

State Use 125
Print Date 11-21-2025 9:28:39 A

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MSL EAST LONGMEADOW LAND MA C/O LCB SENIOR LIVING LLC 315 NORWOOD PARK SOUTH														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		125	10489200		10,489,200										
														RES LAND		125	1110600		1,110,600										
						DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		125	91200		91,200										
NORWOOD MA 02062						SUPPLEMENTAL DATA																							
						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												Total		11,691,000		11,691,000													
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		2025	125	9,580,500	2024	125	9,002,700	2023	125	8,717,300			
				19566		0305		11-29-2012		U		I		750,000		1V		125	1,110,600	125	1,110,600	125	1,014,800						
				10873		0034		08-02-1999		U		I		100		1A		125	91,200	125	91,200	125	74,100						
				10873		0032		08-02-1999		U		I		100		1F		Total		10,782,300		Total		10,204,500		Total		9,806,200	
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																													
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 10,337,700 Appraised Xf (B) Value (Bldg) 151,500 Appraised Ob (B) Value (Bldg) 91,200 Appraised Land Value (Bldg) 1,110,600 Special Land Value 0 Total Appraised Parcel Value 11,691,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 11,691,000													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						125				BG																			
NOTES																													
FY14 SUB 1095 BK PLAN 364-91 LOT 2 FORMERLY BLUEBIRD ACRES 12/2012 FKA 739 PARKER ST																													
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
202200893		03-18-2022		42		REPAIRS		7,500		06-07-2022		100		06-07-2022		NVC=DRYWALL DA		05-29-2018		01				400		15		PERMIT VISIT	
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		3.12	1.560	D	LAND	1.00	BA	1.00			0				1.000	4.87		1,060,700	
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								1,110,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	SR LIVING	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	103	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
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	91.45	
Interior Floor 1	4	CARPET	RCN	11,486,340	
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	2019	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	79		Remodel Rating		
Full Baths	103		Year Remodeled		
Half Baths	7		Depreciation %	6	
Extra Fixtures	0		Functional Obsol	4	
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	90	
Extra Kitchens	0		RCNLD	10,337,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	3		Cost to Cure Ovr Comment		
WS Flues					

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	2.00	2013	60	0.00	AV	A	1.00	67,200
77	LITE-SIN			L	17	690.00	2013	60	0.00	AV	A	1.00	7,000
87	FENCE-4			L	900	8.00	2013	60	0.00	AV	A	1.00	4,300
19	PATIO			L	2,50	8.00	2013	60	0.00	AV	A	1.00	12,000
61	ELEV-COMM			B	2	75000.00	2009	90	1.00			0.00	135,000
81	COOLER	EX	Extra Fea	B	128	46.00	2009	90	1.00	00	G	1.25	6,600
82	FREEZER			B	128	69.00	2009	90	1.00	00	G	1.25	9,900
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		6.47	7,716	
FFL	1ST FLOOR	51,356	51,356		128.59	6,604,038	
OFF	OPEN PORCH	0	3,159		12.86	40,635	
SFL	2ND FLOOR	37,591	37,591		128.59	4,833,951	
Ttl Gross Liv / Lease Area		88,947	93,298			11,486,340	

