

Loan Amortization Schedule

Enter values	
Loan amount	\$ 3,762,000.00
Annual interest rate	3.00 %
Loan period in years	20
Number of payments per year	1
Start date of loan	7/1/2021
Optional extra payments	

Loan summary	
Scheduled payment	\$ 252,865.49
Scheduled number of payments	4
Actual number of payments	4
Total early payments	\$ -
Total interest	\$1,295,309.84

Lender name: Senior Center

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2022	\$ 3,762,000.00	\$ 252,865.49	\$ -	\$ 252,865.49	\$ 140,005.49	\$ 112,860.00	\$3,621,994.51	\$ 112,860.00
2	7/1/2023	3,621,994.51	252,865.49	-	252,865.49	144,205.66	108,659.84	3,477,788.85	221,519.84
3	7/1/2024	3,477,788.85	252,865.49	-	252,865.49	148,531.83	104,333.67	3,329,257.02	325,853.50
4	7/1/2025	3,329,257.02	252,865.49	-	252,865.49	152,987.78	99,877.71	3,176,269.24	425,731.21
5	7/1/2026	3,176,269.24	252,865.49	-	252,865.49	157,577.41	95,288.08	3,018,691.83	521,019.29
6	7/1/2027	3,018,691.83	252,865.49	-	252,865.49	162,304.74	90,560.75	2,856,387.09	611,580.04
7	7/1/2028	2,856,387.09	252,865.49	-	252,865.49	167,173.88	85,691.61	2,689,213.21	697,271.66
8	7/1/2029	2,689,213.21	252,865.49	-	252,865.49	172,189.10	80,676.40	2,517,024.12	777,948.05
9	7/1/2030	2,517,024.12	252,865.49	-	252,865.49	177,354.77	75,510.72	2,339,669.35	853,458.78
10	7/1/2031	2,339,669.35	252,865.49	-	252,865.49	182,675.41	70,190.08	2,156,993.94	923,648.86
11	7/1/2032	2,156,993.94	252,865.49	-	252,865.49	188,155.67	64,709.82	1,968,838.26	988,358.67
12	7/1/2033	1,968,838.26	252,865.49	-	252,865.49	193,800.34	59,065.15	1,775,037.92	1,047,423.82
13	7/1/2034	1,775,037.92	252,865.49	-	252,865.49	199,614.35	53,251.14	1,575,423.56	1,100,674.96
14	7/1/2035	1,575,423.56	252,865.49	-	252,865.49	205,602.79	47,262.71	1,369,820.78	1,147,937.67
15	7/1/2036	1,369,820.78	252,865.49	-	252,865.49	211,770.87	41,094.62	1,158,049.91	1,189,032.29
16	7/1/2037	1,158,049.91	252,865.49	-	252,865.49	218,123.99	34,741.50	939,925.92	1,223,773.79
17	7/1/2038	939,925.92	252,865.49	-	252,865.49	224,667.71	28,197.78	715,258.20	1,251,971.57
18	7/1/2039	715,258.20	252,865.49	-	252,865.49	231,407.75	21,457.75	483,850.46	1,273,429.31
19	7/1/2040	483,850.46	252,865.49	-	252,865.49	238,349.98	14,515.51	245,500.48	1,287,944.83
20	7/1/2041	245,500.48	252,865.49	-	245,500.48	238,135.46	7,365.01	0.00	1,295,309.84

Massachusetts Department of Revenue
Division of Local Services
Municipal Databank/Local Aid Section
Tax Impact Calculator

1. Where present, uncheck NULL boxes and enter values (no commas) to set min and max data ranges.
2. Report will always include all data, but will display only communities within set ranges.
3. Click "View Report" and scroll down to check report status.
4. To view or sort data, export to Excel.

[Close](#)

Municipality Enter dollar amount:

1 of 1 Find | Next

Property Tax Impact Calculator FY2020

The Tax Impact Calculator is intended to help local officials analyze the impact on the local tax rate from hypothetical changes to the budget, including Proposition 2 ½ overrides, debt exclusions, and capital exclusions.

This calculator is effective for determining the impact of an expenditure based on current year data. In succeeding years, the results will vary with changes in a community's total assessed value, tax rate, and debt service structure.

