

Situs : 160 NORTH ST 0

PARCEL ID: H090021005

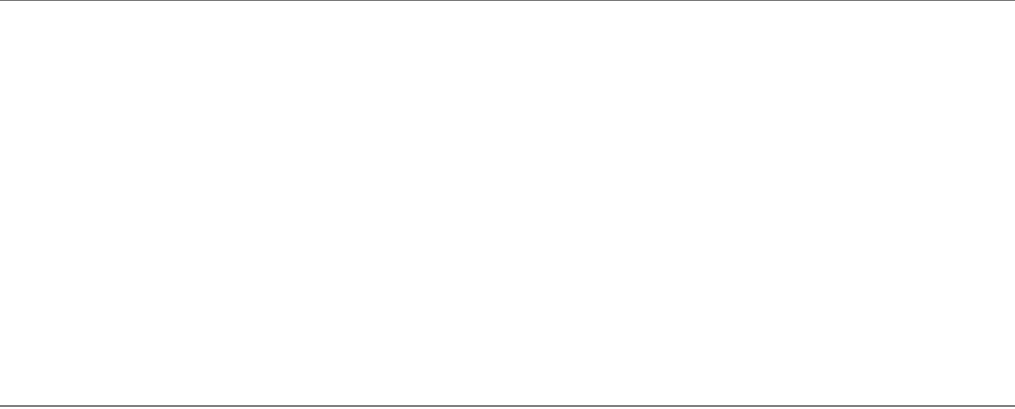
Class: 340

Card: 1 of 2

Printed: December 10, 2021

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



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	41,160		204,640
Total Acres: .9449 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
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		C Renovations & Additions To Existir		
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		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

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1913 /
Building #	1
Structure Type	Downtown Row Typ
Identical Units	1
Total Units	1
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	MASS JUVENILE COURT

Building Other Features													
Line	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							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	16,572	575	Support Area	12	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	2
2	01	01	100	16,752	575	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	3
3	02	03	100	16,572	575	Multi-Use Office	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	3

Interior/Exterior Valuation 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

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	19,600	C	3	3	23,520

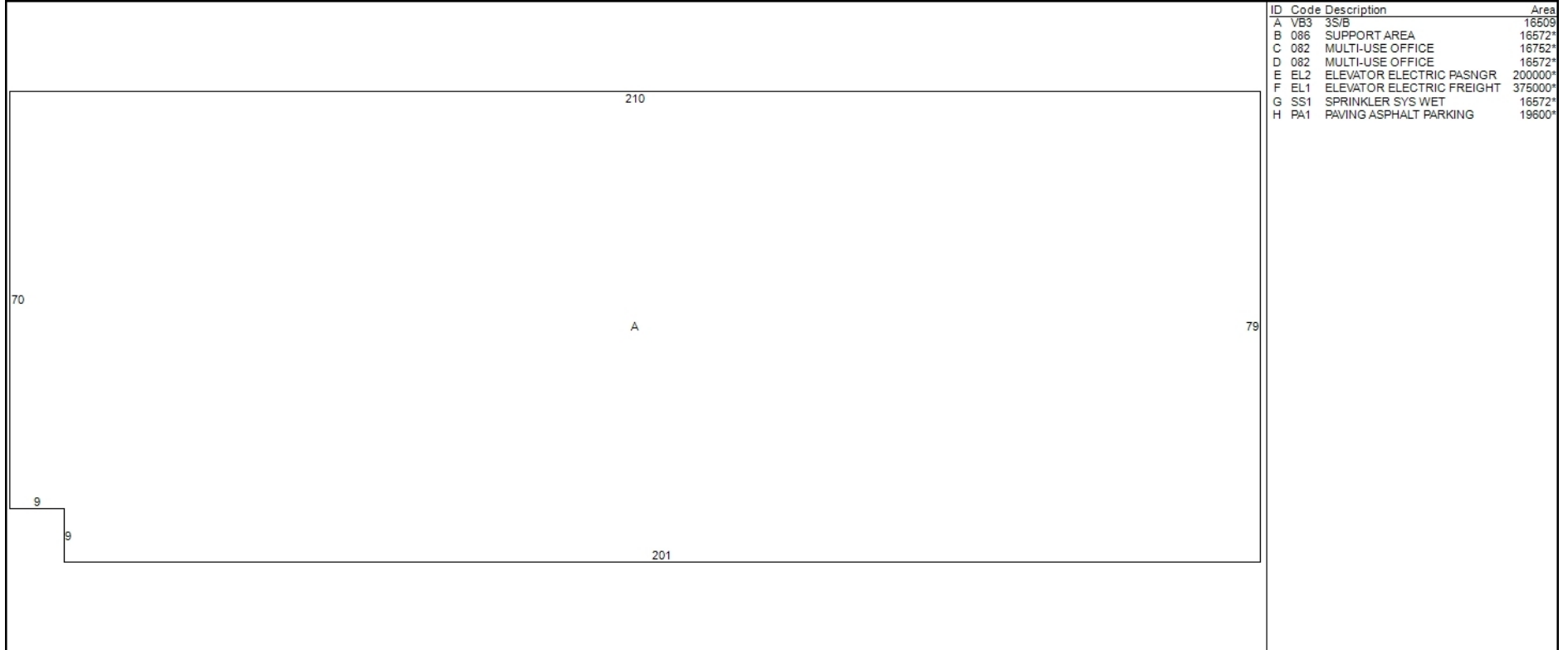
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
24	S	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 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	66,468
Replace, Cost New Less Depr	3,188,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	45
Final Building Value	1,434,924
Value per SF	21.59

Notes - Building 1 of 2

BERKSHIRE WORKS ETC

Income Summary (Includes all Building on Parcel)

Total Net Income	225,639
Capitalization Rate	0.125000
Sub total	1,805,112
Residual Land Value	
Final Income Value	1,805,112
Total Gross Rent Area	71,548
Total Gross Building Area	71,548

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ID	Code	Description	Area
A	VB1	1S/B	2540
B	086	SUPPORT AREA	2540*
C	082	MULTI-USE OFFICE	2540*
D	SS1	SPRINKLER SYS WET	2540*

	127	
20	A	20
	127	

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00	S	Shell Income Use Group	0							0							
24	S	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

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	5,080
Replace, Cost New Less Depr	146,390
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	45
Final Building Value	65,876
Value per SF	12.97

Notes - Building 2 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	225,639
Capitalization Rate	0.125000
Sub total	1,805,112
Residual Land Value	
Final Income Value	1,805,112
Total Gross Rent Area	71,548
Total Gross Building Area	71,548