

PITTSFIELD

Situs: 160 NORTH ST 0

PARCEL ID: H090021005

Class: 340

Card: 1 of 2

Printed: December 10, 2021

CURRENT OWNER

05115041 11150

CURRENT OWNER

PASSARDI FAMILY HOLDING LLC PO BOX 196 PITTSFIELD MA 01202-0196 6738/263 GENERAL INFORMATION

Living Units Neighborhood 66 Alternate ID

Vol / Pg

6738/263

District Zoning

DCD

Class COMMERCIAL

Pro	pe	rty I	۷o	tes
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		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary Sf	SF	41,160		204,640

Total Acres: .9449

Spot:

Location:

	A	ssessment Info	rmation		
	Assessed	Appraised	Cost	Income	Prior
Land Building	204,600 1,600,500	204,600 1,600,500	204,600 1,511,400	204,600 1,600,500	204,600 1,600,500
Total	1,805,100	1,805,100	1,716,000	1,805,100	1,805,100

Manual Override Reason Base Date of Value

Value Flag INCOME APPROACH

Effective Date of Value 01/01/2021

Gross Building:

	Entrance Inform	ation	
ID	Entry Code	Source	
GG	Entry Gained	Other	
CLT	Info At Door	Other	
DC	Entry & Sign	Other	
	GG CLT	ID Entry Code GG Entry Gained CLT Info At Door	GG Entry Gained Other CLT Info At Door Other

	Permit Information Date Issued Number Price Purpose % Cor													
Date Issued	Date Issued Number Price Purpose													
06/08/21	210743		EXTERIOR	Reroof										
04/05/21	210340		С	Renovations & Additions To Exist	ir									
08/13/18	180881			Repair Small Roof Section										
01/23/18	180057	1		Reno Office Third Floor										
10/21/13	131314	0	BLDG	Awning	0									

		Sales/Owner	ship History		
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee
10/08/20	Land + Bldg	Transfer Of Convenience	6738/263	Correction	PASSARDI FAMILY HOLDING LLC
09/11/19	Land + Bldg	Transfer Of Convenience	6473/320	Quit Claim	PASSARDI FAMILY HOLDING LLC
03/31/92	Land + Bldg	Transfer Of Convenience	1356/377		PASSARDI FLOYD



tyler commercial property record card

2022

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Building Ir	formati	on
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	1 1 B	/ own Row Type JUVENILE
	COURT	Γ

	Building Other Features													
Line	.ine Type +/- Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 Meas2 # Stops Ident Units													
1	Elevator Electric Pasngr		2,000	100	4	1								
1	Elevator Electric Freight		2,500	150	4	1								
1	Sprinkler Sys Wet		16,572	1		4								

							Inte	rior/Exterior I	nformation						
Line Level From - To Int Fin Area Perim Use Type Wall Height								Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1 B	1	100	16,572	575	Support Area	12	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	2
2	01 0	1	100	16,752	575	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	3
3	02 0	3	100	16,572	575	Multi-Use Office	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	3

		Int	terior/Exterior valuation i	Detail	
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	16,572	Support Area	40		425,270
2	16,752	Multi-Use Office	60		954,200
3	16,572	Multi-Use Office	60		1,809,250

				_						
Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	19,600	С	3	3	23,520
	•									

Outbuilding Data

tyler
clt division

COMMERCIAL PROPERTY RECORD CARD 2022

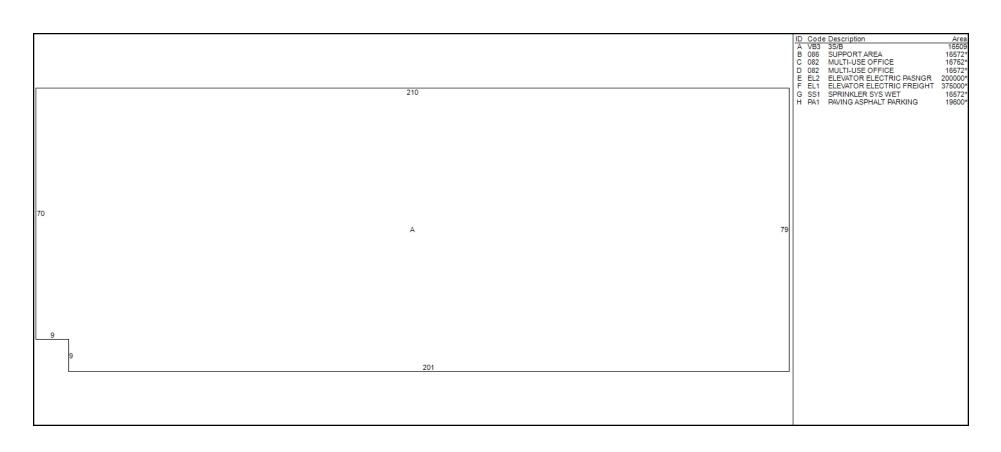
PITTSFIELD

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Addtional Property Photos



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							Inc	ome Detail	(Includes	s all Bui	ildings on Par	cel)						
1		Inc Model Mod Descript	ion	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Model %		Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 24	S S	Shell Incon 001 Multi-Use C	ne Use Group Office	0	52,436	10.00	85	445,706	10	250	0	334,280	25	130		108,641	108,641	225,639

