

Property Location: 204 NORTH MAIN ST
Vision ID: 1654

Account #1689

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:333
Print Date:12/01/2016 13:21

CURRENT OWNER

F L ROBERTS AND CO INC

93 WEST BROAD ST

SPRINGFIELD, MA 01105

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

333

34,700

34,700

COMM LAND

333

385,500

385,500

COMMERC.

333

87,700

87,700

COMMERC.

335

424,600

424,600

COMMERC.

335

16,000

16,000

Total

948,500

948,500

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

CH REALTY VII/CG MACT BIRD LLC

F L ROBERTS AND CO INC

SUN COMPANY INC,ACCOUNTS PAYABLE

UNITED PETROLEUM INC

BK-VOL/PAGE

21408/ 451

18464/ 273

08464/ 0459

04380/ 0076

SALE DATE

10/19/2016

09/14/2010

06/21/1993

06/15/1976

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

44,668,949

15,000,000

16,650,000

0

V.C.

1V

V

N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

333

33,900

2015

333

33,900

2014

B

263,100

2016

333

351,000

2015

333

351,000

2014

L

502,900

2016

333

87,700

2015

333

87,700

2014

O

110,600

2016

335

384,700

2015

335

384,700

2016

335

16,000

2015

335

16,000

Total:

873,300

Total:

873,300

Total:

876,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

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

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

33,200

1,500

87,700

385,500

0

948,500

C

0

948,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502158

07/14/2015

4

ADDITION

60,000

05/06/2016

100

05/06/2016

20X22 CAR WASH ENCLOSURE

299

09/12/2005

19

CANOPY

50,000

0

REPLACE EXISTING

176

07/29/1999

6

SIGN

500

0

178

07/29/1999

6

SIGN

800

0

177

07/29/1999

6

SIGN

500

0

238

08/01/1993

MN

Manual Note

2,000

0

REWORK ISL

49

04/01/1993

MN

Manual Note

800

0

SIGN

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/06/2016

317

15

PERMIT VISIT

12/30/2005

311

15

PERMIT VISIT

05/19/2004

303

3

MEAS+INSPCTD

03/15/2000

200

15

PERMIT VISIT

07/01/1992

107

3

MEAS+INSPCTD

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

1.5600

E

1.0000

1.00

BG

1.00

INT2

2.00

9.70

385,500

Total Card Land Units:

0.91

AC

Parcel Total Land Area:

0.91

AC

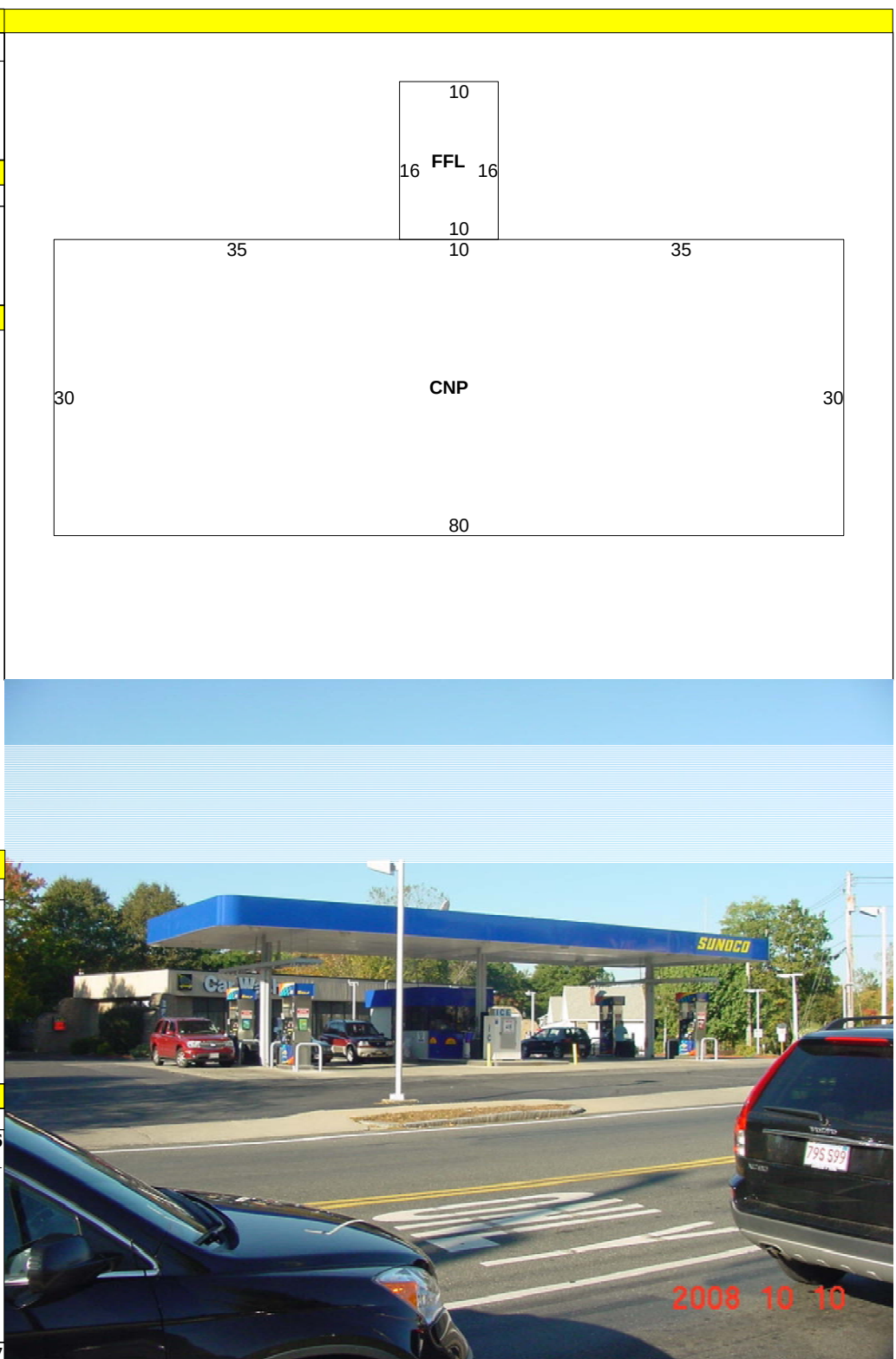
Total Land Value:

385,500

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:			146.38
Interior Floor 2				Replace Cost			40,987
Heating Fuel	3		ELECTRIC	AYB			1979
Heating Type	11		WALL UNIT	EYB			1995
AC Percent	100			Dep Code			GD
FBM Sqft				Remodel Rating			
FBM Use	333		GAS STA	Year Remodeled			
Total Rooms	0			Dep %			19
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	1			Cost Trend Factor			1
Extra Fixtures	0			Condition			
#Heat Sys	1			% Complete			
Frame	2		STEEL	Overall % Cond			81
Bath Style	A		AVERAGE	Apprais Val			33,200
Foundation	6		SLAB	Dep % Ovr			0
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr			0
FBM Quality				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		7.32	17,566	
FFL	1ST FLOOR	160	160		146.38	23,421	
Ttl. Gross Liv/Lease Area:		160	2,560	280		40,987	



Print Date: 12/01/2016 13:21

VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																										
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																							
Style	25		CAR WASH									94 15 22 20 22 94 35 FFL																				
Model	94		COMMERCIAL																													
Grade	B+		GOOD (+)																													
Stories	1.00		1 STORY																													
Occupancy	1																															
Exterior Wall 1	21		CONC BLOCK																													
Exterior Wall 2																																
Roof Structure	4		FLAT																													
Roof Cover	11		MEMBRANE																													
Interior Wall 1	5		MINIMUM																													
Interior Wall 2																																
Interior Floor 1	12		CONCRETE			Adj. Base Rate:			126.49																							
Interior Floor 2																																
Heating Fuel	2		GAS			Replace Cost			471,800																							
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			424,600																							
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																				
77	LITE-SIN			L	5	690.00	1987	A		AV	55	1,900	No Photo On Record																			
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				3,730	3,730				126.49	471,800																					