

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
NHP PROPERTIES BUSINESS TRUS C/O BEAR MOUNTAIN HEALTHCARE 32 CHESTNUT ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed								
												COMMERC.	304	3,998,600		3,998,600									
												COMM LAND	304	593,800		593,800									
SUPPLEMENTAL DATA												COMMERC.		304	54,000		54,000								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_384076_2846187						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		4,646,400		4,646,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
NHP PROPERTIES BUSINESS TRUST G + L CHESTNUT LLC, G + L HAMPDEN, LLC, HAMPDEN NURSING HOMES INC CHESTNUT HILL NURSING				16004	0180	06-21-2006	U	I	17,390,000		1	2021	304	Assessed 4,134,200 593,800 116,900	Year 2020	Code 304 304 304	Assessed 4,134,200 593,800 116,900	Year 2019	Code 304 304 304	Assessed 4,023,800 586,000 116,900					
				14113	0279	04-21-2004	U	I	1		1B														
				10047	0231	10-29-1997	U	I	10,900,000		1B														
				07308	0274	10-31-1989	U	I	7,872,000		1B														
				06776	0101	03-09-1988	U	I	400,000																
Total												4,844,900		Total		4,844,900		Total		4,726,700					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description			Amount		Code	Description		Number												Amount		Comm Int	
Total				0.00																					
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 3,998,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 54,000 Appraised Land Value (Bldg) 593,800 Special Land Value 0 Total Appraised Parcel Value 4,646,400 Valuation Method C Total Appraised Parcel Value 4,646,400													
Nbhd		Nbhd Name			B		Tracing				Batch														
0001							304				GG														
NOTES																									
CHESTNUT HILL																									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date		Id	Type	Is	Cd	Purpose/Result			
202000739		09-30-2020		6	SIGN		750		06-30-2021		100			2 - 26.66 SQ FT SIGNS - CHE		06-30-2021		400			15	PERMIT VISIT			
266		08-01-2006		6	SIGN		1,500							2` X 5` WALL		04-20-2021		333			14	INSPECTED			
265		08-01-2006		6	SIGN		1,500							32" X 5` WALL		02-16-2007		311			15	PERMIT VISIT			
107		04-07-2006		7	REMODEL		200,000							SEE NOTES		02-16-2007		311			15	PERMIT VISIT			
10		01-10-2005		4	ADDITION		1,485,000							OC 12/2/2005		02-16-2007		311			14	INSPECTED			
364		11-18-2004		12	REROOF		149,000							NVC		02-16-2007		311			14	INSPECTED			
272		10-23-1996		MN	Manual Note		500							ALTER		02-16-2007		311			14	INSPECTED			
LAND LINE VALUATION SECTION																									
B	Use Code	Description		Zone	Land Type		Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value			
1	304	NURSING		RA	SITE		130,680		SF		2.6	0.70000	B	1.00	GG	1.000					0	1.82	237,800		
1	304	NURSING		RA	EXCESS		8.900		AC		40,000	1.00000	0	1.00	GG	1.000					0	40,000	356,000		
Total Card Land Units							11.90	AC	Parcel Total Land Area: 11.90							Total Land Value							593,800		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		54	NURSING HM								
Model		94	COMMERCIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy		135.00				MIXED USE					
Exterior Wall 1		7	BRICK			Code		Description		Percentage	
Exterior Wall 2						304		NURSING		100	
Roof Structure		4	FLAT							0	
Roof Cover		4	TAR+GRAVEL							0	
Interior Wall 1		1	DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN				6,777,355	
Interior Floor 1		14	ASPHL TILE								
Interior Floor 2		4	CARPET								
Heating Fuel		2	GAS								
Heating Type		1	FORCED H/A			Year Built				1985	
AC Percent		100				Effective Year Built				1989	
FBM Sqft						Depreciation Code				AV	
Bldg Use		304	NURSING			Remodel Rating					
Total Rooms		135				Year Remodeled					
Bedrooms		135				Depreciation %				29	
Full Baths		15				Functional Obsol					
Half Baths		70				External Obsol				12	
Extra Fixtures		12				Trend Factor				1	
#Heat Sys		1				Condition					
Frame		3	CONCRETE			Condition %					
Bath Style		A	AVERAGE			Percent Good				59	
Foundation		1	CONCRETE			Cns Sect Rcnld				3,998,600	
Partitions		T	TYPICAL			Dep % Ovr					
Wall Height		12.00				Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door						Misc Imp Ovr Comment					
Kitchens		1				Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
85	PAVING	L	49,198	1.61	1986	AV	55	A	1.00	43,600	
77	LITE-SIN	L	21	690.00	2006	AV	55	A	1.00	8,000	
83	SIGN	L	12	28.75	2006	GD	70	G	1.25	300	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
CNP	CANOPY				0	384		6.04		2,320	
FFL	1ST FLOOR				55,486	55,486		122.10		6,775,035	
Ttl Gross Liv / Lease Area					55,486	55,870	55,505			6,777,355	

CNP
(384 sf)

FFL
(55,486 sf)

