

Situs : 1311 EAST ST 0

PARCEL ID: K100014002

Class: 321

Card: 1 of 1

Printed: December 27, 2023

CURRENT OWNER
ORGANIC CULTIVATION DEVELOPERS LLC
1625 W HOUSATONIC ST
PITTSFIELD MA 01201
7343/268

GENERAL INFORMATION
Living Units
Neighborhood 68
Alternate ID
Vol / Pg 7343/268
District
Zoning IG
Class COMMERCIAL



Property Notes
S & A SUPPLY / CANOPY ON BACK POOR CON.

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	33,864		87,730
Total Acres: .7774				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	87,700	87,700	87,700	87,700	87,700
Building	393,600	393,600	389,900	393,600	393,600
Total	481,300	481,300	477,600	481,300	481,300
Manual Override Reason					
Base Date of Value					
Value Flag	INCOME APPROACH		Effective Date of Value 01/01/2023		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
03/18/19	TD	Entry & Sign	Other
09/25/08	CLT	Entry & Sign	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/22/11	112006	0	BLDG Replc Roof	0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/22	535,000	Land + Bldg	Sale Affected By Deed Restrictions	7343/268	Quit Claim	ORGANIC CULTIVATION DEVELOPERS LL
07/26/84				0/0		
07/01/84	150,000	Land + Bldg	Intra-Corporate			
02/17/83				0/0		
02/01/83	150,000	Land + Bldg	Valid Sale			

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1899 /
Building #	1
Structure Type	Mfg/Processing
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	S & A SUPPLY

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		12	12		2							
1	Canopy Only		10	93		1							
1	Sprinkler Sys Wet		13,656	1		1							

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		9,344	420	Support Area	10	None	Fire Resistant	None	None	None	Below Noi	2	2
2	01	01	100	1,012	35	Support Area	15	Brick Or Stc	Fire Resistant	Below Norma	Hw/Steam	None	Normal	2	1
3	01	01	100	8,848	307	Warehouse	25	Brick Or Stc	Fire Resistant	Below Norma	Hw/Steam	None	Normal	2	2
4	01	01	100	258	84	Multi-Use Retail	25	Brick Or Stc	Fire Resistant	Normal	Hw/Steam	Unit	Normal	3	3
5	01	01	100	2,376	82	Multi-Use Retail	25	Brick Or Stc	Fire Resistant	Normal	Hw/Steam	Unit	Normal	3	3
6	M1	M1	100	9,247		Support Area		None	Fire Resistant	Below Norma	Hw/Steam	None	None	2	2
7	01	01	100	1,454	84	Multi-Use Retail	25	Brick Or Stc	Fire Resistant	Normal	Hw/Steam	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,344	Support Area		26	84,140
2	1,012	Support Area		15	8,150
3	8,848	Warehouse		26	158,690
4	258	Multi-Use Retail		38	28,540
5	2,376	Multi-Use Retail		38	69,490
6	9,247	Support Area		26	34,310
7	1,454	Multi-Use Retail		38	52,000

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1960			1	15,300	C	3 3	11,480
2	Light - Me	1960			5	1	C	3 3	1,340

