

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:11/30/2015 14:25

CURRENT OWNER

NHP PROPERTIES BUSINESS TRUST
C/O VENTAS INC
ALTUS GROUP US INC
21001 N TATUM BLVD STE 1630
PHOENIX, AZ 85050
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

304

3,855,100

3,855,100

COMM LAND

304

690,200

690,200

COMMERC.

304

116,900

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

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

304

3,855,100

2014

B

3,803,400

2013

B

3,842,600

2015

304

690,200

2014

L

774,500

2013

L

774,500

2015

304

116,900

2014

O

107,000

2013

O

107,800

Total:

4,662,200

Total:

4,684,900

Total:

4,724,900

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

304

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

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

3,855,100
0
116,900
690,200
0
4,662,200
C
0
4,662,200

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	

