

Situs : 1685 W HOUSATONIC ST 0

PARCEL ID: B030001006

Class: 903

Card: 1 of 1

Printed: December 10, 2021

**CURRENT OWNER**

CITY OF PITTSFIELD  
70 ALLEN ST  
PITTSFIELD MA 01201  
6435/62

**GENERAL INFORMATION**

Living Units  
Neighborhood 62  
Alternate ID  
Vol / Pg 6435/62  
District  
Zoning IL  
Class EXEMPT



B030001006 05/02/2019

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.7500			161,650
Undeveloped	AC 7.2500			54,380

Total Acres: 10  
Spot:

Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Prior
<b>Land</b>	216,000	216,000	216,000	216,000	216,000
<b>Building</b>	471,500	471,500	471,500	497,400	471,500
<b>Total</b>	687,500	687,500	687,500	713,400	687,500

**Manual Override Reason**

Base Date of Value

Value Flag STANDARD APPROACI

Effective Date of Value 01/01/2021

Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
08/07/19	DB	Unoccupied	Web
07/03/08	CLT	Web	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/28/04	041494	0	BLDG Hood Suprs Sys	100
05/25/04	040590	125,020	BLDG Install Kit Hd	100
03/16/04	040169	0	BLDG Alt Int 4 Resta	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/19		Land + Bldg		6435/62	Foreclosure	CITY OF PITTSFIELD
06/01/81		Land + Bldg	Intra-Corporate	1047/643		ARACE REALTY TRUST

Inspection Witnessed By \_\_\_\_\_

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Building Information	
Year Built/Eff Year	1974 /
Building #	1
Structure Type	Retail Multi Occup
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	UNOCCUPIED 8-7-2019

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Ovrhd Dr-Mtr-Op-RI-St		12	1			6								

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	01	01	20	20,504	500	Warehouse	16	Metal, Light	Pre-Engineered Stee	None	Hot Air	None	Normal	2	3
2	01	01	100	3,400	120	Multi-Use Retail	16	Metal, Light	Pre-Engineered Stee	Normal	Hot Air	Central	Normal	2	3
3	01	01	100	2,880	152	Multi-Use Retail	14	Glass & Ma	Pre-Engineered Stee	Normal	Hot Air	Central	Normal	2	3
4	01	01	100	3,000	195	Multi-Use Retail	12	Glass & Ma	Pre-Engineered Stee	Normal	Hw/Steam	None	Normal	2	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	20,504	Warehouse		40	228,310
2	3,400	Multi-Use Retail		40	61,620
3	2,880	Multi-Use Retail		40	73,750
4	3,000	Multi-Use Retail		40	71,620

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1974			1	64,000	C	1	2	30,720
2	Tnk-Stl Sw	1974	1	2,000	1	2,000	C	3	3	4,410
3	Fence	1974	6	800	1	4,800	C	2	2	5,490
4	Light - In	1974			8	1	C	2	2	370

