

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
AMHERST LLC	1	Level	1	All Public	1	Paved	4	Bus. District	ASH Type Desc	ASH Co	Appraised	ASH Assessed	601 AMHERST, MA
DAVID SIMHA MBR MGR	4	Rolling			5	Curb & Gutter			COMMERC.	3040	4,632,900	4,632,900	
150 UNIVERSITY DR					6	Sidewalk			COM LAND	3040	1,499,600	1,499,600	VISION
SUPPLEMENTAL DATA													
AMHERST MA 01002	Alt PCL ID	AMHERST NURSING HOM		Calc Front	403.1		Precinct						
	Prc_Usrfld			Prc_Usrfld			Vote At						
	BIDIN			BIDOUT			Tenant						
	BIDOUT			GIS ID	F_377266_2961175		Parent						
							PRC Creat						
							Assoc PID#						
										Total	6,132,500	6,132,500	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
AMHERST LLC	12118	0255	11-03-2015	U	I	13,000,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse
A N H INC	1493	0139	01-01-1966			0		2024	3040	4,384,000	2023	3040	4,325,200	2022	3040	4,123,400
									3040	1,481,300		3040	1,453,200		3040	1,439,800
										Total	5,865,300	Total	5,778,400	Total	5,563,200	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 4,529,400			
									Appraised Xf (B) Value (Bldg) 72,200			
									Appraised Ob (B) Value (Bldg) 31,300			
									Appraised Land Value (Bldg) 1,499,600			
									Special Land Value 0			
									Total Appraised Parcel Value 6,132,500			
									Valuation Method C			
									Total Appraised Parcel Value 6,132,500			

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	NURSING HOME-KIT/SERVING AREA PAVILIION			
5500				1990 ZBA 90-56 ZBA 96-51 EXP W 2ND FLAD			
				EXP OF 41 BEDS & 21 PKG SPACES D FOR 12 BDS-TOT 134 BDS			
				MAJOR EXP/RENOV FY94 2ND STORY ADD STAR FY98			
				ALLOWED 122 BDS DAYCARE 24			

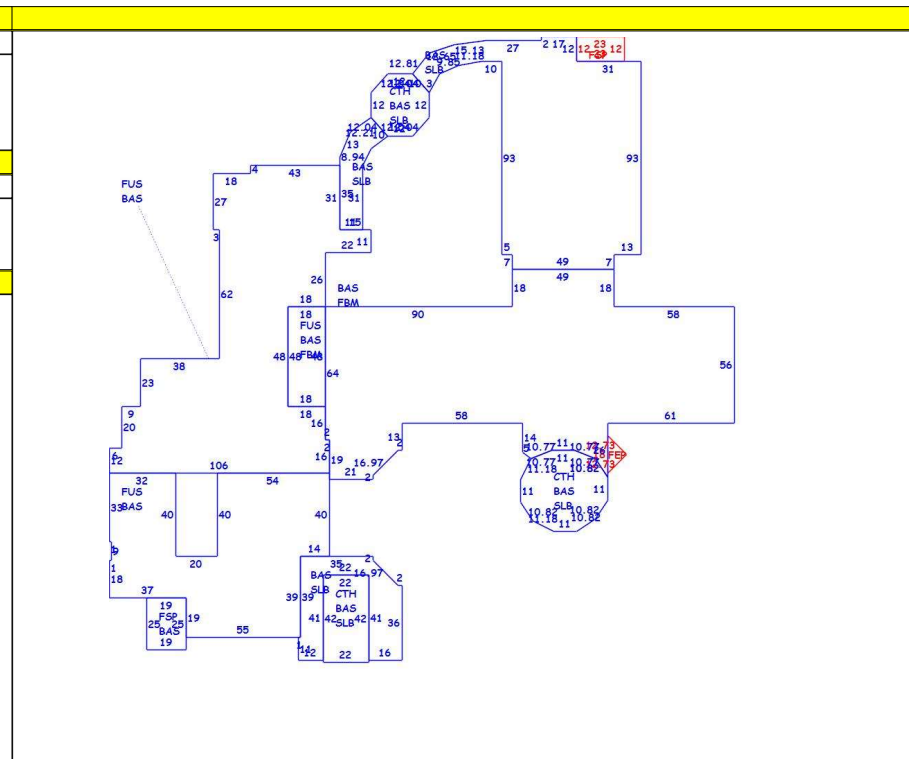
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes	Date	Id	Type	Is	Cd	Purpost/Result	
ELE18-0245	09-27-2017	EL	Electric	0		0		REMOD FRONT ENTRANCE	03-11-2005	DB			03	Building Permit Review	
BLD18-017	08-23-2017	RE	Remodel	5,000		0		ENLARGE LOBBY-REMOV W	10-18-2002	TM			00	Measur+Listed	
ELE15-0052	07-16-2014	EL	Electric	0		0		REPL GENERATOR, ADD TR	10-18-2002	TM			02	Informal Review Inspection	
BLD15-006	07-16-2014	RE	Remodel	119,700		0		RE-ROOF	01-26-2000	DB			43	Abatement Chg Reinspec	
ELE14-0787	05-14-2014	EL	Electric	0		0		RE-DO AC UNITS	03-18-1998	eb					
GAS14-028	05-09-2014	PL	Plumbing	0		0		2 ROOF TOP UNITS	06-18-1997	EB					
ELE13-0872	06-12-2013	EL	Electric	0		0		WIRE HOOD FAN.GAS VALV	08-05-1993	EB					