Municipality: Winchendon
Increase selected: \$252,865
Total Levy: \$12,646,617

All Property Types

Current Tax Rates: \$16.28

Tax rate impact of expenditure amount: \$0.33

Value range and tax bill impact:	Assessed Value (\$)	Tax bill impact (\$)
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Average Single Family Residence:	205,866	67.94
	250,000	82.50
	350,000	115.50
	450,000	148.50
	550,000	181.50
	650,000	214.50
	750,000	247.50
	850,000	280.50
	950,000	313.50
	1,050,000	346.50
	1,150,000	379.50
	1,250,000	412.50

Loan Amortization Schedule

	Enter values
Loan amount	\$ 3,762,000.00
Annual interest rate	3.00 %
Loan period in years	30
Number of payments per year	1
Start date of loan	7/1/2021
Optional extra payments	

Loan summary	
Scheduled payment	\$ 191,934.45
Scheduled number of payments	4
Actual number of payments	4
Total early payments	\$ -
Total interest	\$1,996,033.61

Lender name: Senior Center

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2022	\$ 3,762,000.00	\$ 191,934.45	\$ -	\$ 191,934.45	\$ 79,074.45	\$ 112,860.00	\$3,682,925.55	\$ 112,860.00
2	7/1/2023	3,682,925.55	191,934.45	-	191,934.45	81,446.69	110,487.77	3,601,478.86	223,347.77
3	7/1/2024	3,601,478.86	191,934.45	-	191,934.45	83,890.09	108,044.37	3,517,588.77	331,392.13
4	7/1/2025	3,517,588.77	191,934.45	-	191,934.45	86,406.79	105,527.66	3,431,181.98	436,919.80
5	7/1/2026	3,431,181.98	191,934.45	-	191,934.45	88,998.99	102,935.46	3,342,182.99	539,855.25
6	7/1/2027	3,342,182.99	191,934.45	-	191,934.45	91,668.96	100,265.49	3,250,514.02	640,120.74
7	7/1/2028	3,250,514.02	191,934.45	-	191,934.45	94,419.03	97,515.42	3,156,094.99	737,636.17
8	7/1/2029	3,156,094.99	191,934.45	-	191,934.45	97,251.60	94,682.85	3,058,843.39	832,319.01
9	7/1/2030	3,058,843.39	191,934.45	-	191,934.45	100,169.15	91,765.30	2,958,674.23	924,084.32
10	7/1/2031	2,958,674.23	191,934.45	-	191,934.45	103,174.23	88,760.23	2,855,500.01	1,012,844.54
11	7/1/2032	2,855,500.01	191,934.45	-	191,934.45	106,269.45	85,665.00	2,749,230.55	1,098,509.54
12	7/1/2033	2,749,230.55	191,934.45	-	191,934.45	109,457.54	82,476.92	2,639,773.02	1,180,986.46
13	7/1/2034	2,639,773.02	191,934.45	-	191,934.45	112,741.26	79,193.19	2,527,031.75	1,260,179.65
14	7/1/2035	2,527,031.75	191,934.45	-	191,934.45	116,123.50	75,810.95	2,410,908.25	1,335,990.60
15	7/1/2036	2,410,908.25	191,934.45	-	191,934.45	119,607.21	72,327.25	2,291,301.05	1,408,317.85
16	7/1/2037	2,291,301.05	191,934.45	-	191,934.45	123,195.42	68,739.03	2,168,105.63	1,477,056.88
17	7/1/2038	2,168,105.63	191,934.45	-	191,934.45	126,891.28	65,043.17	2,041,214.34	1,542,100.05
18	7/1/2039	2,041,214.34	191,934.45	-	191,934.45	130,698.02	61,236.43	1,910,516.32	1,603,336.48
19	7/1/2040	1,910,516.32	191,934.45	-	191,934.45	134,618.96	57,315.49	1,775,897.35	1,660,651.97
20	7/1/2041	1,775,897.35	191,934.45	-	191,934.45	138,657.53	53,276.92	1,637,239.82	1,713,928.89
21	7/1/2042	1,637,239.82	191,934.45	-	191,934.45	142,817.28	49,117.19	1,494,422.56	1,763,046.09
22	7/1/2043	1,494,422.56	191,934.45	-	191,934.45	147,101.78	44,832.68	1,347,320.78	1,807,878.76
23	7/1/2044	1,347,320.78	191,934.45	-	191,934.45	151,514.83	40,419.62	1,195,805.95	1,848,298.39
24	7/1/2045	1,195,805.95	191,934.45	-	191,934.45	156,060.27	35,874.18	1,039,745.68	1,884,172.67
25	7/1/2046	1,039,745.68	191,934.45	-	191,934.45	160,742.08	31,192.37	879,003.60	1,915,364.94
26	7/1/2047	879,003.60	191,934.45	-	191,934.45	165,564.35	26,370.11	713,439.25	1,941,735.04
27	7/1/2048	713,439.25	191,934.45	-	191,934.45	170,531.28	21,403.18	542,907.97	1,963,138.22
28	7/1/2049	542,907.97	191,934.45	-	191,934.45	175,647.21	16,287.24	367,260.76	1,979,425.46
29	7/1/2050	367,260.76	191,934.45	-	191,934.45	180,916.63	11,017.82	186,344.13	1,99

30 yrs.

