

Property Location: 32 CHESTNUT ST
Vision ID: 3512

Account #3568

MAP ID:40/ 46A/ 1/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:304

Print Date:12/02/2016 14:23

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

SUPPLEMENTAL DATA

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

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

304

3,942,200

3,942,200

COMM LAND

304

712,400

712,400

COMMERC.

304

116,900

116,900

Total

4,771,500

4,771,500

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

2016

304

3,855,100

2015

304

3,855,100

2014

B

3,803,400

2016

304

690,200

2015

304

690,200

2014

L

774,500

2016

304

116,900

2015

304

116,900

2014

O

107,000

Total:

4,662,200

Total:

4,662,200

Total:

4,684,900

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

0.7700

B

1.0000

1.00

GG

1.00

1.00

1.91

249,600

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:712,400

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:			110.97			
Interior Floor 2	4		CARPET									
Heating Fuel	2		GAS									
Heating Type	1		FORCED H/A			Replace Cost			6,159,625			
AC Percent	100					AYB			1985			
FBM Sqft						EYB			1988			
Bldg Use	304		NURSING			Dep Code			AV			
Total Rooms	135					Remodel Rating						
Bedrooms	135					Year Remodeled						
Full Baths	15					Dep %			26			
Half Baths	70					Functional Obslnc						
Extra Fixtures	12					External Obslnc			10			
#Heat Sys	1					Cost Trend Factor			1			
Frame	3		CONCRETE			Condition						
Bath Style	A		AVERAGE			% Complete						
Foundation	1		CONCRETE			Overall % Cond			64			
Partitions	T		TYPICAL			Apprais Val			3,942,200			
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			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				5.49		2,109
FFL	1ST FLOOR			55,486		55,486				110.97		6,157,514
Ttl. Gross Liv/Lease Area:				55,486		55,870		55,505				6,159,625