		Ą	Building Cost Detail - Building	ng 1 of 2					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	66,468
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	3,188,720 100 1 45 1,434,924
								Value per SF	21.59

Notes - Building 1 of 2	Income Summary (Includes all Buildi	ng on Parcel)
BERKSHIRE WORKS ETC	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value Total Gross Rent Area Total Gross Building Area	225,639 0.125000 1,805,112 1,805,112 71,548 71,548



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GENERAL INFORMATION

Living Units Neighborhood 66 Alternate ID

Vol / Pg

6738/263

District Zoning

DCD

Class COMMERCIAL

Р	ro	p	er	ty	N	lo	te	S
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		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary Sf	SF	41,160		204,640

Total Acres: .9449

Spot:

Location:

Assessment Information										
Assessed Appraised Cost Income Pr										
Land	204,600	204,600	204,600	204,600	204,600					
Building	1,600,500	1,600,500	1,511,400	1,600,500	1,600,500					
Total	1,805,100	1,805,100	1,716,000	1,805,100	1,805,100					

Manual Override Reason Base Date of Value

Value Flag INCOME APPROACH

Effective Date of Value 01/01/2021

Gross Building:

Entrance Information									
Date	ID	Entry Code	Source						
07/14/09	GG	Entry Gained	Other						
09/08/08	CLT	Info At Door	Other						
06/08/07	DC	Entry & Sign	Other						

Permit Information										
Date Issued	Number	Price	Purpose		% Complete					
06/08/21	210743		EXTERIOR	Reroof						
04/05/21	210340		С	Renovations & Additions To Exis	stir					
08/13/18	180881			Repair Small Roof Section						
01/23/18	180057	1		Reno Office Third Floor						
10/21/13	131314	0	BLDG	Awning	0					

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee							
10/08/20 09/11/19 03/31/92	Land + Bldg Land + Bldg Land + Bldg	Transfer Of Convenience Transfer Of Convenience Transfer Of Convenience	6738/263 6473/320 1356/377	Correction Quit Claim	PASSARDI FAMILY HOLDING LLC PASSARDI FAMILY HOLDING LLC PASSARDI FLOYD							



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Building Informa	tion
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Year Built/Eff Year 1913 / Building # 2

Building # 2
Structure Type Downtown Row Type

Identical Units 1
Total Units 1
Grade C

Grade C
Covered Parking
Uncovered Parking

DBA

Building Other Features											
Line	Туре	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2 # Stops	Ident Units
1	Sprinkler Sys Wet		2,540	1		1					

	Interior/Exterior Information														
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	2,540	167	Support Area	14	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	2
2	01	01	100	2,540	167	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	3	3

	monor/Exerior variation betain											
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD							
1	2,540	Support Area	40		30,870							
2	2,540	Multi-Use Office	50		115,520							

Interior/Exterior Valuation Detail

					Outbuilding Data							
	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value		
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	ID Cod	le Description 1S/B	Area 2540
	A VB1	1S/B	2540
	C 082	SUPPORT AREA MULTI-USE OFFICE SPRINKLER SYS WI	2540
	D SS1	SDRINKI ER SVS WI	ET 2540
	D 331	SERVINICELY STS WI	L1 2540
127	٦l		
20 A	20		
127			
121	-		
	1		
	1		
	1		
	1		
	1		
	1		

Addtional Property Photos



PITTSFIELD

Income Summary (Includes all Building on Parcel) **Total Net Income**

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area Total Gross Building Area 225,639

0.125000

1,805,112

1,805,112 71,548

71,548

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Income Detail (Includes all Buildings on Parcel)																	
1		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 24	S S	Shell Income Use Group 001 Multi-Use Office	0	52,436	10.00	85	445,706	10	250	0	334,280	25	130		108,641	108,641	225,639

	Apartment Detail - Building 2 of 2							Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	5,080
								Percent Complete Number of Identical Units Economic Condition Factor	46,390 100 1 45 65,876
								Value per SF	12.97

Notes - Building 2 of 2