Massachusetts Department of Revenue
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Municipality Enter dollar amount:

1 of 1 Find | Next

Property Tax Impact Calculator

FY2020

The Tax Impact Calculator is intended to help local officials analyze the impact on the local tax rate from hypothetical changes to the budget, including Proposition 2 1/2 overrides, debt exclusions, and capital exclusions.

This calculator is effective for determining the impact of an expenditure based on current year data. In succeeding years, the results will vary with changes in a community's total assessed value, tax rate, and debt service structure.

Municipality: Winchendon

Increase selected: \$191,934

Total Levy: \$12,646,617

	All Property Types	
Current Tax Rates:	\$16.28	
Tax rate impact of expenditure amount:	\$0.25	
Value range and tax bill impact:	Assessed Value (\$)	Tax bill impact (\$)
Average Single Family Residence:	205,866	51.47
	250,000	62.50
	350,000	87.50
	450,000	112.50
	550,000	137.50
	650,000	162.50
	750,000	187.50
	850,000	212.50
	950,000	237.50
	1,050,000	262.50
	1,150,000	287.50
	1,250,000	312.50

Keith Hickey

To: Brian Riley
Subject: RE: Board of Health - authority of individual Board members

From: Brian Riley [mailto:BRiley@k-plaw.com]
Sent: Tuesday, March 17, 2020 1:17 PM
To: Keith Hickey <KHickey@townofwinchendon.com>
Subject: RE: Board of Health - authority of individual Board members

Yes, that can be done – a Prop 2½ debt exclusion requires passage by Town Meeting and on the ballot, but DOR holds that it doesn't matter which order they come in. Keep in mind that per the election laws [Chapter 54, §42C], any ballot question has to be provided to the Town Clerk no later than 35 days before the election – I believe that would be March 30. Happy to help draft the question as needed.

Brian W. Riley, Esq.
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From: Keith Hickey [mailto:KHickey@townofwinchendon.com]
Sent: Tuesday, March 17, 2020 12:41 PM
To: Brian Riley <BRiley@k-plaw.com>
Subject: RE: Board of Health - authority of individual Board members

Thanks Brian. On another completely different subject, I expect a warrant article on the May warrant for a debt exception to repair the Senior Center. Can an article be placed on the Town ballot at the May 4th local election prior to voting at Town Meeting? This approach would eliminate the need for a special election if approved at Town Meeting.

Thanks,

Keith

Keith R. Hickey, Town Manager
Town of Winchendon, Massachusetts
109 Front Street, Winchendon, MA 01475
khickey@townofwinchendon.com
(978) 297-0085

Keith Hickey

From: David L. Loring <DLLoring@tigheBond.com>
Sent: Wednesday, April 1, 2020 9:49 AM
To: Keith Hickey
Subject: RE: Senior Center

Hi Keith -

Your questions are challenging to respond to in a normal business climate and now with the COVID-19 situation they are even speculative.

"If the Board were to defer placing a funding question on the warrant until fall so repairs wouldn't begin until spring 2021, any sense of the cost increase by waiting a year?" We recommend a 3% -5% inflation contingency to cover what would be a "normal" annual increase. The more unpredictable considerations are how the current COVID-19 situation will affect construction labor, materials, and work site restrictions when conditions return to "normal".

"is there a greater risk of using the building while it remains in its current condition for a year?" Our assessment did not identify evidence of major structural deficiencies at the present time, but that could change with further exposure. Environmental conditions can also play a role as severe weather can worsen the current building conditions requiring more extensive repairs in the future. Deterioration resulting from water penetration, rust jacking, and corrosion will continue to degrade the building systems over time. The immediate recommendations remain to protect the building ingress/egress and monitor the areas identified for debris hazards should continue. The stock reply from the structural group, as expected, was "the longer they put off the repairs, the higher the risk becomes that there could be a failure."

I hope this helps -

Regards -

Dave

David L. Loring, PE, ENV SP, LEED AP | Vice President

Tighe & Bond | 53 Southampton Road | Westfield, MA 01085 | 413.572.3296 |

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-----Original Message-----

From: Keith Hickey <KHickey@townofwinchendon.com>

Sent: Tuesday, March 31, 2020 5:39 PM

To: David L. Loring <DLLoring@tigheBond.com>

Subject: Senior Center

[Caution - External Sender]

Dave,

This might be a tough question to answer. If the Board were to defer placing a funding question on the warrant until fall so repairs wouldn't begin until spring 2021, any sense of the cost increase by waiting a year? More importantly, is there a greater risk of using the building while it remains in its current condition for a year?

Thanks for any information you can share.

Keith Hickey