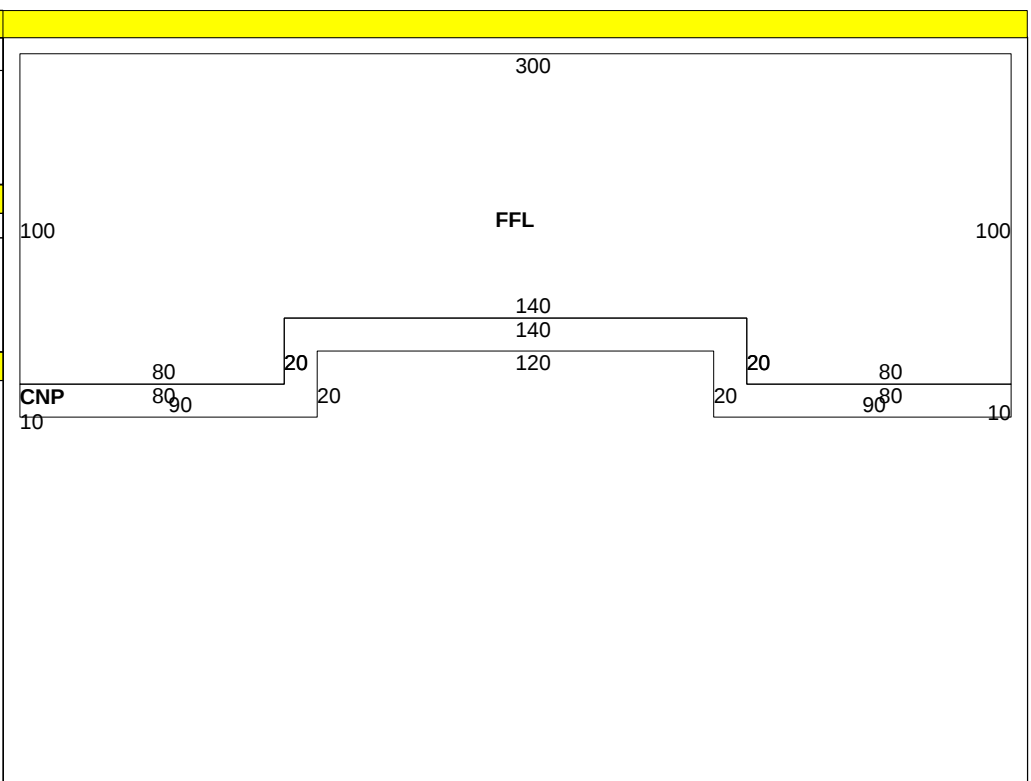


Property Location: 406-436 NORTH MAIN ST										MAP ID:13/ 14/ D/ /										Bldg Name:										State Use:323																			
Vision ID: 218										Account #224										Bldg #: 1 of 3										Sec #: 1 of 1 Card 1 of 4										Print Date:11/24/2015 16:05									
CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA <																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 STORY				
Occupancy	12						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	323		SHOPCTR				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	28						
Extra Fixtures	19						
#Heat Sys	12						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	A		ABV AVG				
Wall Height	12						
FBM Quality							

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
85	PAVING			L	365,701	1.61	1995	A		AV	55	323,800
77	LITE-SIN			L	5	690.00	1995	A		AV	55	1,900
78	LITE-DBL			L	18	920.00	1994	A		AV	55	9,100
84	SIGN-ILU			L	82	40.25	1994	V		GD	70	3,500
84	SIGN-ILU			L	44	40.25	2002	V		GD	70	1,900
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
62	S-D BOX			B	336	57.50	1995	P	1	AV	81	11,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	3,400		9.41	32,009	
FFL	1ST FLOOR	27,200	27,200		188.29	5,121,442	
Ttl. Gross Liv/Lease Area:		27,200	30,600	27,370		5,153,450	



Property Location: 438-470 NORTH MAIN ST

MAP ID:13/ 14/ D/ /

Bldg Name:

State Use:323

Vision ID: 218

Account #224

Bldg #: 2 of 3

Sec #: 1 of 1

Card 2 of 4

Print Date:11/24/2015 16:05

CURRENT OWNER

HERITAGE MZL LLC

C/O WINSLOW PROPERTY MANAGEM

80 HAYDEN AVE

LEXINGTON, MA 02421

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_377454_2854927

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

323

17,791,200

17,791,200

COMM LAND

323

2,393,400

2,393,400

COMMERC.

323

340,200

340,200

COMMERC.

326

663,500

663,500

COMMERC.

