOUSE DEMOLISHED							
NEW HOUSE 2013							
2 CHICKEN COOPS NO VALUE							
SHEDS ATTACHED TO FGR							

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
17/158	06/28/2017	RS	Residential	26,000		0		INGROUND POOL	06/12/2013			MW	01	Measur+I Visit	
D-12-012	10/02/2012	DE	Demolish	0	06/12/2013	100	06/12/2013	DEMO HOUSE	08/10/2009			KS	07	Measur/Inf/Dr Info taken	
12-252	10/02/2012	NC	New Construct	190,000	06/12/2013	100	06/12/2013	NEW HOUSE	02/06/1999			MW	50	Cyclical visit	
12-061	04/04/2012	RS	Residential	0	06/12/2013	0	06/12/2013	INSULATE ATTIC - FIR	08/24/1987			AC	00	Measur+Listed	
10-211	10/25/2010	RS	Residential	10,000	12/11/2011	100	12/11/2011	TEMP MOBILE HOME							
08-247	11/20/2008	RS	Residential	200	08/10/2009	100	08/10/2009	BARN APT							

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1010	Single Fam MDL-01	SR	01			60,000	SF	0.89	1.0000	6	1.0000	1.00	0.00					1.00	0.89	53,400
1	1010	Single Fam MDL-01	SR	01			1.04	AC	3,500.00	1.0000	0	1.0000	1.00	0.00					1.00	3,500.00	3,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	05		Average+20				
Stories	1						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	2						
Total Half Baths	1						
Total Xtra Fixtrs	0						
Total Rooms	7						
Bath Style							
Kitchen Style							
				Adj. Base Rate:			93.49
				Replace Cost			299,929
				AYB			2013
				EYB			2014
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			2
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			98
				Apprais Val			293,900
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN3	1 STORY W/LC			L	384	16.00	1988		0		40	2,500
FGR7	GARAGE W/A			L	850	61.00	1951		0		70	36,300
SHD1	SHED FRAME			L	80	10.00	1951		0		30	200
SHD1	SHED FRAME			L	288	10.00	1951		0		30	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,416	2,416	2,416	93.49	225,882
FGR	Garage	0	620	248	37.40	23,187
UBM	Basement, Unfinished	0	2,416	483	18.69	45,158
WDK	Deck, Wood	0	407	61	14.01	5,703
Ttl. Gross Liv/Lease Area:		2,416	5,859	3,208		299,929

