

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	5,005,500	5,005,500								
										COMM LAND	304	711,000	711,000								
SUPPLEMENTAL DATA										COMMERC.	304	71,600	71,600								
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		5,788,100	5,788,100								
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	2025		304	4,516,100	2024	304	3,623,300	2023	304	3,998,300		
				10047	0231	10-29-1997	U	I	10,900,000	304		711,000	304	711,000	304	680,900					
				07308	0274	10-31-1989	U	I	7,872,000	304		65,700	304	65,700	304	54,000					
06776				0101	03-09-1988	U	I	400,000	1B	Total	5,292,800	Total	4,400,000	Total	4,733,200						
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) 5,005,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 71,600 Appraised Land Value (Bldg) 711,000 Special Land Value 0 Total Appraised Parcel Value 5,788,100 Valuation Method C Total Appraised Parcel Value 5,788,100									
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.	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				9,269,529	
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				1991	
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 Rcnld				5,005,500	
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	60	A	1.00	59,000	
77	LITE-SIN	L	21	690.00	2006	AV	60	A	1.00	8,700	
83	SIGN	L	12	28.75	2006	GD	70	G	1.25	300	
02	SHED/FR	L	160	12.00	2019	AV	60	A	1.00	1,200	
02	SHED/FR	L	160	12.00	2019	AV	60	A	1.00	1,200	
02	SHED/FR	L	160	12.00	2019	AV	60	A	1.00	1,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
CNP	CANOPY				0	384		8.26		3,173	
FFL	1ST FLOOR				55,486	55,486		167.00		9,266,356	
Ttl Gross Liv / Lease Area					55,486	55,870				9,269,529	

CNP
(384 sf)

FFL
(55,486 sf)

