

## Assessment and Sales Report

### Location & Ownership Information

**Address:** 5 Pine Acres Rd, Spencer, MA 01562-2912

**Map Ref.:** **M:**00U36 **B:**00015 **L:**00000 **Zoning:**

**Owner 1:** Miguel A Guzman

**Owner 2:**

**Owner Address:** 5 Pine Acres Rd, Spencer, MA 01562-2912

### Property Information

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Ranch
<b>Levels:</b>	1	<b>Lot Size:</b>	1.8 Acres (78295 sqft.)
<b>Year Built:</b>	1987	<b>Total Area:</b>	3396 sqft.
<b>Total Rooms:</b>	6	<b>Living Area:</b>	1650 sqft.
<b>Bedrooms:</b>	3	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	1	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	0	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>	Gable	<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Forced Hot Water	<b>Basement:</b>	0 sqft.
<b>Fuel Type:</b>	Oil	<b>Basement Type:</b>	
<b>Exterior:</b>	Wood Side/Shingles	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	No	<b>Fireplaces:</b>	0
<b>Condition:</b>	Average		

### Assessment Information

<b>Last Sale Date:</b>	9/16/2003	<b>Last Sale Price:</b>	\$220,000
<b>Last Sale Book:</b>	31650	<b>Last Sale Page:</b>	277
<b>Map Ref.:</b>	<b>M:</b> 00U36 <b>B:</b> 00015 <b>L:</b> 00000	<b>Tax Rate (Res):</b>	13.15
<b>Land Value:</b>	\$63,500	<b>Tax Rate (Comm):</b>	13.15
<b>Building Value:</b>	\$140,400	<b>Tax Rate (Ind):</b>	13.15
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2014
<b>Total Value:</b>	\$203,900	<b>Estimated Tax:</b>	\$2,681.29

### Sales History

#### Recent Sale #1

<b>Sale Price:</b>	\$220,000	<b>Sale Date:</b>	9/16/2003
<b>Buyer Name:</b>	Mabel Torres Guzman	<b>Seller Name:</b>	William F Tucker
<b>Lender Name:</b>	Bank Of America Na	<b>Mortgage Amount:</b>	\$140,000
<b>Sale Book:</b>	31650	<b>Sale Page:</b>	277

#### Recent Sale #2

<b>Sale Price:</b>	\$149,000	<b>Sale Date:</b>	9/15/1997
<b>Buyer Name:</b>	William F Tucker 3rd	<b>Seller Name:</b>	Daniel P Lynch
<b>Lender Name:</b>	Crossland Mtg Corp	<b>Mortgage Amount:</b>	\$119,200
<b>Sale Book:</b>	19169	<b>Sale Page:</b>	76

### Mortgage History

#### Recent Mortgage #1

<b>Buyer Name:</b>	Miguel A Guzman	<b>Lender Name:</b>	Nfm Inc
<b>Mortgage Amount:</b>	\$183,500	<b>Mortgage Date:</b>	2/8/2010
<b>Mortgage Book:</b>	45437	<b>Mortgage Page:</b>	377

**Recent Mortgage #2**

<b>Buyer Name:</b>	Mabel Torres Guzman	<b>Lender Name:</b>	Countrywide Home Loan
<b>Mortgage Amount:</b>	\$25,000	<b>Mortgage Date:</b>	8/10/2005
<b>Mortgage Book:</b>	37037	<b>Mortgage Page:</b>	324

**Recent Mortgage #3**

<b>Buyer Name:</b>	Mabel Torres Guzman	<b>Lender Name:</b>	Taylor Bean&whitaker
<b>Mortgage Amount:</b>	\$162,000	<b>Mortgage Date:</b>	9/29/2004
<b>Mortgage Book:</b>	34714	<b>Mortgage Page:</b>	125

**Recent Mortgage #4**

<b>Buyer Name:</b>	William F Tucker 3rd	<b>Lender Name:</b>	Diamond Funding Corp
<b>Mortgage Amount:</b>	\$121,000	<b>Mortgage Date:</b>	3/15/1999
<b>Mortgage Book:</b>	21148	<b>Mortgage Page:</b>	71

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