

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: 12/15/2017 22:26

CURRENT OWNER

FAIRVIEW EXTENDED CARE SERVICE

725 NORTH ST

PITTSFIELD, MA 01201

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

EXEMPT

EXM LAND

EXEMPT

Code

957

957

957

Appraised Value

4,750,700

1,009,400

55,400

Assessed Value

4,750,700

1,009,400

55,400

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_375245_2848813

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

5,815,500

5,815,500

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

1

1

SALE PRICE

7,693,000

5,337,950

V.C.

N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Code

957

957

957

Assessed Value

4,455,300

754,400

55,400

Yr.

2016

2016

2016

Code

957

957

957

Assessed Value

4,357,500

754,400

55,400

Yr.

2015

2015

2015

Code

957

957

957

Assessed Value

4,357,500

754,400

55,400

Total:

5,265,100

5,167,300

Total:

5,167,300

5,167,300

EXEMPTIONS

Year

Type

Description

Amount

OTHER ASSESSMENTS

Code

Description

Number

Amount

Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

4,750,700

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

55,400

Appraised Land Value (Bldg)

1,009,400

Special Land Value

0

Total Appraised Parcel Value

5,815,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

5,815,500

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 SE PS #1154

9/19/2017 PL 380/104 COMBINES PARCELS

6-5-0, 6-6-0, 6-8-0 & 6-9-0 INTO ONE TO

BE IDENTIFIED AS 6-9-0 WITH 13.15 TOTAL

ACRES. 313 MAPLE ST TO BE SOLD TO

FAIRVIEW PRIOR TO FOUNDATION

BUILDING PERMIT RECORD

Permit ID

201702525

201700562

201202669

201102992

5

79

35

Issue Date

09/11/2017

03/01/2017

07/12/2012

12/01/2011

01/05/2010

04/22/2009

03/21/1999

Type

41

7

9

GEN

8

12

9

Description

FOUNDATION

REMODEL

ALTERATION

GENERATOR

RENOVATION

REROOF

ALTERATION

Amount

285,000

25,000

92,225

8,000

185,000

92,644

4,500

Insp. Date

% Comp.

0

0

0

0

0

0

0

Date Comp.

Comments

INTERIOR OFFICE SPA

CONVERTING 1 BED U

UNITS C & D NURSES V

ADD WALLS/ENCL SPA

VISIT/CHANGE HISTORY

Date

05/17/2013

04/13/2012

11/18/2010

12/02/2009

06/15/2004

Type

IS

ID

105

317

317

317

303

Cd.

15

15

15

15

3

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

1

Use Code

957

957

Use Description

CHAR SERVICE

CHAR SERVICE

Zone

RB

RB

D

Front

Depth

Units

217,800

3.33

SF

AC

Unit Price

2.48

50,000.00

I. Factor

1.5600

1.0000

S.A.

D

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

BA

BA

Adj.

1.00

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

1.00

Adj. Unit Price

3.87

50,000.00

Land Value

842,900

166,500

Total Card Land Units:

8.33

AC

Parcel Total Land Area:

8.33

AC

Total Land Value:

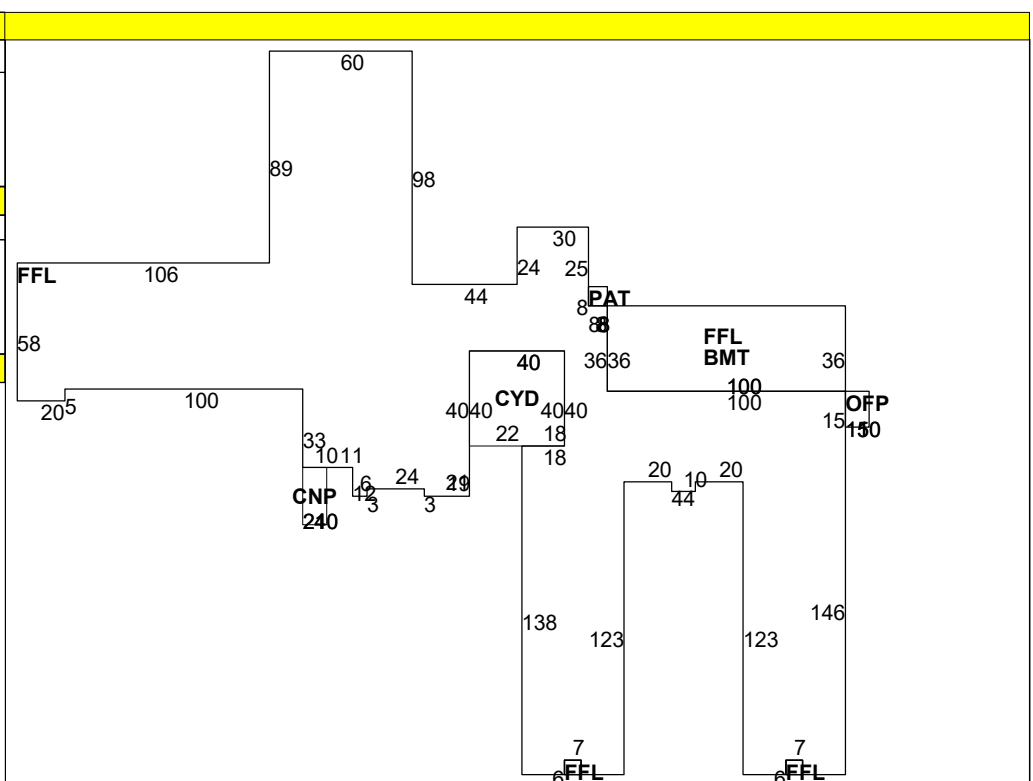
1,009,400

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						
Exterior Wall 1	7		BRICK				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	3		FORCED H/W				
AC Percent	100						
FBM Sqft							
Bldg Use	957		CHAR SERVICE				
Total Rooms	119						
Bedrooms	119						
Full Baths	26						
Half Baths	9						
Extra Fixtures	73						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

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		29.75	107,097
CNP	CANOPY	0	240		7.44	1,785
CYD	CRTYARD	0	1,600		0.00	0
FFL	1ST FLOOR	39,670	39,670		148.75	5,900,734
OFF	OPEN PORCH	0	234		14.62	3,421
PAT	PATIO	0	64		6.97	446

Ttl. Gross Liv/Lease Area:		39,670	45,408	40,428		6,013,485
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VISION

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	144	2.30	2012	A			GD	70	200								
				L	1	1.00	Null	A		AV	55	0									
				B	0	0.00	1996	A	1	AV	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				6,013,485										

No Photo On Record