

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
NHP PROPERTIES BUSINESS TRUS ATTN SUSAN JENNEY 32 CHESTNUT ST EAST LONGMEADOW MA 01028				1	TYPCL					Description	Code	Appraised		Assessed							
										COMMERC.	304	4,516,100		4,516,100							
										COMM LAND	304	711,000		711,000							
										COMMERC.	304	65,700		65,700							
SUPPLEMENTAL DATA																					
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#				Total5,292,8005,292,800											
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	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				14113	0279	04-21-2004	U	I	1	2024		304	3,623,300	2023	304	3,998,300	2022	304	3,998,600		
				10047	0231	10-29-1997	U	I	10,900,000	304		711,000	304	680,900	304	593,800					
				07308	0274	10-31-1989	U	I	7,872,000	304		65,700	304	54,000	304	54,000					
06776				0101	03-09-1988	U	I	400,000	1B	Total	4,400,000	Total	4,733,200	Total	4,646,400						
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor							
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name				B		Tracing				Batch									
0001								304				GG									
NOTES																					
CHESTNUT HILL																					
Total Appraised Parcel Value5,292,800																					
Valuation MethodC																					
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.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value			
1	304	NURSING	RA	SITE	130,680	SF	3.69	0.70000	B	1.00	GG	1.000			0		2.58	337,200			
1	304	NURSING	RA	EXCESS	8.900	AC	42,000.00	1.00000	0	1.00	GG	1.000			0		42,000	373,800			
Total Card Land Units					11.90	AC	Parcel Total Land Area: 11.90					Total Land Value					711,000				

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					8,363,132
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					1987
FBM Sqft						Depreciation Code					AV
Bldg Use	304		NURSING			Remodel Rating					
Total Rooms	135					Year Remodeled					
Bedrooms	135					Depreciation %					34
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					54
Foundation	1		CONCRETE			Cns Sect Rcld					4,516,100
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	2.00	1986	AV	55	A	1.00	54,100	
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	12.00	2019	AV	55	A	1.00	1,100	
02	SHED/FR	L	160	12.00	2019	AV	55	A	1.00	1,100	
02	SHED/FR	L	160	12.00	2019	AV	55	A	1.00	1,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
CNP	CANOPY			0	384		7.46	2,863			
FFL	1ST FLOOR			55,486	55,486		150.67	8,360,270			
Ttl Gross Liv / Lease Area				55,486	55,870			8,363,133			

CNP
(384 sf)

FFL
(55,486 sf)



CNP
(384 sf)

FFL
(55,486 sf)

