

**Situs : 17 DOWNING III 2C**

**PARCEL ID: M120099006**

**Class: 401**

Card: 1 of 1

Printed: April 14, 2020

**CURRENT OWNER**  
MAGNOVA REALTY COMPANY INC  
17 DOWNING III UNIT-#2C  
PITTSFIELD MA 01201  
1964/259

**GENERAL INFORMATION**  
Living Units  
Neighborhood 60  
Alternate ID  
Vol / Pg 1964/259  
District  
Zoning IG  
Class COMMERCIAL



**Property Notes**

**Land Information**

| Type               | Size | Influence Factors | Influence % | Value |
|--------------------|------|-------------------|-------------|-------|
| Total Acres: _____ |      |                   |             |       |
| Spot: _____        |      | Location: _____   |             |       |

**Assessment Information**

|              | Assessed       | Appraised      | Cost           | Income         | Market   |
|--------------|----------------|----------------|----------------|----------------|----------|
| Land         | 0              | 0              | 0              | 0              | 0        |
| Building     | 373,700        | 373,700        | 355,200        | 373,700        | 0        |
| <b>Total</b> | <b>373,700</b> | <b>373,700</b> | <b>355,200</b> | <b>373,700</b> | <b>0</b> |

Manual Override Reason  
Base Date of Value  
Value Flag INCOME APPROACH Effective Date of Value 01/01/2019  
Gross Building:

**Entrance Information**

| Date     | ID  | Entry Code   | Source |
|----------|-----|--------------|--------|
| 07/03/19 | DB  | Not At Home  | Other  |
| 09/10/08 | CLT | Entry Gained | Other  |

**Permit Information**

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
|             |        |       |         |            |

**Sales/Ownership History**

| Transfer Date | Price   | Type      | Validity                | Deed Reference | Deed Type | Grantee                    |
|---------------|---------|-----------|-------------------------|----------------|-----------|----------------------------|
| 07/17/01      |         | Bldg Only | Transfer Of Convenience | 1964/259       |           | MAGNOVA REALTY COMPANY INC |
| 02/05/87      |         |           |                         | 117/1180       |           |                            |
| 02/05/87      |         |           |                         | 117/1180       |           |                            |
| 02/04/87      |         |           |                         | 1248/1179      |           |                            |
| 02/01/87      |         | Bldg Only | Intra-Corporate         |                |           |                            |
| 02/01/87      | 361,016 | Bldg Only | Valid Sale              |                |           |                            |

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



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|    | <p style="text-align: center;">58</p> <p style="text-align: center;">139      A      139</p> <p style="text-align: center;">58</p> |                      | <table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>VS1</td> <td>1S</td> <td>8062</td> </tr> <tr> <td>B</td> <td>044</td> <td>LIGHT MANUFACTURING</td> <td>8062*</td> </tr> <tr> <td>C</td> <td>085</td> <td>ENCLOSURE</td> <td>3480*</td> </tr> <tr> <td>D</td> <td>OD1</td> <td>OVERHEAD DR-WOOD/MTL</td> <td>100*</td> </tr> <tr> <td>E</td> <td>SS1</td> <td>SPRINKLER SYS WET</td> <td>3480*</td> </tr> </tbody> </table> | ID | Code | Description | Area | A | VS1 | 1S | 8062 | B | 044 | LIGHT MANUFACTURING | 8062* | C | 085 | ENCLOSURE | 3480* | D | OD1 | OVERHEAD DR-WOOD/MTL | 100* | E | SS1 | SPRINKLER SYS WET | 3480* |
|----|--|----------------------|--|----|------|-------------|------|---|-----|----|------|---|-----|---------------------|-------|---|-----|-----------|-------|---|-----|----------------------|------|---|-----|-------------------|-------|
| ID | Code   | Description          | Area   |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |
| A  | VS1  | 1S                   | 8062   |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |
| B  | 044  | LIGHT MANUFACTURING  | 8062*  |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |
| C  | 085  | ENCLOSURE            | 3480*  |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |
| D  | OD1  | OVERHEAD DR-WOOD/MTL | 100*   |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |
| E  | SS1  | SPRINKLER SYS WET    | 3480*  |    |      |             |      |   |     |    |      |   |     |                     |       |   |     |           |       |   |     |                      |      |   |     |                   |       |

**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     | 8,062    | 4.60        | 120         | 44,502                 | 10        |         | 0                 | 40,052                 | 15              | 90            |             | 5,407          | 5,407          | 34,645               |
| 13          | S        | 001 Enclosure     | 0     | 3,480    | 3.50        | 120         | 14,616                 | 10        |         | 0                 | 13,154                 | 25              | 90            |             | 2,960          | 2,960          | 10,194               |

**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   | 11,542  |
| Replace, Cost New Less Depr | 322,870 |
| Percent Complete            | 100     |
| Number of Identical Units   | 1       |
| Economic Condition Factor   | 110     |
| Final Building Value        | 355,157 |
| Value per SF                | 30.77   |

**Notes - Building 1 of 1**

MAGNOVA INC.

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

|                           |          |
|---------------------------|----------|
| Total Net Income          | 44,839   |
| Capitalization Rate       | 0.120000 |
| Sub total                 | 373,658  |
| Residual Land Value       |          |
| Final Income Value        | 373,658  |
| Total Gross Rent Area     | 11,542   |
| Total Gross Building Area | 11,542   |