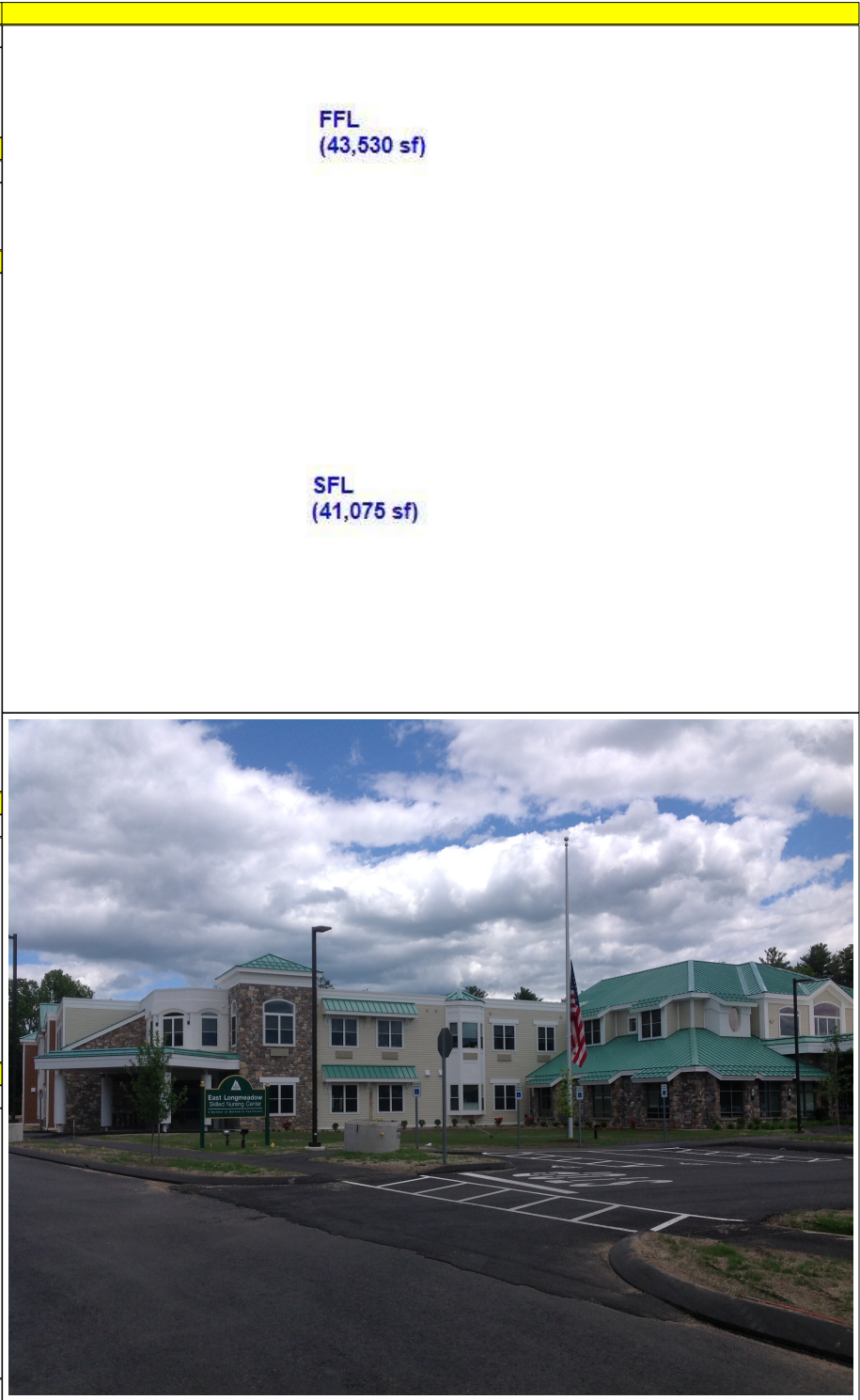


State Use 957
Print Date 11-21-2025 10:06:06

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA													
FAIRVIEW EXTENDED CARE SERVIC 725 NORTH ST PITTSFIELD MA 01201						1 TYPCL						Description		Code		Appraised		Assessed															
												EXEMPT		957		25,131,600		25,131,600															
												EXM LAND		957		1,682,400		1,682,400															
				SUPPLEMENTAL DATA								EXEMPT		957		128,000		128,000															
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375245_2848813				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
												Total		26,942,000		26,942,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FAIRVIEW EXTENDED CARE SERVICE BER HANNOVER HEALTHCARE MASS				07556 0067		09-26-1990		U		I		7,693,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				05705 0165		10-26-1984		U		I		5,337,950				2025		957		22,776,100		2024		957		21,363,300		2023		957		19,596,700	
																957		1,682,400		957		1,682,400		957		1,682,400		957		1,567,000			
																		957		123,500		957		123,500		957		106,800					
				Total		0.00								Total		24,582,000		Total		23,169,200		Total		21,270,500									
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															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										24,537,600													
0001						957		BA		Appraised Xf (B) Value (Bldg)										594,000													
										NOTES										Appraised Ob (B) Value (Bldg)										128,000			
9/19/2017 PL 380/104 COMBINES PARCELS										119-26=93										Appraised Land Value (Bldg)										1,682,400			
6-5-0, 6-6-0, 6-8-0 & 6-9-0 INTO ONE TO																				Special Land Value										0			
