

State Use 125
Print Date 12-13-2022 1:13:42 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FAIRVIEW EXTENDED CARE SERVIC 75 NORTH STREET ST 210 PITTSFIELD MA 01028 GIS ID														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW									
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	125	2371500		2,371,500											
														RES LAND	125	984300		984,300											
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	125	17100		17,100											
						Alt Prcl ID 7666		Received NIA		Field 8		Field 9		Field 10		Assoc Pid#													
														Total		3,372,900		3,372,900											
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FAIRVIEW EXTENDED CARE SERVICES INC						7556 0067		09-26-1990		U		I		7,693,000				Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
																		Total		Total				Total					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description				Amount		Code	Description		YEAR													Amount		Comm Int			
						Total		0.00								APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 2,371,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,100 Appraised Land Value (Bldg) 984,300 Special Land Value 0 Total Appraised Parcel Value 3,372,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 3,372,900													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name						Tracing				Batch																	
0001																													
NOTES																		VISIT / CHANGE HISTORY											
15% FUNC FOR UNRENOVATED AND UNASSIGNED AREAS																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result							
202102036		06-15-2021		8	RENOVATION		2,464,968		07-07-2022		100		07-07-2022				07-07-2022			400	25	OC VISIT							
202002798		10-20-2020		5	DEMOLITION		49,000		07-13-2021		100		07-13-2021				07-13-2021			334	15	PERMIT VISIT							
LAND LINE VALUATION SECTION																													
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value								
1	125	ASSISTD LIV	RB				217,800	SF	2.84	1.560	D	LAND	1.00	BA	1.00			0		1.000	4.43	964,900							
1	125	ASSISTD LIV	RB				0.370	AC	52,500.00	1.000	0		1.00	BA	1.00			0		1.000	52,500	19,400							
Total Card Land Units							5.37	AC	Parcel Total Land Area: 5.37							Total Land Value							984,300						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	SR LIVING	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	20	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	125	ASSISTD LIV	
Roof Structure	4	FLAT		100	
Roof Cover	11	MEMBRANE		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	15	LAMINATE	Adj Base Rate	70.85	
Interior Floor 2	4	CARPET	RCN	3,293,797	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	20		Depreciation Code	EX	
Full Baths	20		Remodel Rating	05	
Half Baths	11		Year Remodeled	2021	
Extra Fixtures			Depreciation %	13	
Total Rooms	20		Functional Obsol	15	
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens			Overall % Condition	72	
Extra Kitchen St			RCNLD	2,371,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			Cost to Cure Ovr		
Frame	2	STEEL	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
GEN	GENERATO			B	1	0.00	2021	72	1.00	EX	E	1.75	0
77	LITE-SIN			L	1	690.00	2022	60	0.00	AV	A	1.00	1,700
2	GAZEBO			L	240	18.00	2021	70	0.00	GD	G	1.25	3,800
88	FENCE-6			L	160	9.78	2021	70	0.00	GD	A	1.00	1,100
85	PAVING			L	10,0	1.61	2021	60	0.00	AV	A	1.00	9,700
SPR	SPRINKLER			L	1	1.00	2021	60	0.00	AV	A	1.00	0
02	SHED/FR			L	40	7.48	2001	60	0.00	AV	A	1.00	0
02	SHED/FR			L	240	7.48	2000	70	0.00	GD	A	1.00	0
03	GARAGE	OB	Outbuildi	L	704	28.18	1970	60	0.00	AV	A	1.00	0
83	SIGN			L	24	28.75	2021	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	4,145		19.61	81,281							
CNP	CANOPY	0	648		4.84	3,138							
EFP	ENCL PORCH	0	143		49.37	7,059							
FFL	1ST FLOOR	32,643	32,643		98.05	3,200,555							
OFF	OPEN PORCH	0	180		9.80	1,765							
Ttl Gross Liv / Lease Area		32,643	37,759			3,293,797							

