

2012

737 Bridge Road
Northampton, Massachusetts
Mortgagee's Sale of Real Estate

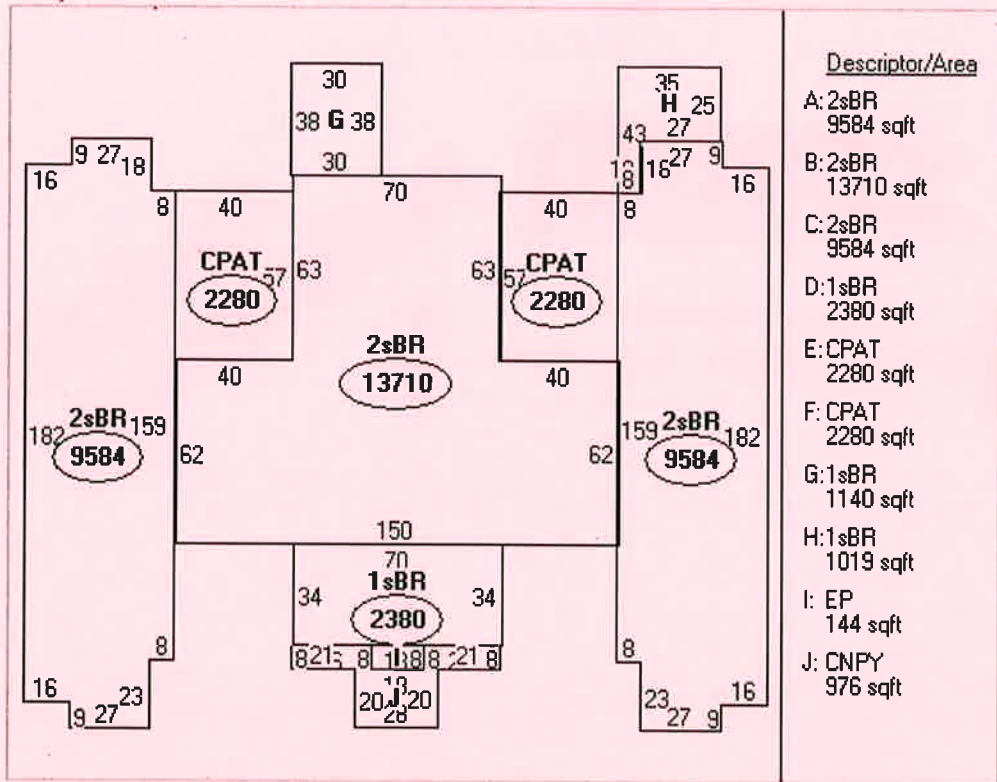
85,000 +/- Sq. Ft. Former Nursing Home on 6 +/- Acres

Highlights:

- 85,000 +/- Sq. Ft. includes 25,000 +/- Sq. Ft. Office Space
- 6 +/- Acres of Land
- 84 Rooms
- 160 Beds
- 100+ Restrooms
- Full Commercial Kitchen and (2) Kitchenettes
- Recently upgraded in 2005 with New Roof, Windows, and Fire Alarm System
- 138 Parking Spots
- Close proximity to Interstate 91
- Zoned URB

Tax Information:

- Assessed Value (Building and Land): \$4,131,300.00
- 2012 Taxes: \$49,395.00 (First installment paid)



Descriptor/Area	
A:	2sBR 9584 sqft
B:	2sBR 13710 sqft
C:	2sBR 9584 sqft
D:	1sBR 2380 sqft
E:	CPAT 2280 sqft
F:	CPAT 2280 sqft
G:	1sBR 1140 sqft
H:	1sBR 1019 sqft
I:	EP 144 sqft
J:	CNPY 976 sqft

Notice

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Northampton, MA.

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Currently All Values Are Finalized For Fiscal Yr 2016.

Comments regarding this service should be directed to: jsarafin@northamptonassessor.us



01/04/12 1:38:53 PM COMMERCIAL/INDUSTRIAL PROPERTY RECORD CARD

PARCEL NO: 16C-048-001 757 BRIDGE RD PLOT: Living Units: 164 Class: C 304 Card # 1 of 1

CURRENT OWNER/ADDRESS: Neighborhood 306.00 FINAL VALUE FLAG: MAN OVERRIDE

NORTHAMPTON HEALTHCARE REAL ESTATE INC 57 MORGAN ST MA 01832

DEED BOOK: B212 DEED PAGE: 109 DEED DATE: 20050404 LAST UPDATE: % 20+07/

LAND DATA TYPE SIZE INFLUENCE FACTORS LAND VALUE LAND VALUE
 PRIME SITE 4,800
 UNDEVELOPED 1,400
 TOTAL ACREAGE: 6.200 TOTAL LAND VALUE: 1,205,940