BE IDENTIFIED AS 6-9-0 WITH 13.15 TOTAL																				Total Appraised Parcel Value										26,942,000			
ACRES. SEE PS #1154																				Valuation Method										C			
DEMO TOOK APPROX 26 ROOMS & 13 FULL BTHS																				Total Appraised Parcel Value										26,942,000			
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					
202202361		07-19-2022		15		TENT		1,624		06-30-2022		0		06-30-2022		2 - 20X20 TENTS		07-13-2021		334						15		PERMIT VISIT					
202200890		03-18-2022		6		SIGN		770				100		06-30-2022		FREE STANDING SIGN		06-01-2020		400						15		PERMIT VISIT					
202102036		12-08-2021		MN		Manual Note		285				0				FIRE ALARM		06-27-2019		400						15		PERMIT VISIT					
202102932		09-30-2021		12		REROOF		10,999				100				INSTL ROOF SYST ON GARA		05-17-2013		105						15		PERMIT VISIT					
202102036		06-21-2021		MN		Manual Note		23,000				100				SPRINKLERS		04-13-2012		317						15		PERMIT VISIT					
202102036		06-15-2021		8		RENOVATION		2,464,968				100				RENOVATE TO ASSISTED LI		11-18-2010		317						15		PERMIT VISIT					
202002798		10-20-2020		5		DEMOLITION		49.000		07-13-2021		100		07-13-2021		REMOVAL OF 2 WINGS OF B		12-02-2009		317						15		PERMIT VISIT					
LAND LINE VALUATION SECTION																																	
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value													
1	957	CHAR SERVICE		RB	SITE	217,800	SF	3.69	1.56000	D	1.00	BA	1.000					0		5.76		1,254,500											
1	957	CHAR SERVICE		RB	EXCESS	8.150	AC	52,500.00	1.00000	0	1.00	BA	1.000					0		52,500		427,900											
Total Card Land Units						13.15	AC	Parcel Total Land Area: 13.15						Total Land Value						1,682,400													

