

Property Location: 305 MAPLE ST
Vision ID: 4629

Account #4702

MAP ID:6/ 9/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 2

State Use:957

Print Date:12/01/2015 09:34

CURRENT OWNER

FAIRVIEW EXTENDED CARE SERVICE

725 NORTH ST

PITTSFIELD, MA 01201

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_375245_2848813

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

EXEMPT

EXM LAND

EXEMPT

Total

Code

957

957

957

5,167,300

Appraised Value

4,357,500

754,400

55,400

5,167,300

Assessed Value

4,357,500

754,400

55,400

5,167,300

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

FAIRVIEW EXTENDED CARE SERVICE BERKSHIRE

HANNOVER HEALTHCARE MASS

BK-VOL/PAGE

07556/ 0067

05705/ 0165

SALE DATE

09/26/1990

10/26/1984

q/u

U

U

v/i

I

I

SALE PRICE

7,693,000

5,337,950

V.C.

N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

Total:

Code

957

957

957

Assessed Value

4,357,500

754,400

55,400

5,167,300

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

4,308,500

710,400

49,100

5,068,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

4,449,800

710,400

49,100

5,209,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

957

Batch

BA

NOTES

ELM NURSING HOME. 90 SALE INCLS 6-6-0

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED 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

4,357,500

0

55,400

754,400

0

5,167,300

C

0

5,167,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202669

07/12/2012

9

ALTERATION

92,225

0

CONVERTING 1 BED U

201102992

12/01/2011

GEN

GENERATOR

8,000

0

5

01/05/2010

8

RENOVATION

185,000

0

UNITS C & D NURSES V

79

04/22/2009

12

REROOF

92,644

0

35

03/21/1999

9

ALTERATION

4,500

0

ADD WALLS/ENCL SPA

155

07/14/1997

MN

Manual Note

800

0

SIGN

189

07/01/1992

MN

Manual Note

124,935

0

ALTERATION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/17/2013

105

15

PERMIT VISIT

04/13/2012

317

15

PERMIT VISIT

11/18/2010

317

15

PERMIT VISIT

12/02/2009

317

15

PERMIT VISIT

06/15/2004

303

3

MEAS+INSPCTD

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

957

CHAR SERVICE

RB

217,800

2.48

1.1000

D

1.0000

1.00

BA

1.00

1.00

2.73

594,600

1

957

CHAR SERVICE

RB

3.33

48,000.00

1.0000

0

1.0000

1.00

BA

1.00

1.00

48,000.00

159,800

Total Card Land Units:

8.33

AC

Parcel Total Land Area:

8.33

AC

Total Land Value:

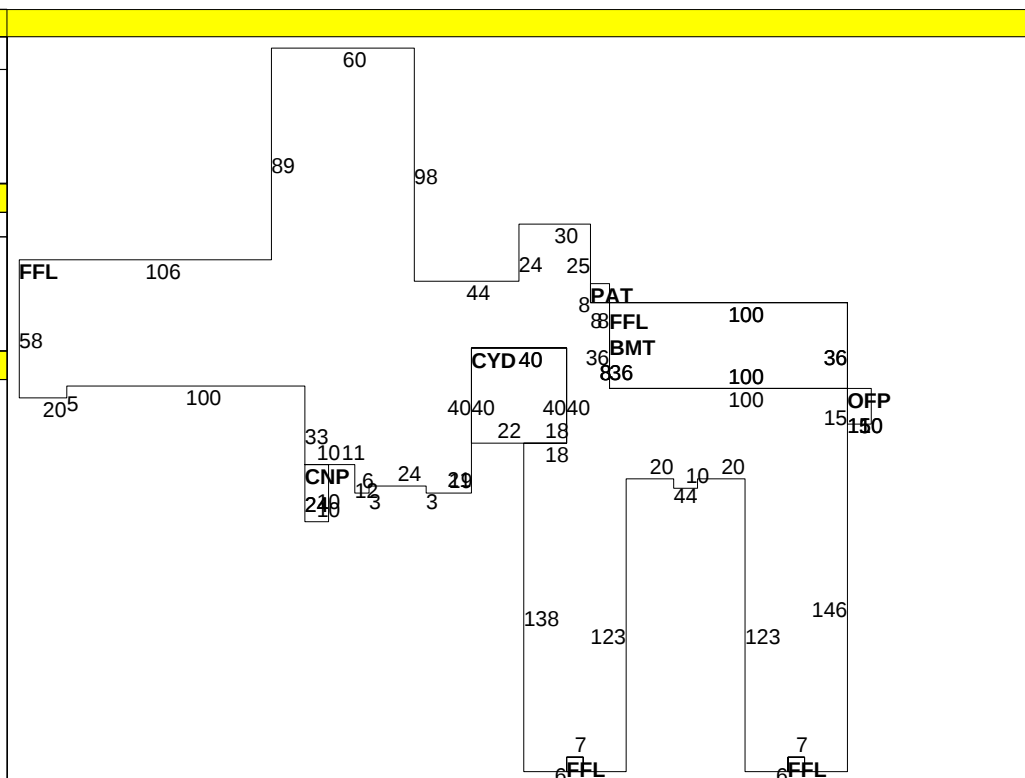
754,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	54		NURSING HM				
Model	94		COMMERCIAL				
Grade	B		GOOD				
Stories	1.00		1 Story				
Occupancy	119			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				957	CHAR SERVICE		100
Roof Structure	1		GABLE				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			136.44
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	3		FORCED H/W	Replace Cost			5,515,862
AC Percent	100			AYB			1960
FBM Sqft				EYB			1993
Bldg Use	957		CHAR SERVICE	Dep Code			GV
Total Rooms	119			Remodel Rating			
Bedrooms	119			Year Remodeled			
Full Baths	26			Dep %			21
Half Baths	9			Functional ObsInc			
Extra Fixtures	73			External ObsInc			
#Heat Sys	1			Cost Trend Factor			1
Frame	2		STEEL	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	1		CONCRETE	Overall % Cond			79
Partitions	T		TYPICAL	Apprais Val			4,357,500
Wall Height	12			Dep % Ovr			0
FBM Quality				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
85	PAVING	OB	Outbuilding	L	30,000	1.61	1970	A		AV	55	26,600
86	CONC PAV			L	160	2.30	2012	A		GD	70	300
77	LITE-SIN			L	9	690.00	1992	G		GD	70	5,400
03	GARAGE			L	704	28.18	1970	A		AV	55	10,900
19	PATIO			L	1,000	5.75	1970	E		EX	90	9,100
77	LITE-SIN			L	2	690.00	1970	A		AV	55	800
02	SHED/FR			L	288	7.48	2000	A		GD	70	1,500
02	SHED/FR			L	32	7.48	2001	A		AV	55	100
83	SIGN			L	20	28.75	2010	G		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	3,600		27.29	98,234
CNP	CANOPY	0	240		6.82	1,637
CYD	CRTYARD	0	1,600		0.00	0
FFL	1ST FLOOR	39,670	39,670		136.44	5,412,444
OFF	OPEN PORCH	0	234		13.41	3,138
PAT	PATIO	0	64		6.40	409

Ttl. Gross Liv/Lease Area:		39,670	45,408	40,428		5,515,862



CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA VISION					
FAIRVIEW EXTENDED CARE SERVICE 725 NORTH ST PITTSFIELD, MA 01201 Additional Owners:											Description		Code		Appraised Value		Assessed Value									
			SUPPLEMENTAL DATA																							
Other ID:			ASSOC PID#																							
GIS ID: F_375245_2848813			ASSOC PID#									Total		5,167,300		5,167,300										
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												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 4,357,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 55,400 Appraised Land Value (Bldg) 754,400 Special Land Value 0 Total Appraised Parcel Value 5,167,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 5,167,300														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch															
0001/A								957			BA															
NOTES																										
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			
Total Card Land Units:										0.00 AC		Parcel Total Land Area:8.33 AC										Total Land Value:				0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)															
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description												
						MIXED USE															
						Code	Description				Percentage										
						957	CHAR SERVICE				100										
						COST/MARKET VALUATION															
						Cost Trend Factor															
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						
86 SPR GEN	CONC PAV SPRINKLER GENERATOR					L L B	144 1 0	2.30 1.00 0.00	2012 Null 1993	A A A			GD AV AV	70 55 0	200 0 0						
BUILDING SUB-AREA SUMMARY SECTION																					
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value									
Ttl. Gross Liv/Lease Area:				0		0		0				5,515,862									
No Photo On Record																					

No Photo On Record