ASSESSMENT INFORMATION

PRIOR	COST	INCOME	CURRENT
1,205,940	#####	#####	1,205,940
2,925,340	#####	#####	2,684,060
4,131,300	#####	#####	3,700,000
			3,700,000

SALES INFORMATION

DATE	TYPE	PRICE	VALIDITY
20050404	LAND + BLD	2,752,000	I

FINAL VALUE FLAG: MAN OVERRIDE

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DIST APPROACH DETAIL:

LEVELS	USE	E WALL	HEATING	A/C	AREA	SF RATE	RCM	% GD	RCMLD
01 TO 01	54	BRK/CONC BLK	HV/STEAM	CENTRAL	35258	100.21	3,532,930	.47	1,660,480
02 TO 02	54	BRK/CONC BLK	HV/STEAM	CENTRAL	56078	92.09	3,027,670	.47	1,423,010
03 TO 03	84	BRK/CONC BLK	HV/STEAM	CENTRAL	2159	53.95	116,420	.32	37,260
TO			NONE	NONE					
TO			NONE	NONE					
TO			NONE	NONE					
TO			NONE	NONE					

BUILDING # 1
 YEAR BUILT 1971
 # UNITS 164
 QUALITY GRADE C+

EFFICIENCIES
 # 1-BEDROOMS
 # 2-BEDROOMS
 # 3-BEDROOMS

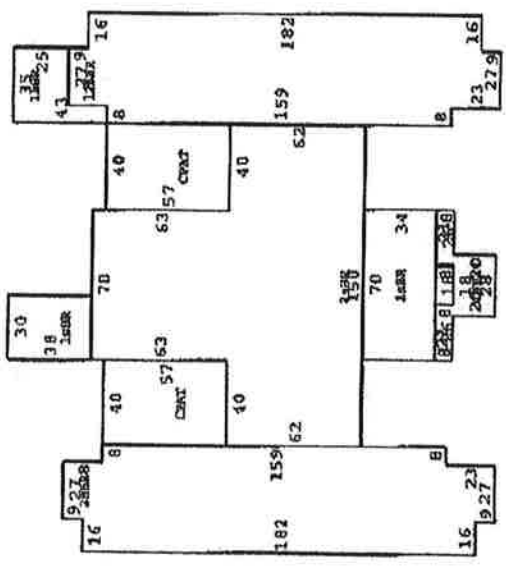
OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	WIDTH	LENGTH OR SIZE	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	% GD	VALUE
PA1		30000	1	1971	NORMAL	NORMAL		44,630
CP1		400	1	1981	NORMAL	NORMAL		4,280
RS1		80	1	1978	NORMAL	NORMAL		720
AP1		2200	1	1971	NORMAL	NORMAL		27,490

OTHER IMPROV
 TOTAL OBJ/YARD VALUE: 77,120

INCOME APPROACH SUMMARY:
 TOTAL RENTABLE SQUARE FEET:
 INCOME ADJUSTMENT

INCOME INDICATED VALUE:



Northampton, MA : Commercial Property Record Card

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Search For Properties

Parcel ID	Name	Street Name
18c-048-001		BRIDGE RD

Parcel ID	Card	Routing No	Location	Zoning	State Class	Acres
18C-048-001	1		737 BRIDGE RD		304 - n/a	6.200

Living Units
164

Owner Information

Bais Pinchos

Property Picture

[No Picture Available]

Deed Information

Book/Page: 10850/283
Deed Date: 2012/03/26

Building Information

Building No: 1
Year Built: 1971
No of Units: 164
Structure Type: Nursing Home
Grade: C+
Identical Units: 1

2016

Valuation

Land: \$1,691,170
Building: \$1,907,800
Total: \$3,598,970
Net Assessment: \$0

Sales History

Book/Page	Date	Price	Type	Validity
n/a	2012/03/26	\$2,950,000	Land + Bldg	L
n/a	2005/04/04	\$2,752,000	Land + Bldg	I

Out Building Information

Structure Code	Width	Lgth/SqFt	Year	RCNLD
Asphalt Parking			1971	\$44,630
Canopy Econ			1981	\$4,280
Utility Frame			1976	\$720

Exterior/Interior Information

Levels	Size	Use Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func.	Utility	Unadj.	RCNLD
01-01	n/a	Nursing Home	Brk/Conc Blk	Fire Resist	Normal	Hw/Steam	Central	Normal	Fair	Poor		628080	
02-02	n/a	Nursing Home	Brk/Conc Blk	Fire Resist	Normal	Hw/Steam	Central	Normal	Fair	Poor		538250	
01-01	n/a	Multi-Use Storage	Brk/Conc Blk	Fire Resist	Normal	Hw/Steam	None	Normal	Fair	Poor		20700	

Building Sketch