

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

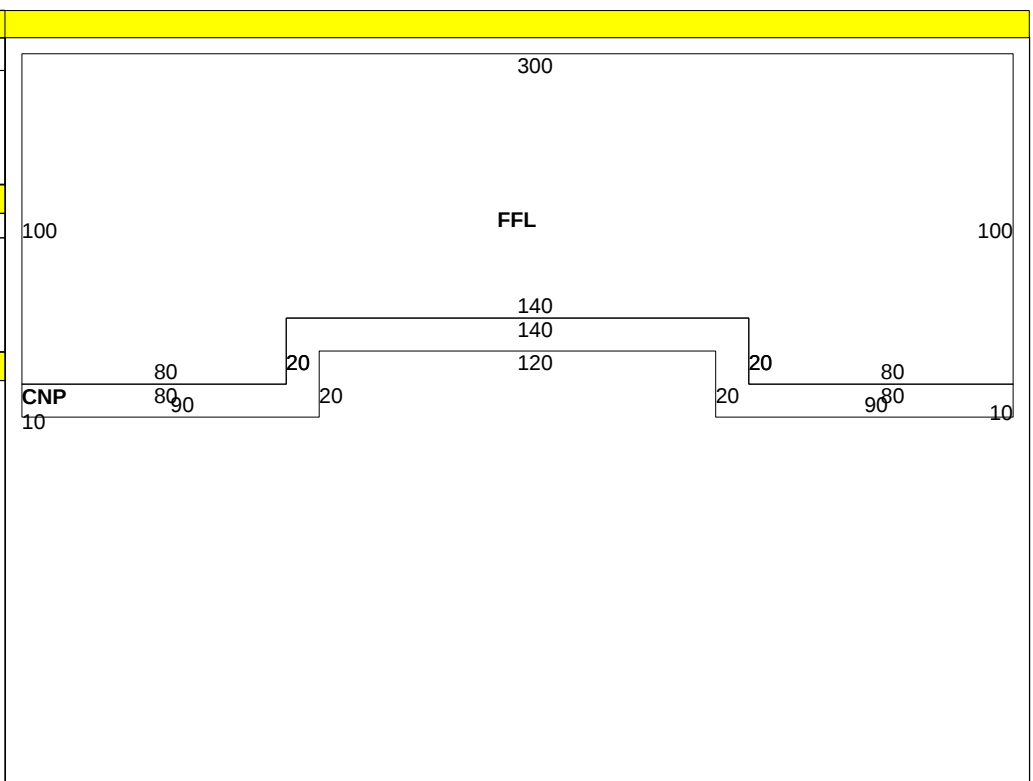
Print Date: 11/30/2016 14:42

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA	VISION										
HERITAGE MZL LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value												
C/O WINSLOW PROPERTY MANAGEM						COMMERC.	323	18,260,000	18,260,000												
80 HAYDEN AVE						COMM LAND	323	2,619,900	2,619,900												
LEXINGTON, MA 02421						COMMERC.	323	340,200	340,200												
Additional Owners:						COMMERC.	326	682,900	682,900												
						COMMERC.	326	53,600	53,600												
						Total				21,956,600	21,956,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
HERITAGE MZL LLC		19900/ 8		07/01/2013	U	I	27,270,073	1C	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
HERITAGE PARK II E + A LLC,		17979/ 537		09/10/2009	U	I	10	B	2016	323	17,791,200	2015	323	17,791,200	2014	B	9,649,300				
E AND A ACQUISITION TWO,LIMITED PARTNERS		10810/ 440		06/17/1999	U	I	14,525,000		2016	323	2,393,400	2015	323	2,393,400	2014	L	2,276,300				
J R S REALTY INC,		07581/ 0336		11/01/1990	U	I	1	B	2016	323	340,200	2015	323	340,200	2014	O	386,200				
TRANSAMERICAN NATURAL		06659/ 343		10/21/1987	U	I	1	I	2016	326	663,500	2015	326	663,500							
GOOD HOPE		03463/ 0439		10/14/1969	U	I	0		2016	326	53,600	2015	326	53,600							
									Total:		21,241,900	Total:		21,241,900	Total:		12,311,800				
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						323		BG													
NOTES																					
HERITAGE PARK PLAZA=416 DOLLAR TREE/418				SPORTS. 2013 SALE NAL C=PURCHASED																	
VACANT/420 COST CUT/422 ICHIBAN ASIAN				PROPERTY AND BUSINESS INVESTMENT AND																	
CUISINE RESTAURANT-/424 RED CARPET				GOODWILL.																	
NAILS/426 KENS/428 GAME STOP/430 -																					
EDIBLE ARR/432 VACANT/434																					
ASPEN DENTAL/436 LETS YO, OLYMPIA																					
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							
201602521	09/16/2016	7	REMODEL	74,000		0		PURE BARRE (INTERIOR LIGHTING, SONIC URGENT CARE 99 RESTAURANT INTERI	04/29/2016			317	15	PERMIT VISIT							
201600611	03/11/2016	9	ALTERATION	450,000		0		PETCO INT ALTERATION	03/27/2015			317	15	PERMIT VISIT							
201600150	02/22/2016	6	SIGN	3,500		0		PETCO	06/02/2014			317	15	PERMIT VISIT							
201600081	01/13/2016	9	ALTERATION	10,000	04/29/2016	100	04/29/2016	INTERIOR LIGHTING,	05/02/2014			317	15	PERMIT VISIT							
201402297	08/18/2014	6	SIGN	220	03/27/2015	100	03/27/2015	SONIC URGENT CARE	06/28/2013			317	15	PERMIT VISIT							
201402071	07/03/2014	6	SIGN	4,500	03/27/2015	100	03/27/2015	SONIC URGENT CARE													
201402080	07/01/2014	7	REMODEL	117,250	03/27/2015	100	03/27/2015														
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	323	SHOPCTR	MULT				435,600	SF	2.48	1.5600	E	1.0000	1.00	BG	1.00		1.50	5.80	2,526,500		
1	323	SHOPCTR	MULT				3.22	AC	58,000.00	1.0000	0	1.0000	0.50	BG	1.00	WET4	1.00	29,000.00	93,400		
Total Card Land Units:							13.22	AC	Parcel Total Land Area:			13.22	AC			Total Land Value:					2,619,900

