

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GAHC3 DUXBURY MA SNF LLC		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
18191 VON KARMAN AVE SUITE 300		0	No Sewer	0	Paved	0	Average	COMMERC.	3040	5,691,300	5,691,300	
IRVINE CA 92612		SUPPLEMENTAL DATA				0	Heavy	COM LAND	3040	1,468,700	1,468,700	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 50893 Total Acres 4.33 Chapter La GIS ID F_862662_2837027		Cyclical Exemption W District Res Exem		20		0		COMMERC.	3040	106,300	106,300	
									Total	7,266,300	7,266,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GAHC3 DUXBURY MA SNF LLC		48300 0136	04-11-2017	U	I	9,255,000	1F	Year	Code	Assessed	Year	Code	Assessed	
GAHC3 DUXBURY MA SNF LLC		47165 0001	07-11-2016	U	I	9,255,000	1C	2023	3040	5,560,200	2022	3040	6,019,800	
WELCH THOMAS F & WELCH RITA M		5388 0242	06-30-1983	U	I	1	1F		3040	1,369,200		3040	1,615,900	
									3040	66,100		3040	66,100	
									Total	6,995,500	Total	7,701,800	Total	4,262,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,262,000
Appraised Xf (B) Value (Bldg)	429,300
Appraised Ob (B) Value (Bldg)	106,300
Appraised Land Value (Bldg)	1,468,700
Special Land Value	0
Total Appraised Parcel Value	7,266,300
Valuation Method	C
Total Appraised Parcel Value	7,266,300

NOTES									
PERIMETER - 746									

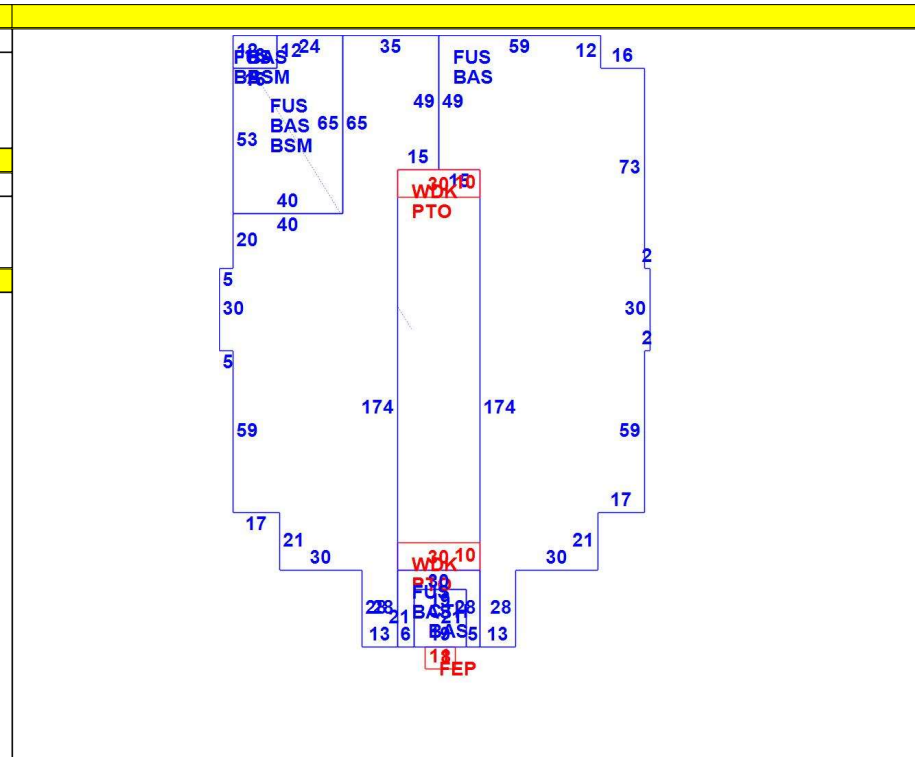
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
CBP-19-26	07-09-2019	RM		1,034,817		100	05-18-2020	REMODEL ASSISTED LIVING F	02-12-2018	SJD	0	6	00	Measure & Listed
2019-86	03-22-2019	MN	Maintenance	121,000		100		REMOVE ROOF AND REPLACE	05-05-2014	DG	7	1	00	Measure & Listed
2018-411	11-13-2018	DM	Demolish	50,000		100		DEMO INTERIOR DUE TO WAT	04-12-2013	VGS			20	Field Review
87	07-21-2006	MN	Maintenance	4,546		100		REPL 2 WINDOWS						
189	05-25-2006	MS	Miscellaneous	114,325		100		ROOF						
14667	09-19-1997	MN	Maintenance	9,500		100		STRIP + REROOF						

