

Property Location: 32 CHESTNUT ST
Vision ID: 3512

Account #3568

MAP ID:40/ 46A/ 1/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:304

Print Date:12/28/2014 09:56

CURRENT OWNER

NHP PROPERTIES BUSINESS TRUST
C/O VENTAS INC
10350 ORMSBY PARK PL - STE 300
LOUISVILLE, KY 40223
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_384076_2846187

Received 4/30/2014
Prior ID
Owner Occ Y
Final Area 55486
Current Ac. 11.9
ASSOC PID#

CURRENT ASSESSMENT

Description

COMMERC.
COMM LAND
COMMERC.

Code
304
304
304

Appraised Value
3,855,100
690,200
116,900

Assessed Value
3,855,100
690,200
116,900

Total

4,662,200

4,662,200

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

NHP PROPERTIES BUSINESS TRUST
G + L CHESTNUT LLC,
G + L HAMPDEN, LLC,
HAMPDEN NURSING HOMES INC
CHESTNUT HILL NURSING
MCNEILL

BK-VOL/PAGE

16004/ 180
14113/ 279
10047/ 0231
07308/ 0274
6776/ 0101
0/ 0

SALE DATE

06/21/2006
04/21/2004
10/29/1997
10/31/1989
03/09/1988
12/31/1940

q/u

U
U
U
U
U
U

v/i

I
I
I
I
I
I

SALE PRICE

17,390,000
1
10,900,000
7,872,000
400,000
0

V.C.

C
B
B
B
B
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

3,803,400

2013

B

3,842,600

2012

B

3,880,600

2014

L

774,500

2013

L

774,500

2012

L

774,500

2014

O

107,000

2013

O

107,800

2012

O

108,600

Total:

4,684,900

Total:

4,724,900

Total:

4,763,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

304

Batch

GG

NOTES

WINGATE123 PATIENTS IRREGULAR SHAPED
BUILDING96 BP NVC ATB SETTLEMENT FY2001
4120800 & FY2002 4,331000 05 PERMIT =
6288 SQ FT ADDITION W/12 ROOMS AND 13
1/2 BATHS & SINK. 06 PERMIT = INTERIOR
FINISH WORK. FY09 FY 10 ABT'S DENIED.

FY 11 ABT SETTLEMENT 4,673,300. NO ABT
FILED FY 12. FY13 DEP=ASSESSMENT BASED
ON INCOME STREAM

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

265

08/01/2006

6

SIGN

1,500

0

32" X 5` WALL

266

08/01/2006

6

SIGN

1,500

0

2` X 5` WALL

107

04/07/2006

7

REMODEL

200,000

0

SEE NOTES

10

01/10/2005

4

ADDITION

1,485,000

0

OC 12/2/2005

364

11/18/2004

12

REROOF

149,000

0

NVC

272

10/23/1996

MN

Manual Note

500

0

ALTER

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/16/2007

311

14

INSPECTED

02/16/2007

311

14

INSPECTED

02/16/2007

311

14

INSPECTED

02/16/2007

311

15

PERMIT VISIT

02/16/2007

311

15

PERMIT VISIT

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

1

304

NURSING

RA

130,680

SF

2.48

0.7000

B

1.0000

1.00

GG

1.00

1.00

1.74

227,400

1

304

NURSING

RA

8.90

AC

52,000.00

1.0000

0

1.0000

1.00

GG

1.00

1.00

52,000.00

462,800

Total Card Land Units:

11.90

AC

Parcel Total Land Area:

11.9 AC

Total Land Value:

690,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	54		NURSING HM				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	135			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				304	NURSING		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			108.52
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost			6,023,637
Heating Type	1		FORCED H/A	AYB			1985
AC Percent	100			EYB			1988
FBM Sqft				Dep Code			AV
Bldg Use	304		NURSING	Remodel Rating			
Total Rooms	135			Year Remodeled			
Bedrooms	135			Dep %			26
Full Baths	15			Functional Obslnc			
Half Baths	70			External Obslnc			10
Extra Fixtures	12			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	3		CONCRETE	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			64
Foundation	1		CONCRETE	Apprais Val			3,855,100
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality				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
85	PAVING			L	49,198	1.61	1986	V		VG	85	101,000
77	LITE-SIN			L	21	690.00	2006	V		GD	70	15,200
83	SIGN			L	6	28.75	2006	G		GD	70	200
83	SIGN			L	8	28.75	2006	G		GD	70	200
83	SIGN			L	12	28.75	2006	G		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	384		5.37	2,062	
FFL	1ST FLOOR	55,486	55,486		108.52	6,021,574	
Ttl. Gross Liv/Lease Area:		55,486	55,870	55,505		6,023,637	