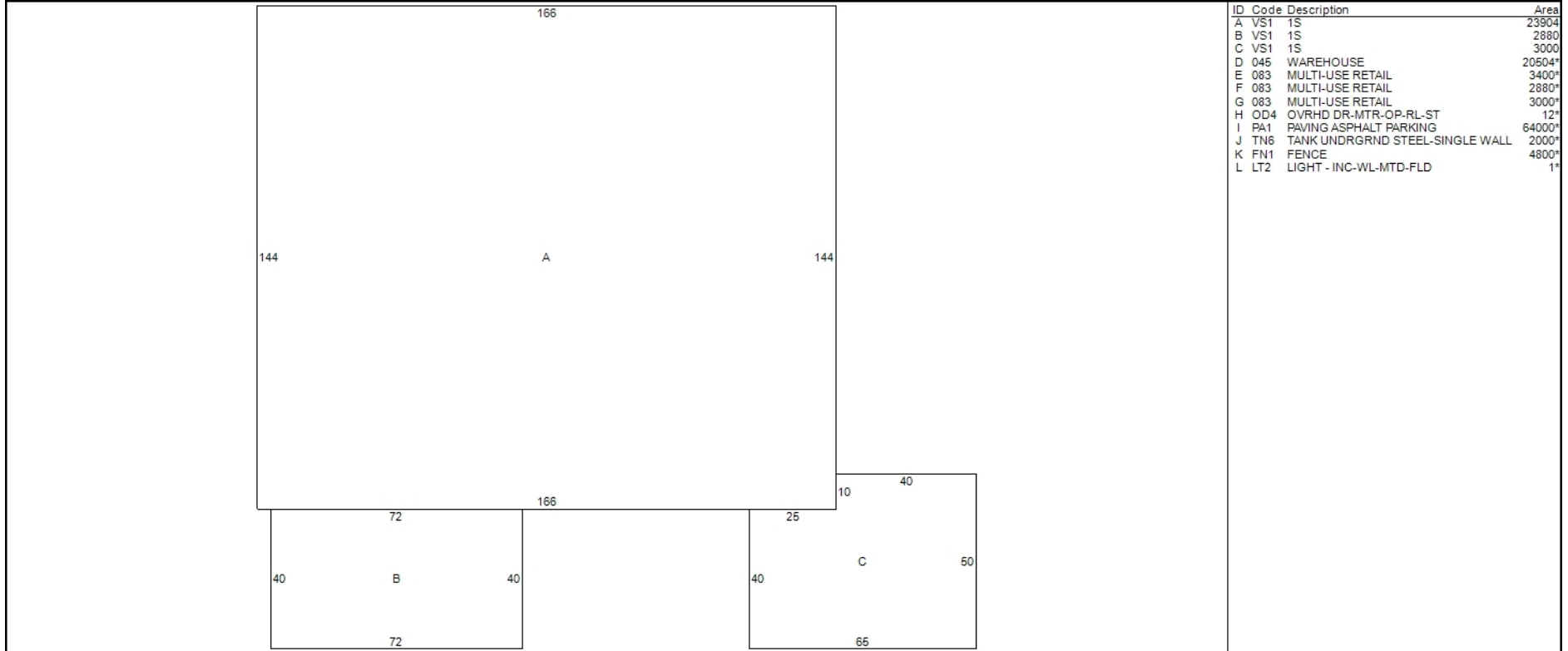
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ID	Code	Description	Area
A	VS1	1S	23904
B	VS1	1S	2880
C	VS1	1S	3000
D	045	WAREHOUSE	20504*
E	083	MULTI-USE RETAIL	3400*
F	083	MULTI-USE RETAIL	2880*
G	083	MULTI-USE RETAIL	3000*
H	OD4	OVRHD DR-MTR-OP-RL-ST	12*
I	PA1	PAVING ASPHALT PARKING	64000*
J	TN6	TANK UNDRGRND STEEL-SINGLE WALL	2000*
K	FN1	FENCE	4800*
L	LT2	LIGHT - INC-WL-MTD-FLD	1*

**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
12	S	001 Manuf / Whse	0	20,504	4.60		94,318	10	450	0	51,875	15			7,781	7,781	44,094
21	S	001 Mixed Use Retail	0	9,280	10.00		92,800	10	450	0	51,040	25			12,760	12,760	38,280

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	29,784
<b>Replace, Cost New Less Depr</b>	435,300
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	99
<b>Final Building Value</b>	430,947
<b>Value per SF</b>	14.47

**Notes - Building 1 of 1**

FOR LEASE 413-441-9919

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

<b>Total Net Income</b>	82,374
<b>Capitalization Rate</b>	0.125000
<b>Sub total</b>	658,992
<b>Residual Land Value</b>	54,380
<b>Final Income Value</b>	713,372
<b>Total Gross Rent Area</b>	29,784
<b>Total Gross Building Area</b>	29,784