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	54		NURSING HM								
Model	94		COMMERCIAL								
Grade	A		VERY GOOD								
Stories	2.00		2 STORY								
Occupancy	131.00					MIXED USE					
Exterior Wall 1	7		BRICK			Code	Description			Percentage	
Exterior Wall 2	16		STONE VENR			957	CHAR SERVICE			100	
Roof Structure	1		GABLE						0		
Roof Cover	11		MEMBRANE						0		
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN			24,785,462		
Interior Floor 1	6		CERAMIC TL								
Interior Floor 2	15		LAMINATE								
Heating Fuel	2		GAS								
Heating Type	3		FORCED H/W			Year Built			2018		
AC Percent	100					Effective Year Built			2024		
FBM Sqft						Depreciation Code			EX		
Bldg Use	957		CHAR SERVICE			Remodel Rating					
Total Rooms	131					Year Remodeled					
Bedrooms	131					Depreciation %			1		
Full Baths	131					Functional Obsol					
Half Baths	25					External Obsol					
Extra Fixtures	73					Trend Factor			1		
#Heat Sys	1					Condition					
Frame	2		STEEL			Condition %					
Bath Style	G		GOOD			Percent Good			99		
Foundation	6		SLAB			Cns Sect Rcnlld			24,537,600		
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	30,000	2.00	1970	GD	70	G	1.25	52,500	
86	CONC PAV	L	160	2.30	2012	GD	70	A	1.00	300	
GEN	GENERATOR	B	0	0.00	2018	AV	99	A	1.00	0	
03	GARAGE	L	704	32.00	1970	AV	60	A	1.00	13,500	
19	PATIO	L	1,000	8.00	1970	EX	90	E	1.75	12,600	
02	SHED/FR	L	288	12.00	2000	GD	70	A	1.00	2,400	
02	SHED/FR	L	32	12.00	2001	AV	60	A	1.00	200	
86	CONC PAV	L	144	2.30	2012	GD	70	A	1.00	200	
SPR	SPRINKLER	L	1	1.00	2019	AV	60	A	1.00	0	
61	ELEV-COMME	B	4	75000.00	2018	GD	99	G	0.00	594 000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				43,530	43,530		292.96	12,752,331		
SFL	2ND FLOOR				41,075	41,075		292.96	12,033,127		
Ttl Gross Liv / Lease Area					84,605	84,605			24,785,458		



State Use 957
Print Date 11-21-2025 10:06:08

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION				
FAIRVIEW EXTENDED CARE SERVIC 725 NORTH ST PITTSFIELD MA 01201						1 TYPCL						Description		Code	Appraised		Assessed					
												EXEMPT		957	25,131,600		25,131,600					
												EXM LAND		957	1,682,400		1,682,400					
				SUPPLEMENTAL DATA								EXEMPT		957	128,000		128,000					
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375245_2848813				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
												Total		26,942,000		26,942,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
													Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
													2025	957	22,776,100	2024	957	21,363,300	2023	957	19,596,700	
														957	1,682,400		957	1,682,400		957	1,567,000	
														957	123,500		957	123,500		957	106,800	
												Total	24,582,000	Total	23,169,200	Total	21,270,500					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value										
Year	Code	Description		Amount		Code	Description		Number	Amount										Comm Int		
Total				ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch														
0001								BA														
NOTES																						
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				
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				
Total Card Land Units							Parcel Total Land Area:										Total Land Value					1,682,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description				Element	Cd	Description		
Style:	54	NURSING HM								
Model	94	COMMERCIAL								
Grade	A	VERY GOOD								
Stories	2.00	2 STORY								
Occupancy	131.00					MIXED USE				
Exterior Wall 1	7	BRICK				Code	Description		Percentage	
Exterior Wall 2	16	STONE VENR								
Roof Structure	1	GABLE								
Roof Cover	11	MEMBRANE				COST / MARKET VALUATION				
Interior Wall 1	1	DRYWALL								
Interior Wall 2						RCN				
Interior Floor 1	6	CERAMIC TL								
Interior Floor 2	15	LAMINATE								
Heating Fuel	2	GAS								
Heating Type	3	FORCED H/W				Year Built				
AC Percent	100					Effective Year Built				
FBM Sqft						Depreciation Code				
Bldg Use	957	CHAR SERVICE				Remodel Rating				
Total Rooms	131					Year Remodeled				
Bedrooms	131					Depreciation %				
Full Baths	131					Functional Obsol				
Half Baths	25					External Obsol				
Extra Fixtures	73					Trend Factor				
#Heat Sys	1					Condition				
Frame	2	STEEL				Condition %				
Bath Style	G	GOOD				Percent Good				
Foundation	6	SLAB				Cns Sect Rcnd				
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
83	SIGN	L	105	28.75	2019	GD	70	G	1.25	2,600
83	SIGN	L	42	28.75	2019	GD	70	G	1.25	1,100
02	SHED/FR	L	113	12.00	2019	GD	70	G	1.25	1,200
77	LITE-SIN	L	10	690.00	2019	AV	60	A	1.00	41,400
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	