

Property Location: 204 NORTH MAIN ST
Vision ID: 1654

Account #1689

MAP ID:25/ 5/ 0/ /

Bldg Name:

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:333

Print Date:11/25/2015 10:35

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
F L ROBERTS AND CO INC 93 WEST BROAD ST SPRINGFIELD, MA 01105 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						COMMERC.	333	33,900	33,900	
						COMM LAND	333	351,000	351,000	
						COMMERC.	333	87,700	87,700	
SUPPLEMENTAL DATA						COMMERC.	335	384,700	384,700	VISION
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379553_2852917				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#		COMMERC.	335	16,000	16,000	
Total						873,300		873,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
F L ROBERTS AND CO INC SUN COMPANY INC,ACCOUNTS PAYABLE UNITED PETROLEUM INC		18464/ 273	09/14/2010	U	I	15,000,000	V	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		08464/ 0459	06/21/1993	U	I	16,650,000	N	2015	333	33,900	2014	B	263,100	2013	B	274,000
		04380/ 0076	06/15/1976	U	I	0		2015	333	351,000	2014	L	502,900	2013	L	502,900
								2015	333	87,700	2014	O	110,600	2013	O	111,900
								2015	335	384,700						
								2015	335	16,000						
		Total:		873,300		Total:		876,600		Total:		888,800				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												

ASSESSING NEIGHBORHOOD						
NBHD/ SUB		NBHD Name		Street Index Name	Tracing	Batch
0001/A					333	BG

NOTES				
SUNOCO FY 12 COMBINED 25-5-0 + 14-2-15 +14-1-0 TO ONE LOT PER PLAN OF LAND 285-73 6-23-93				

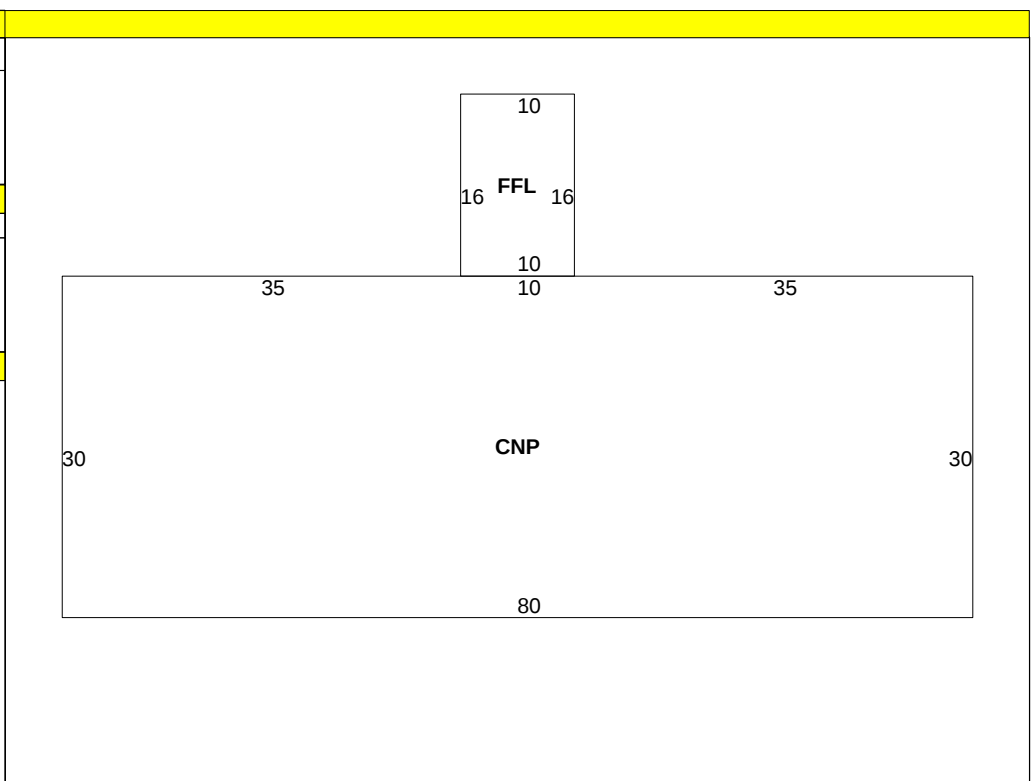
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
201502158	07/14/2015	4	ADDITION	60,000		0		20X22 CAR WASH ENCL	12/30/2005			311	15	PERMIT VISIT	
299	09/12/2005	19	CANOPY	50,000		0		REPLACE EXISTING	05/19/2004			303	3	MEAS+INSPCTD	
176	07/29/1999	6	SIGN	500		0			03/15/2000			200	15	PERMIT VISIT	
178	07/29/1999	6	SIGN	800		0			07/01/1992			107	3	MEAS+INSPCTD	
177	07/29/1999	6	SIGN	500		0			04/07/1981			500	3	MEAS+INSPCTD	
238	08/01/1993	MN	Manual Note	2,000		0		REWORK ISL							
49	04/01/1993	MN	Manual Note	800		0		SIGN							