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	3040	Nursing Hm	NB	Primary	145,055	SF 9.87	1.00000	C	1.00	1070	1.000		0	9.87	1,431,700
1	3040	Nursing Hm		Residual	1.000	AC 37,026.00	1.00000	C	1.00	1070	1.000		0	0.85	37,000
Total Card Land Units					4.33	AC	Parcel Total Land Area: 4.33					Total Land Value		1,468,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	29	Nursing Home			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	120.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	11	Clapboard			
Roof Structure	00	Typical			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl			
Heating Fuel	08	Other			
Heating Type	05	Hot Water			
AC Type	01	None			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3040	Nursing Hm			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3040	Nursing Hm	100
		0
		0

COST / MARKET VALUATION	
RCN	6,923,667
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	5,262,000
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
LDK	Loading Dock	B	128	39.00	1997		76		0.00	3,800
ELV1	Elevator-Pass	B	2	105400.0	1997		76		0.00	160,200
SPR1	Sprinklers - Wet	B	5,460	5.40	1997		76		0.00	22,400
SPR1	Sprinklers - Wet	B	55,502	5.40	1997		76		0.00	227,800
SHD1	Shed	L	240	21.00	1980	A	70	C	1.00	3,500
PAV1	Paving - Asphal	L	30,000	4.00	1984	A	70	C	1.00	84,000
CLR1	Cooler	B	64	136.00	1997		76		0.00	6,600
CLR2	Freezer	B	64	175.00	1997		76		0.00	8,500
SGN2	DOUBLE SIDE	L	15	129.00	2014	A	70	C	1.00	1,400
SHD3	Shed - Metal	L	80	14.00	1980	A	70	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	25,742	25,742	25,742	134.19	3,454,319
BSM	Basement	0	2,600	520	26.84	69,779
CTH	Cathedral Ceiling	0	399	40	13.45	5,368
FEP	Finished Enclosed Porch	0	88	53	80.82	7,112
FUS	Finished Upper Story	25,151	25,151	25,151	134.19	3,375,013
PTO	Patio	0	600	30	6.71	4,026
WDK	Deck	0	600	60	13.42	8,051
Ttl Gross Liv / Lease Area		50,893	55,180	51,596		6,923,668



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			0 No Sewer	0 Paved	0 Average	COMMERC.	3040	5,691,300	5,691,300							
				0 Heavy		COM LAND	3040	1,468,700	1,468,700							
SUPPLEMENTAL DATA						COMMERC.	3040	106,300	106,300							
Alt Prcl ID		Cyclical Exemption			20											
Scnd Hom		W														
Tax Class T		District														
Tot Fin Are 50893		Res Exem														
Total Acres 4.33		Assoc Pid#														
Chapter La																
GIS ID F_862662_2837027																
						Total		7,266,300	7,266,300							
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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3040	5,560,200	2022	3040	6,019,800	2021	3040	2,581,100
									3040	1,369,200		3040	1,615,900		3040	1,615,900
									3040	66,100		3040	66,100		3040	65,600
								Total		6,995,500	Total		7,701,800	Total		4,262,600
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Total Card Land Units					Parcel Total Land Area:					Total Land Value						1,468,700

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Exterior Wall 2	11	Clapboard									
Roof Structure	00	Typical									
Roof Cover	04	Tar & Gravel				COST / MARKET VALUATION					
Interior Wall 1	00	Typical				RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcnd Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment					
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2	05	Vinyl									
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Heating Type	05	Hot Water									
AC Type	01	None									
Use Type	4	Of/Md/Bnk/Gt									
Bldg Use	3040	Nursing Hm									
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Total Baths	0										
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Pct Heated	0										
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
LT1	Lights - Mercury	L	9	1400.00	1980	A	70	C	1.00	8,800	
LT2	Lights - Sodium	L	7	1600.00	1980	A	70	C	1.00	7,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											