

Property Location: 50 BENTON DR										MAP ID:7/ 83/ 0/ /										Bldg Name:										State Use: 125																																										
Vision ID: 5088										Account #5165										Bldg #: 1 of 1										Sec #: 1 of 1																																										
										Card 1 of 2										Print Date: 12/28/2014 19:53																																																				
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																																														
US REIF WATERMARK EAST VILLAGE PLACE FEE														1 TYPCL												Description		Code		Appraised Value		Assessed Value																																								
INTERCONTINENTAL REAL EST CORP																										RESIDENTL.		125		4,030,000		4,030,000																																								
1270 SOLDERS FIELD RD																										RES LAND		125		784,100		784,100																																								
																										RESIDENTL.		125		65,500		65,500																																								
BOSTON, MA 02135										SUPPLEMENTAL DATA																																																														
Additional Owners:										Other ID:					Received																																																									
										SP Permit					Prior ID																																																									
										Chapter Land					Owner Occ					N																																																				
										OC Dates					Final Area					51178																																																				
										In+Ex FY					2014																																																									
										Mailed					4/1/2013																																																									
										GIS ID: F_375266_2846519					ASSOC PID#																																																									
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																																																			
US REIF WATERMARK EAST VILLAGE PLACE FEE										17449/ 196				08/26/2008		U	I	17,046,489		C	Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																																			
NSI EAST VILLAGE PLACE LLC,										12368/ 131				05/31/2002		U	I	4,432,256		B	2014		B		4,230,800		2013		B		4,382,900		2012		B		4,399,200																																			
CHANCELLOR OF,EAST LONGMEADOW INC										10418/ 423				08/25/1998		U	V	600,002			2014		L		842,700		2013		L		842,700		2012		L		842,700																																			
BENTON ASSOCIATES INC,										0/ 0						U		0			2014		O		70,000		2013		O		70,900		2012		O		71,500																																			
										Total:															5,143,500		Total:				5,296,500		Total:				5,313,400																																			
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																																				
Year	Type	Description				Amount		Code	Description				Number		Amount		Comm. Int.																																																							
										Total:																																																														
ASSESSING NEIGHBORHOOD																				APPRaised VALUE SUMMARY																																																				
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch						Appraised Bldg. Value (Card)												3,873,800																																								
0001/A										125				BG						Appraised XF (B) Value (Bldg)												156,200																																								
NOTES																				Appraised OB (L) Value (Bldg)												65,500																																								
EAST VILLAGE PLACE - ASSISTED LIVING																				Appraised Land Value (Bldg)												784,100																																								
F																																																																								

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	52		SR LIVING	#Heat Sys	130		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B+		GOOD (+)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext			
Foundation	6						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS				
Heat Type	7		UNIT HTRS				
AC Type	03		FULL				
Bedrooms	84						
Full Baths	68						
Half Baths	7						
Extra Fixtures	0						
Total Rooms	115						
Bath Style							
Kitchen Style	V		V GOOD				
Kitchens	1						
Extra Kitchens	3						
Frame	2		STEEL				
Basement Floor							
Bsmt Garage							
Units	68						
WS Flues							
FBM Quality							
Fireplaces	0						

