

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: 12/07/2018 11:58

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.

UTILITIES

1 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

COMMERC.
COMM LAND
COMMERC.

Code
304
304
304

Appraised Value
4,023,800
586,000
116,900

Assessed Value
4,023,800
586,000
116,900

Total

4,726,700

4,726,700

1006

4ST 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

2018

304

4,023,800

2017

304

3,942,200

2016

304

3,855,100

2018

304

586,000

2017

304

712,400

2016

304

690,200

2018

304

116,900

2017

304

116,900

2016

304

116,900

Total:

4,726,700

Total:

4,771,500

Total:

4,662,200

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

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
265
266
107
10
364
272

Issue Date
08/01/2006
08/01/2006
04/07/2006
01/10/2005
11/18/2004
10/23/1996

Type
6
6
7
4
12
MN

Description
SIGN
SIGN
REMODEL
ADDITION
REROOF
Manual Note

Amount
1,500
1,500
200,000
1,485,000
149,000
500

Insp. Date

% Comp.
0
0
0
0
0
0

Date Comp.

Comments
32" X 5' WALL
2' X 5' WALL
SEE NOTES
OC 12/2/2005
NVC
ALTER

VISIT/CHANGE HISTORY

Date
02/16/2007
02/16/2007
02/16/2007
02/16/2007
02/16/2007
02/16/2007

Type

IS

ID
311
311
311
311
311
311

Cd.
14
14
14
15
15
15

Purpose/Result
INSPECTED
INSPECTED
INSPECTED
PERMIT VISIT
PERMIT VISIT
PERMIT VISIT

LAND LINE VALUATION SECTION

B
#

Use
Code

Use
Description

Zone
D

Front
Depth

Units
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

2.52

0.7000

1.0000

1.00

GG

1.00

1.00

1.76

230,000

1

304

NURSING

RA

8.90

AC

40,000.00

1.0000

0

1.0000

1.00

GG

1.00

1.00

40,000.00

356,000

Total Card Land Units:

11.90

AC

Parcel Total Land Area:

11.9 AC

Total Land Value:

586,000

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:			118.84			
Interior Floor 2	4		CARPET									
Heating Fuel	2		GAS									
Heating Type	1		FORCED H/A			Replace Cost			6,596,408			
AC Percent	100					AYB			1985			
FBM Sqft						EYB			1989			
Bldg Use	304		NURSING			Dep Code			AV			
Total Rooms	135					Remodel Rating						
Bedrooms	135					Year Remodeled						
Full Baths	15					Dep %			29			
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			61			
Partitions	T		TYPICAL			Apprais Val			4,023,800			
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				5.88		2,258
FFL	1ST FLOOR			55,486		55,486				118.84		6,594,150
Ttl. Gross Liv/Lease Area:				55,486		55,870		55,505				6,596,408

