

State Use 125
Print Date 12/12/2022 9:57:04 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MSL EAST LONGMEADOW LAND MA C/O MERIDIAN SENIOR LIVING 6931 ARLINGTON RD														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		125	8717300		8,717,300									
						DRAINAGE				VIEW		COMMUNITY		RES LAND		125	1014800		1,014,800									
														RESIDENTL.		125	74100		74,100									
BETHESDA MD 20814						SUPPLEMENTAL DATA						Total		9,806,200		9,806,200												
						Alt Prcl ID SP Permit Chapter Land OC Dates 2/24/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
GIS ID F_387700_2857150														9,806,200		9,806,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MSL EAST LONGMEADOW MA LLC LONGMEADOW MA SENIOR PROPERTY LL BROOKDALE EAST LONGMEADOW WIEZBICKI EUGENE,C/O KIM WIEZBICKI TR MANNING STEPHEN R				22788 0375		08-02-2019		U		I		10		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				21402 0062		10-14-2016		U		I		31,320,000		1		2022	125	8,535,500	2021	125	8,535,500	2020	125	8,535,500				
				19566 0305		11-29-2012		U		I		750,000		1V			125	1,363,000		125	1,267,200		125	1,267,200				
				10873 0034		08-02-1999		U		I		100		1A			125	74,100		125	142,500		125	142,500				
				10873 0032		08-02-1999		U		I		100		1F		Total		9,972,600		Total		9,945,200		Total		9,945,200		
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description				Amount		Code	Description				YEAR	Amount												Comm Int		
				Total		0.00																						
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 8,557,300 Appraised Xf (B) Value (Bldg) 160,000 Appraised Ob (B) Value (Bldg) 74,100 Appraised Land Value (Bldg) 1,014,800 Special Land Value 0 Total Appraised Parcel Value 9,806,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 9,806,200												
Nbhd		Nbhd Name				Tracing				Batch																		
0001						125				BG																		
NOTES																VISIT / CHANGE HISTORY												
FY14 SUB 1095 BK PLAN 364-91 LOT 2 FORMERLY BLUEBIRD ACRES 12/2012 FKA 739 PARKER ST																												
BUILDING PERMIT RECORD																Purpose/Result												
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments														Date	Type	Is	Id	Cd
202200893	03-18-2022	42	REPAIRS		7,500	06-07-2022	100	06-07-2022		NVC=DRYWALL DA														05-29-2018	01		400	15
201700449	03-07-2017	6	SIGN		1,200	05-29-2018	100	05-29-2018		THE RESERVE						05-27-2016	317	15	PERMIT VISIT									
201502825	11-19-2015	6	SIGN		3,000	05-27-2016	100	05-27-2016		BROOKDALE						04-04-2014	400	25	OC VISIT									
201203532	12-11-2012	61	CONGREG LIVI		9,821,570		0	04-04-2014		OC 2/24/2014 89,						07-05-2013	317	15	PERMIT VISIT									
43	03-10-2009	5	DEMOLITION		43,321		0	04-04-2014		FARM STAND AND						05-30-2013	400	7	INFO FM PLAN									
																04-07-2008	317	2	MEASURED									
														06-02-2004	303	3	MEAS+INSPCTD											
LAND LINE VALUATION SECTION																												
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value						
1	125	ASSISTD LIV	RA				217,800	SF	2.84	1.560	D	LAND	1.00	BA	1.00			0		1.000	4.43	964,900						
1	125	ASSISTD LIV	RA				0.950	AC	52,500.00	1.000	0		1.00	BA	1.00			0		1.000	52,500	49,900						
Total Card Land Units							5.95	AC	Parcel Total Land Area:			5.95			Total Land Value										1,014,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	SR LIVING	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	103	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			125	ASSISTD LIV	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		69.60
Interior Floor 1	4	CARPET	RCN		9,007,672
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	3	FORCED H/W	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	79		Remodel Rating		
Full Baths	103		Year Remodeled		
Half Baths	7		Depreciation %		5
Extra Fixtures	0		Functional Obsol		
Total Rooms	111		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		95
Extra Kitchens	0		RCNLD		8,557,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	3		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	2	STEEL			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
SPR	SPRINKLER			L	1	1.00		60	0.00	AV	A	1.00	0
85	PAVING			L	56.0	1.61	2013	60	0.00	AV	A	1.00	54,100
77	LITE-SIN			L	17	690.00	2013	60	0.00	AV	A	1.00	7,000
87	FENCE-4			L	900	6.90	2013	60	0.00	AV	A	1.00	3,700
19	PATIO			L	2,50	5.75	2013	60	0.00	AV	A	1.00	8,600
61	ELEV-COMM			B	2	75000.00	2009	95	1.00			0.00	142,500
81	COOLER	EX	Extra Fea	B	128	46.00	2009	95	1.00	00	G	1.25	7,000
82	FREEZER			B	128	69.00	2009	95	1.00	00	G	1.25	10,500
84	SIGN-ILU			L	29	40.25	2015	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	1,192		5.08	6,051	
FFL	1ST FLOOR	51,356	51,356		100.84	5,178,934	
OFF	OPEN PORCH	0	3,159		10.09	31,867	
SFL	2ND FLOOR	37,591	37,591		100.84	3,790,819	
Ttl Gross Liv / Lease Area		88,947	93,298			9,007,672	