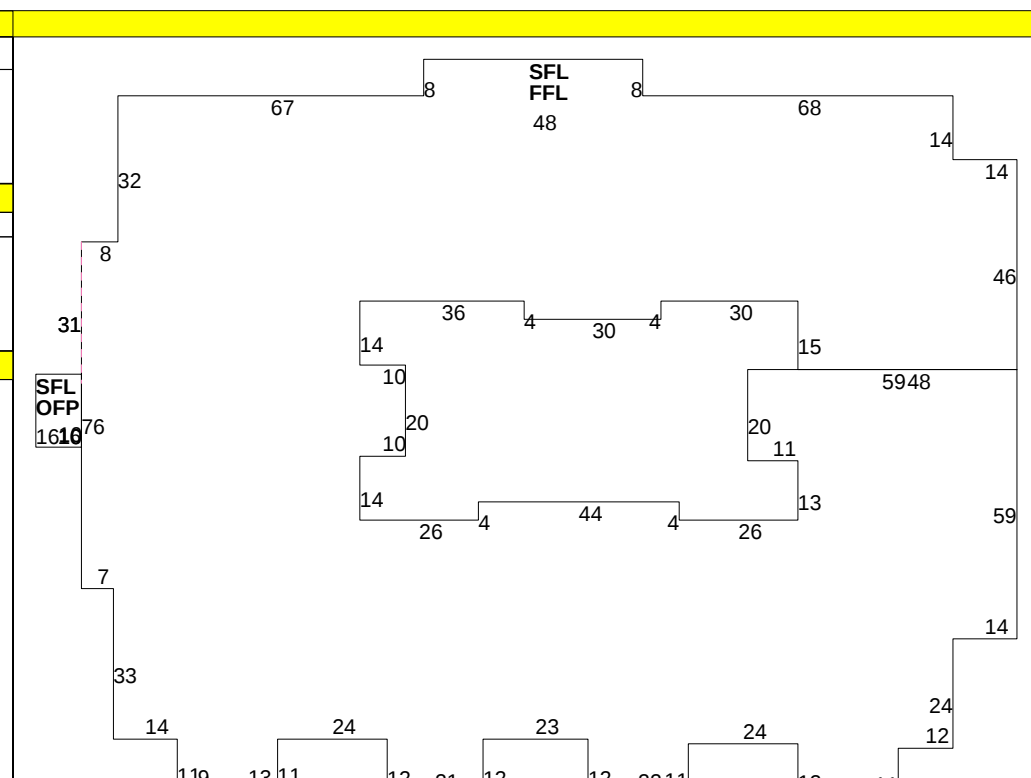
CONSTRUCTION DETAIL (CONTINUED)

MIXED USE

Code	Description	Percentage
125	ASSISTD LIV	100

COST/MARKET VALUATION

Adj. Base Rate:	77.25
Replace Cost	3,952,821
AYB	1998
EYB	2012
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	2
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	98
Apprais Val	3,873,800
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
88	FENCE-6			L	290	9.78	1998	G		AV	60	2,100
83	SIGN			L	40	28.75	1998	G		GD	70	1,000
85	PAVING			L	35,000	1.61	1998	G		GD	70	49,300
77	LITE-SIN			L	1	690.00	1998	G		GD	70	600
19	PATIO			L	1,672	5.75	1998	G		GD	70	8,400
14	SCRN HSE			L	240	14.95	2005	G		GD	70	3,100
02	SHED/FR			L	160	7.48	2007	G		GD	70	1,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
61	ELEV-COMME			B	2	75,000.00	2012		1	GD	95	142,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	25,498	25,498		77.25	1,969,613
OFP	OPEN PORCH	0	160		7.72	1,236
SFL	2ND FLOOR	25,658	25,658		77.25	1,981,973

Ttl. Gross Liv/Lease Area:		51,156	51,316	51,172		3,952,821
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CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT												
US REIF WATERMARK EAST VILLAGE INTERCONTINENTAL REAL EST CORP 1270 SOLDERS FIELD RD BOSTON, MA 02135 Additional Owners:												Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, MA				
				SUPPLEMENTAL DATA																				
Other ID:												Total		4,879,600		4,879,600								
GIS ID: F_375266_2846519				ASSOC PID#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													Total:				Total:				Total:			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.		
Total:																								
ASSESSING NEIGHBORHOOD												APPAISED VALUE SUMMARY												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A						125		BG																
NOTES												Appraised Bldg. Value (Card) 3,873,800 Appraised XF (B) Value (Bldg) 156,200 Appraised OB (L) Value (Bldg) 65,500 Appraised Land Value (Bldg) 784,100 Special Land Value 0 Total Appraised Parcel Value 4,879,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 4,879,600												
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			
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing			S Adj Fact	Adj. Unit Price	Land Value	
																		Spec Use	Spec Calc					
Total Card Land Units: 0.00 AC Parcel Total Land Area: 3.84 AC Total Land Value:																								

