

Property Location: 50 BENTON DR
Vision ID: 5088

Account #5165

MAP ID:7/ 83/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 2

State Use: 125

Print Date: 12/06/2016 10:25

CURRENT OWNER

US REIF WATERMARK EAST VILLAGE
INTERCONTINENTAL REAL EST CORP
1270 SOLDERS FIELD RD

BOSTON, MA 02135
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_375266_2846519

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTIAL
RES LAND
RESIDENTIAL

Code

125
125
125

Appraised Value

4,030,000
861,100
65,500

Assessed Value

4,030,000
861,100
65,500

Total

4,956,600

4,956,600

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

US REIF WATERMARK EAST VILLAGE PLACE FEE
NSI EAST VILLAGE PLACE LLC,
CHANCELLOR OF EAST LONGMEADOW INC
BENTON ASSOCIATES INC,

BK-VOL/PAGE

17449/ 196
12368/ 131
10418/ 423
0/ 0

SALE DATE

08/26/2008
05/31/2002
08/25/1998

q/u

U
U
U
U

v/i

I
I
V

SALE PRICE

17,046,489
4,432,256
600,002
0

V.C.

C
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016
2016
2016

Code

125
125
125

Assessed Value

4,030,000
784,100
65,500

Yr.

2015
2015
2015

Code

125
125
125

Assessed Value

4,030,000
784,100
65,500

Yr.

2014
2014
2014

Code

B
L
O

Assessed Value

4,230,800
842,700
70,000

Total:

4,879,600

4,879,600

Total:

5,143,500

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
125

Batch
BG

NOTES

EAST VILLAGE PLACE - ASSISTED LIVING
FACILITY ATB REMOVE OVERRIDE FOR FY2007,
VALUE 5,090100

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

3,873,800
156,200
65,500
861,100
0

4,956,600
C
0
4,956,600

BUILDING PERMIT RECORD

Permit ID
262
131

Issue Date
11/02/1999
06/22/1998

Type
6
2

Description
SIGN
DWELLING

Amount
500
5,147,900

Insp. Date

% Comp.
0
0

Date Comp.

Comments
ASST. LIVING FACILITY

VISIT/ CHANGE HISTORY

Date
09/22/2010
01/11/2000
01/15/1999

Type

IS

ID
311
105
105

Cd.
3
7
15

Purpose/Result
MEAS+INSPCTD
INFO FM PLAN
PERMIT VISIT

LAND LINE VALUATION SECTION

B #
1

Use Code
125

Use Description
ASSISTD LIV

Zone
RA

D

Front

Depth

Units
167,195

SF

Unit Price
2.20

I. Factor
1.5600

S.A.

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
BG

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
INT1 1.50

S Adj Fact
1.50

Adj. Unit Price
5.15

Land Value
861,100

Total Card Land Units: 3.84 AC

Parcel Total Land Area: 3.84 AC

Total Land Value: 861,100

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		SLAB				
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						

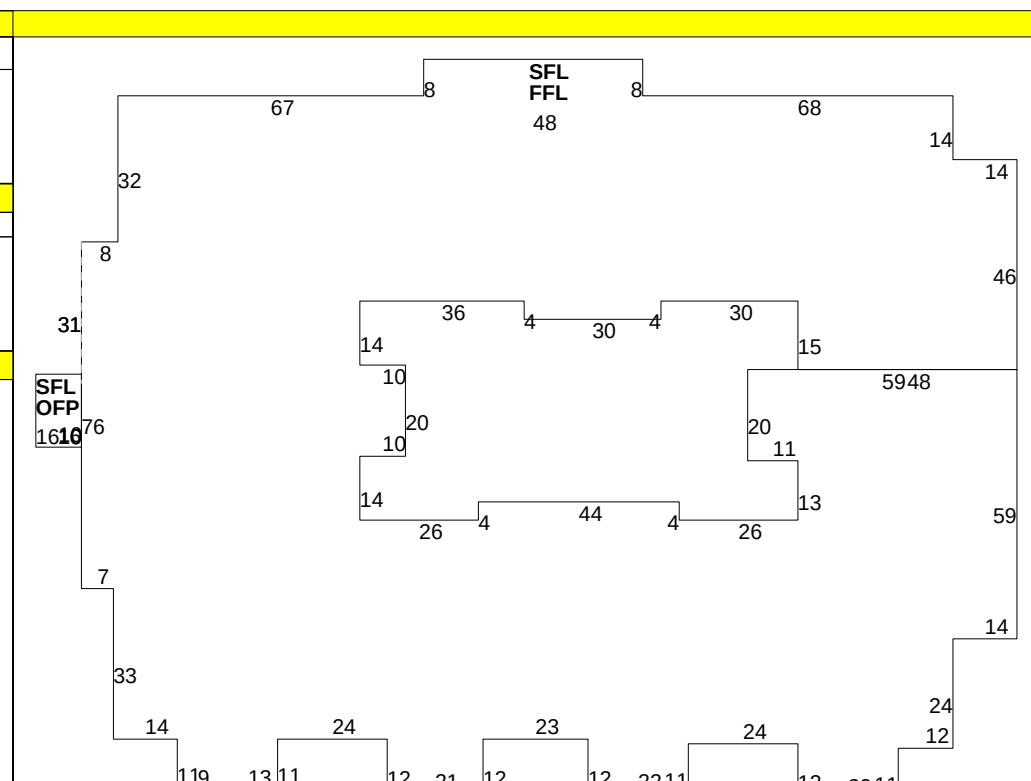
CONSTRUCTION DETAIL (CONTINUED)

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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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																				
						MIXED USE																							
						Code	Description		Percentage																				
						125	ASSISTD LIV		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																	
81	COOLER	EX	Extra Feature	B	100	46.00	2012	G	1	GD	95	5,500																	
82	FREEZER			B	100	69.00	2012	G	1	GD	95	8,200																	
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				3,952,821																		

No Photo On Record

No Photo On Record