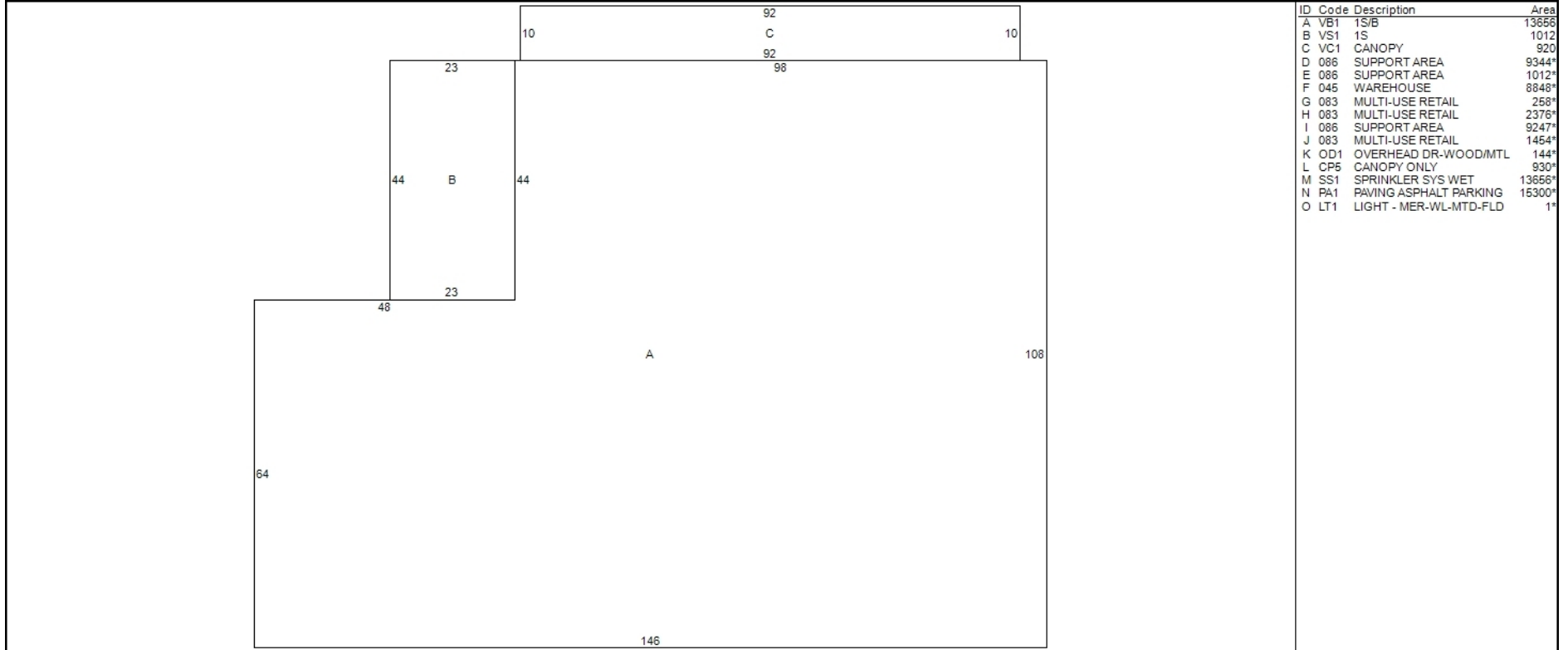
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ID Code	Description	Area
A VB1	1S/B	13656
B VS1	1S	1012
C VC1	CANOPY	920
D 086	SUPPORT AREA	9344*
E 086	SUPPORT AREA	1012*
F 045	WAREHOUSE	8848*
G 083	MULTI-USE RETAIL	258*
H 083	MULTI-USE RETAIL	2376*
I 086	SUPPORT AREA	9247*
J 083	MULTI-USE RETAIL	1454*
K OD1	OVERHEAD DR-WOOD/MTL	144*
L CP5	CANOPY ONLY	930*
M SS1	SPRINKLER SYS WET	13656*
N PA1	PAVING ASPHALT PARKING	15300*
O LT1	LIGHT - MER-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
00	S	Shell Income Use Group	0							0							
12	S	001 Manuf / Whse	0	8,848	5.25		46,452	10		0	41,807	15			6,271	6,271	35,536
21	S	001 Mixed Use Retail	0	4,088	10.50	85	36,485	10		0	32,837	25			8,209	8,209	24,628

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	32,539
Replace, Cost New Less Depr	435,320
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	87
Final Building Value	378,728
Value per SF	11.64

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	60,164
Capitalization Rate	0.125000
Sub total	481,312
Residual Land Value	
Final Income Value	481,312
Total Gross Rent Area	32,539
Total Gross Building Area	32,539