326

53,600

53,600

Total

21,241,900

21,241,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

HERITAGE MZL LLC

19900/ 8

07/01/2013

U

I

27,270,073

1C

HERITAGE PARK II E + A LLC,

17979/ 537

09/10/2009

U

I

10

B

E AND A ACQUISITION TWO,LIMITED PARTNERS

10810/ 440

06/17/1999

U

I

14,525,000

J R S REALTY INC,

07581/ 0336

11/01/1990

U

I

1

B

TRANSAMERICAN NATURAL

06659/ 343

10/21/1987

U

I

1

I

GOOD HOPE

03463/ 0439

10/14/1969

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

323

17,791,200

2014

B

9,649,300

2013

B

9,906,700

2015

323

2,393,400

2014

L

2,276,300

2013

L

2,276,300

2015

323

340,200

2014

O

386,200

2013

O

391,300

2015

326

663,500

2015

326

53,600

Total:

21,241,900

Total:

12,311,800

Total:

12,574,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

323

BG

NOTES

440-42/I PARTY-EMPORIUM-THE UPS

STORE-/446 STOP & SHIOP/ OLYMPIA

SPORTS/448 GNC/H & R BLOCK/450 PANERA

BREAD

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

13,226,700

Appraised XF (B) Value (Bldg)

378,500

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

0

Special Land Value

0

Total Appraised Parcel Value

21,241,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

21,241,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/27/2015

317

15

PERMIT VISIT

06/02/2014

317

15

PERMIT VISIT

05/02/2014

317

15

PERMIT VISIT

06/28/2013

317

15

PERMIT VISIT

06/28/2013

317

15

PERMIT VISIT

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

2

323

SHOPCTR

MULT

0 SF

0.00

1.4200

E

1.0000

1.00

BG

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

13.22 AC

Total Land Value:

0

LDK		286		60	
32	36			35	8
16	17			150	120
117		FFL			
CNP	30	340		340	
28	14	14		14	
No Photo On Record					

CURRENT OWNER				TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION			
HERITAGE MZL LLC C/O WINSLOW PROPERTY MANAGEMENT 80 HAYDEN AVE LEXINGTON, MA 02421 Additional Owners:																Description		Code	Appraised Value		Assessed Value						
				SUPPLEMENTAL DATA																							
Other ID:																											
GIS ID: F_377454_2854927				ASSOC PID#												Total		21,241,900		21,241,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
														Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
														Total:				Total:				Total:					
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										323				BG													
NOTES																											
														Appraised Bldg. Value (Card)										13,226,700			
														Appraised XF (B) Value (Bldg)										378,500			
														Appraised OB (L) Value (Bldg)										0			
														Appraised Land Value (Bldg)										0			
														Special Land Value										0			
														Total Appraised Parcel Value										21,241,900			
														Valuation Method:										C			
														Adjustment:										0			
														Net Total Appraised Parcel Value										21,241,900			
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				
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
Total Card Land Units:								0.00		AC	Parcel Total Land Area:				13.22 AC				Total Land Value:								0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
					MIXED USE														
					Code	Description			Percentage										
					323	SHOPCTR			100										
					COST/MARKET VALUATION														
					Cost Trend Factor														
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							
81	COOLER	EX	Extra Feature	B	150	46.00	2000	A	1	AV	86	5,900							
81	COOLER	EX	Extra Feature	B	504	46.00	2000	A	1	AV	86	19,900							
81	COOLER	EX	Extra Feature	B	592	46.00	2000	A	1	AV	86	23,400							
81	COOLER	EX	Extra Feature	B	60	46.00	2000	A	1	AV	86	2,400							
81	COOLER	EX	Extra Feature	B	120	46.00	2000	A	1	AV	86	4,700							
81	COOLER	EX	Extra Feature	B	150	46.00	2000	A	1	AV	86	5,900							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value								
Ttl. Gross Liv/Lease Area:					0	0	0					15,379,854							

No Photo On Record

No Photo On Record

Property Location: 390 NORTH MAIN ST										MAP ID:13/ 14/ D/ /										Bldg Name:										State Use:323																													
Vision ID: 218										Account #224										Bldg #: 3 of 3										Sec #: 1 of 1										Card 4 of 4										Print Date:11/24/2015 16:05									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA <																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	2		CLAPBOARD				
Exterior Wall 2							
Roof Structure	2		HIP				
Roof Cover	9		METAL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	6		CERAMIC TL				
Interior Floor 2							
Heating Fuel	1		OIL				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
FBM Use	326		RST/BAR				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	2						
Extra Fixtures	11						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

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
78	LITE-DBL			L	1	920.00	1997	G		GD	70	800
85	PAVING			L	35,000	1.61	1997	G		GD	70	49,300
77	LITE-SIN			L	2	690.00	1997	G		GD	70	1,200
84	SIGN-ILU			L	44	40.25	2008	V		VG	85	2,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
81	COOLER	EX	Extra Feature	B	136	46.00	2007	G	1	GD	93	7,300
81	COOLER	EX	Extra Feature	B	160	46.00	2007	G	1	GD	93	8,600
82	FREEZER			B	180	69.00	2007	G	1	GD	93	14,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	240		36.92	8,861
FFL	1ST FLOOR	5,460	5,460		123.07	671,954
Ttl. Gross Liv/Lease Area:		5,460	5,700	5,532		680,815