LAND LINE VALUATION SECTION															
B	Use	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	3040	Nursing Hm	OP20		43,560 SF	5.36	1.00000	C	1.00	5500	1.400			0	326,900
1	3040	Nursing Hm	OP20		4.390 AC	190,800.00	1.00000	0	1.00	5500	1.400			0	1,172,700
Total Card Land Units					5.39 AC	Parcel Total Land Area: 5.39					Total Land Value 1,499,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	61	SNF			
Model:	94	Commercial			
Grade:	09	C+			
Stories:	2				
Occupancy:	134.00				
Exterior Wall 1:	20	Brick/Masonry			
Exterior Wall 2:					
Roof Structure:	01	Flat			
Roof Cover:	04	T&G/Rbr Mem			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1:	14	Carpet			
Interior Floor 2:	05	Vinyl/Asphalt			
Heating Fuel:	03	Gas			
Heating Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Bldg Use:	3040	Nursing Hm			
Total Rooms:					
Total Bedrms:	00				
Total Baths:	0				
Foundation:					
Heat/AC:	01	Heat/Ac Pkgs			
Frame Type:	05	Steel			
Baths/Plumbing:	02	Average			
Ceiling/Wall:	06	Ceil & Walls			
Rooms/Prtns:	02	Average			
Wall Height:	12.00				
% Conn Wall:					
1st Floor Use:	3040				

MIXED USE		
Code	Description	Percentage
3040	Nursing Hm	100
		0
		0

COST / MARKET VALUATION	
RCN	9,058,842
Year Built	1967
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	15
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	50
RCNLD	4,529,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
ELV1	Freight Elev	B	3	15000.00	1986		50		0.00	22,500
SPR1	Sprinklers-Wet	B	74,206	0.80	1986		50		0.00	29,700
FGR1	Garage-Ave	L	264	25.00	1984		25		0.00	1,700
PAV1	Paving-Asphalt	L	19,100	1.50	1984		55		0.00	15,800
LT1	Lights-In W/PI	L	2	690.00	2002		40		0.00	600
LT1	Lights-In W/PI	L	1	690.00	2002		30		0.00	200
FOP	Screen House	L	1,440	18.00	2002		50		0.00	13,000
ELV2	Pass Elev	B	2	20000.00	1986		50		0.00	20,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN
BAS	First Floor	43,132	43,132	43,132	137.92	5,948,843
CTH	Cathedral Ceiling	0	2,950	295	13.79	40,687
FBM	Basement, Finished	0	14,249	4,987	48.27	687,816
FEP	Porch, Enclosed, Finished	0	81	65	110.68	8,965
FSP	Porch, Screen, Finished	0	751	376	69.05	51,859
FUS	Upper Story, Finished	16,826	16,826	16,826	137.92	2,320,672
SLB	Slab	0	12,446	0	0.00	0
		59,958	90,435	65,681		9,058,842