

State Use 125
Print Date 11/24/2025 9:44:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FAIRVIEW EXTENDED CARE SERVIC 75 NORTH STREET ST 210 PITTSFIELD MA 01028 GIS ID F_375245_2848813												Description		Code		Appraised			Assessed			1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		125		3055000			3,055,000																		
												RES LAND		125		1080100			1,080,100																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		125		20000			20,000																		
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID 7666 SP Permit Chapter Land OC Dates 6/22/22 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		4,155,100			4,155,100																				
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													
																2025	125	2,776,400	2024	125	2,599,500	2023	125	2,371,500													
																	125	1,080,100		125	1,080,100		125	984,300													
																	125	20,000		125	20,000		125	17,100													
														Total	3,876,500	Total	3,699,600	Total	3,372,900																		
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																																					
ASSESSING NEIGHBORHOOD																																					
Nbhd		Nbhd Name				Tracing				Batch																											
0001																																					
NOTES																																					
15% FUNC FOR UNRENOVATED AND UNASSIGNED AREAS												Appraised BLDG. Value (Card) 3,055,000																									
												Appraised Xf (B) Value (Bldg) 0																									
												Appraised Ob (B) Value (Bldg) 20,000																									
												Appraised Land Value (Bldg) 1,080,100																									
												Special Land Value 0																									
												Total Appraised Parcel Value 4,155,100																									
												Valuation Method C																									
												Adjustment																									
												Net Total Appraised Parcel Value 4,155,100																									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY																									
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	3.12	1.560	D	LAND	1.00	BA	1.00					0			1.000	4.87	1,060,700											
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 1,080,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	SR LIVING	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
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	93.10	
Interior Floor 2	4	CARPET	RCN	4,243,080	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	2012	
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	0		Overall % Condition	72	
Extra Kitchen St	N	NONE	RCNLD	3,055,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	20.00	2021	70	0.00	GD	G	1.25	4,200
88	FENCE-6			L	160	12.00	2021	70	0.00	GD	A	1.00	1,300
85	PAVING			L	10,0	2.00	2021	60	0.00	AV	A	1.00	12,000
SPR	SPRINKLER			L	1	1.00	2021	60	0.00	AV	A	1.00	0
02	SHED/FR			L	40	12.00	2001	60	0.00	AV	A	1.00	0
02	SHED/FR			L	240	12.00	2000	70	0.00	GD	A	1.00	0
03	GARAGE	OB	Outbuildi	L	704	32.00	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		25.26	104,707
CNP	CANOPY	0	648		6.24	4,042
EFP	ENCL PORCH	0	143		63.59	9,094
FFL	1ST FLOOR	32,643	32,643		126.30	4,122,964
OFF	OPEN PORCH	0	180		12.63	2,273
Ttl Gross Liv / Lease Area		32,643	37,759			4,243,080

