

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: 12/16/2017 00:15

CURRENT OWNER

US REIF WATERMARK EAST VILLAG
INTERCONTINENTAL REAL EST COR
1270 SOLDERS FIELD RD

BOSTON, MA 02135
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_375266 2846519

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
125
125
125

Appraised Value
4,181,000
907,900
65,500

Assessed Value
4,181,000
907,900
65,500

Total

5,154,400

5,154,400

1006
4ST LONGMEADOW, M

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

v/i
I
I
V

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

V.C.
C
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

125

4,030,000

2016

125

4,030,000

2015

125

4,030,000

2017

125

861,100

2016

125

784,100

2015

125

784,100

2017

125

65,500

2016

125

65,500

2015

125

65,500

Total:

4,956,600

Total:

4,879,600

Total:

4,879,600

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

125

BG

NOTES

EAST VILLAGE PLACE - ASSISTED LIVING
FACILITY

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

4,024,800

Appraised XF (B) Value (Bldg)

156,200

Appraised OB (L) Value (Bldg)

65,500

Appraised Land Value (Bldg)

907,900

Special Land Value

0

Total Appraised Parcel Value

5,154,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

5,154,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

262

11/02/1999

6

SIGN

500

0

131

06/22/1998

2

DWELLING

5,147,900

0

ASST. LIVING FACILITY

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/22/2010

311

3

MEAS+INSPCTD

01/11/2000

105

7

INFO FM PLAN

01/15/1999

105

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

125

ASSISTD LIV

RA

167,195 SF

2.32

1.5600

D

1.0000

1.00

BA

1.00

INT1

1.50

1.50

5.43

907,900

Total Card Land Units:

3.84 AC

Parcel Total Land Area:

3.84 AC

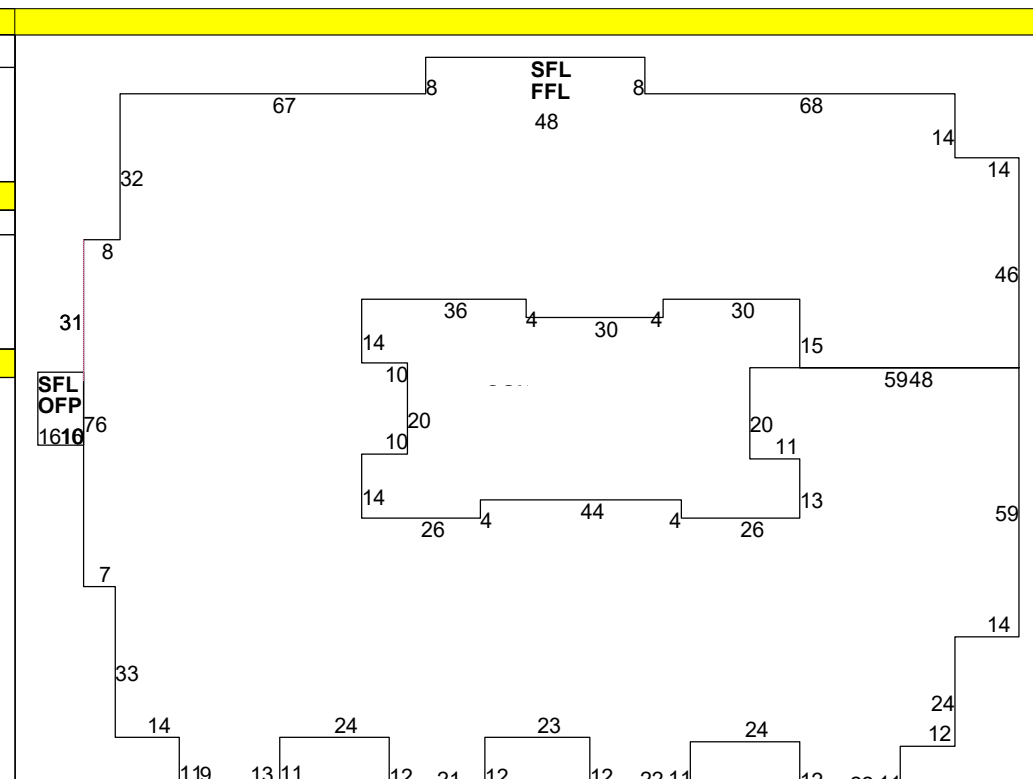
Total Land Value:

907,900

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						

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-COMM			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		82.79	2,111,036
OFP	OPEN PORCH	0	160		8.28	1,325
SFL	2ND FLOOR	25,658	25,658		82.79	2,124,282
Ttl. Gross Liv/Lease Area:		51,156	51,316	51,172		4,236,643



Property Location: 50 BENTON DR
Vision ID: 5088

MAP ID: 7/ 83/ 0/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 2 of 2

State Use: 125
Print Date: 12/16/2017 00:15

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION							
US REIF WATERMARK EAST VILLAGE INTERCONTINENTAL REAL ESTATE CORP 1270 SOLDERS FIELD RD BOSTON, MA 02135 Additional Owners:													Description		Code		Appraised Value		Assessed Value									
SUPPLEMENTAL DATA																												
Other ID:																												
GIS ID: F_375266_2846519												ASSOC PID#																
Total												5,154,400				5,154,400												
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:												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)4,024,800 Appraised XF (B) Value (Bldg)156,200 Appraised OB (L) Value (Bldg)65,500 Appraised Land Value (Bldg)907,900 Special Land Value0 Total Appraised Parcel Value5,154,400 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value5,154,400																
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								125			BG																	
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									
										</																		

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				4,236,643										

No Photo On Record