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	333	GAS STA	BUS				39,747	SF	3.11	1.4200	E	1.0000		1.00	BG		INT2	2.00	8.83	351,000
Total Card Land Units:			0.91		AC		Parcel Total Land Area:			0.91 AC						Total Land Value:			351,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	75		SERVICE ST				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	14		ABOVE AVG	Code	Description		Percentage
Exterior Wall 2	23		GLASS	333	GAS STA		100
Roof Structure	4		FLAT				
Roof Cover	9		METAL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			142.69
Interior Floor 2							
Heating Fuel	3		ELECTRIC	Replace Cost			39,952
Heating Type	11		WALL UNIT	AYB			1979
AC Percent	100			EYB			1995
FBM Sqft				Dep Code			GD
Bldg Use	333		GAS STA	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			19
Full Baths	0			Functional Obslnc			
Half Baths	1			External Obslnc			
Extra Fixtures	0			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			81
Foundation	6		SLAB	Apprais Val			32,400
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
70	PUMP-DBL			L	8	3,680.00	1999	G		GD	70	25,800
77	LITE-SIN			L	5	690.00	1979	A		AV	55	1,900
85	PAVING			L	11,000	1.61	1979	A		AV	55	9,700
84	SIGN-ILU			L	40	40.25	1993	G		GD	70	1,400
71	TANK-IG			L	15,000	1.55	1999	G		GD	70	20,300
71	TANK-IG			L	15,000	1.55	1999	G		GD	70	20,300
86	CONC PAV			L	4,140	2.30	1999	G		GD	70	8,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
80	TOTALIZR	EX	Extra Feature	B	1	1,380.00	1995	V	1	GD	71	1,500

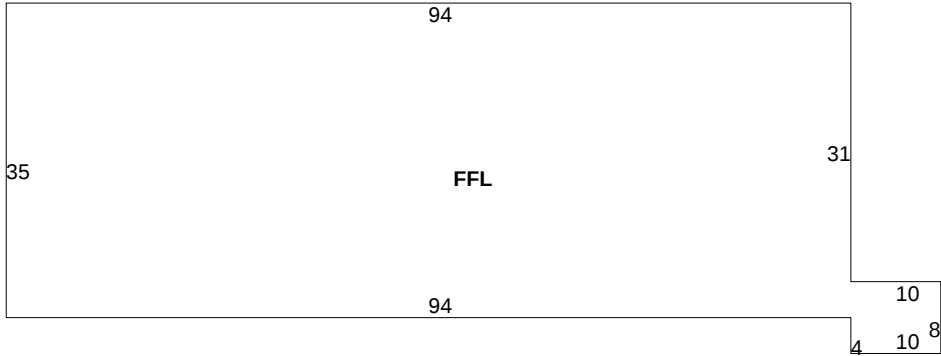
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	2,400		7.13	17,122	
FFL	1ST FLOOR	160	160		142.69	22,830	
Ttl. Gross Liv/Lease Area:		160	2,560	280		39,952	



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																										COMM LAND		333		351,000		351,000	
										COMMERC.		333		87,700		87,700																	
										COMMERC.		335		384,700		384,700																	
COMMERC.		335		16,000		16,000																											
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379553_2852917				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
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NOTES																																	
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																			
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Style	25		CAR WASH																				
Model	94		COMMERCIAL																				
Grade	B+		GOOD (+)																				
Stories	1.00		1 STORY																				
Occupancy	1			MIXED USE																			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage																
Exterior Wall 2				335	CARWASH		100																
Roof Structure	4		FLAT																				
Roof Cover	11		MEMBRANE																				
Interior Wall 1	5		MINIMUM																				
Interior Wall 2																							
Interior Floor 1	12		CONCRETE	Adj. Base Rate:			126.85																
Interior Floor 2																							
Heating Fuel	2		GAS	Replace Cost			427,497																
Heating Type	7		UNIT HTRS	AYB			1987																
AC Percent	3			EYB			2004																
FBM Sqft				Dep Code			GD																
Bldg Use	335		CARWASH	Remodel Rating																			
Total Rooms	0			Year Remodeled																			
Bedrooms	0			Dep %			10																
Full Baths	0			Functional Obslnc																			
Half Baths	1			External Obslnc																			
Extra Fixtures	0			Cost Trend Factor																			
#Heat Sys	1			Condition																			
Frame	2		STEEL	% Complete																			
Bath Style	A		AVERAGE	Overall % Cond			90																
Foundation	6		SLAB	Apprais Val			384,700																
Partitions	T		TYPICAL	Dep % Ovr			0																
Wall Height	12			Dep Ovr Comment																			
FBM Quality				Misc Imp Ovr			0																
				Misc Imp Ovr Comment																			
				Cost to Cure Ovr			0																
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OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value											
77	LITE-SIN			L	5	690.00	1987	A		AV	55	1,900											
78	LITE-DBL			L	3	920.00	1987	A		AV	55	1,500											
85	PAVING			L	3,000	1.61	1987	A		AV	55	2,700											
VAC	VACUUM			L	6	805.00	1987	A		AV	55	2,700											
84	SIGN-ILU			L	24	40.25	1987	A		GD	70	700											
88	FENCE-6			L	48	9.78	1987	A		AV	55	300											
66	CANOPY			L	280	40.25	1987	A		AV	55	6,200											
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value													
FFL	1ST FLOOR	3,370		3,370				126.85		427,497													



No Photo On Record