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		9.66	32,856	
FFL	1ST FLOOR	27,200	27,200		193.27	5,256,898	
Ttl. Gross Liv/Lease Area:		27,200	30,600	27,370		5,289,753	



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:11/30/2016 14:42

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
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

323

18,260,000

18,260,000

COMM LAND

323

2,619,900

2,619,900

COMMERC.

323

340,200

340,200

COMMERC.

326

682,900

682,900

COMMERC.

326

53,600

53,600

Total

21,956,600

21,956,600

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

2016

323

17,791,200

2015

323

17,791,200

2014

B

9,649,300

2016

323

2,393,400

2015

323

2,393,400

2014

L

2,276,300

2016

323

340,200

2015

323

340,200

2014

O

386,200

2016

326

663,500

2015

326

663,500

2016

326

53,600

2015

326

53,600

Total:

21,241,900

Total:

21,241,900

Total:

12,311,800

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/PETCO-EMPORIUM-THE UPS

STORE-/446 STOP & SHOP/ OLYMPIA

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

BREAD

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

04/29/2016

317

15

PERMIT VISIT

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

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

1.5600

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

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	10				MIXED USE							
Exterior Wall 1	21		CONC BLOCK		Code	Description			Percentage			
Exterior Wall 2	23		GLASS		323	SHOPCTR			100			
Roof Structure	4		FLAT									
Roof Cover	11		MEMBRANE									
Interior Wall 1	1		DRYWALL		COST/MARKET VALUATION							
Interior Wall 2												
Interior Floor 1	14		ASPHL TILE		Adj. Base Rate:			188.01				
Interior Floor 2	4		CARPET									
Heating Fuel	2		GAS		Replace Cost			15,796,588				
Heating Type	1		FORCED H/A		AYB			1994				
AC Percent	100				EYB			2000				
FBM Sqft					Dep Code			GD				
Bldg Use	323		SHOPCTR		Remodel Rating							
Total Rooms	0				Year Remodeled							
Bedrooms	0				Dep %			14				
Full Baths	0				Functional Obslnc							
Half Baths	17				External Obslnc							
Extra Fixtures	9				Cost Trend Factor							
#Heat Sys	10				Condition							
Frame	2		STEEL		% Complete							
Bath Style	A		AVERAGE		Overall % Cond			86				
Foundation	6		SLAB		Apprais Val			13,585,100				
Partitions	A		ABV AVG		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
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
61	ELEV-COMME			B	2	75,000.00	2000		1	AV	86	129,000
81	COOLER	EX	Extra Feature	B	496	46.00	2000	A	1	AV	86	19,600
82	FREEZER			B	192	69.00	2000	A	1	AV	86	11,400
82	FREEZER			B	823	69.00	2000	A	1	AV	86	48,800
81	COOLER	EX	Extra Feature	B	160	46.00	2000	G	1	GD	86	7,900
91	LOAD LEV	EX	Extra Feature	B	4	3,680.00	2000	A	1	AV	86	12,700
64	MEZ-FIN			B	2,360	27.60	2000	A	1	AV	86	56,000
60	A-T-M			B	1	28,750.00	2000	G	1	GD	86	30,900
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
CNP	CANOPY		0	5,572		9.41	52,455					
FFL	1ST FLOOR		83,662	83,662		188.01	15,729,468					
LDK	LOADING DK		0	784		18.71	14,665					
Ttl. Gross Liv/Lease Area:			83,662	90,018	84,019		15,796,588					

286

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CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
HERITAGE MZL LLC C/O WINSLOW PROPERTY MANAGEM 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		21,956,600		21,956,600			
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														Appraised Bldg. Value (Card) 13,585,100 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 21,956,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 21,956,600															
NBHD/ SUB		NBHD Name				Street Index Name				Tracing														Batch					
0001/A										323														BG					
NOTES																													
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						15,796,588								

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:11/30/2016 14:42									
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		38.05	9,133
FFL	1ST FLOOR	5,460	5,460		126.85	692,593
Ttl. Gross Liv/Lease Area:		5,460	5,700	5,532		701,726

