

Property Location
Vision ID 1654

204 NORTH MAIN ST
Account # 1689

Map ID 25/ 5/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 333
Print Date 12/18/2019 12:59:14

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION
CH REALTY VII/CG MACT BIRD LLC ATTN-ASSET MANAGER PROJECT BI 3819 MAPLE AV DALLAS TX 75219			1 TYPCL			Description	Code	Appraised	Assessed	
						COMMERC.	333	35,300	35,300	
						COMM LAND	333	489,300	489,300	
		SUPPLEMENTAL DATA				COMMERC.	333	87,700	87,700	
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379553_2852917			Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	335	445,400	445,400
						COMMERC.	335	13,300	13,300	
						Total		1,071,000	1,071,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CH REALTY VII/CG MACT BIRD LLC F L ROBERTS AND CO INC SUN COMPANY INC,ACCOUNTS PAYABLE UNITED PETROLEUM INC		21408	0451	10-19-2016	U	I	44,668,949	1V	Year	Code	Assessed	Year	Code	Assessed
		18464	0273	09-14-2010	U	I	15,000,000	1V	2019	333	34,500	2018	333	34,900
		08464	0459	06-21-1993	U	I	16,650,000	1		333	476,200		333	476,200
		04380	0076	06-15-1976	U	I	0			333	87,700		333	87,700
									335	432,300		335	437,300	
									335	13,300		335	13,300	
									Total		1044000	Total		1049400
									Total		1049400	Total		948500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			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				

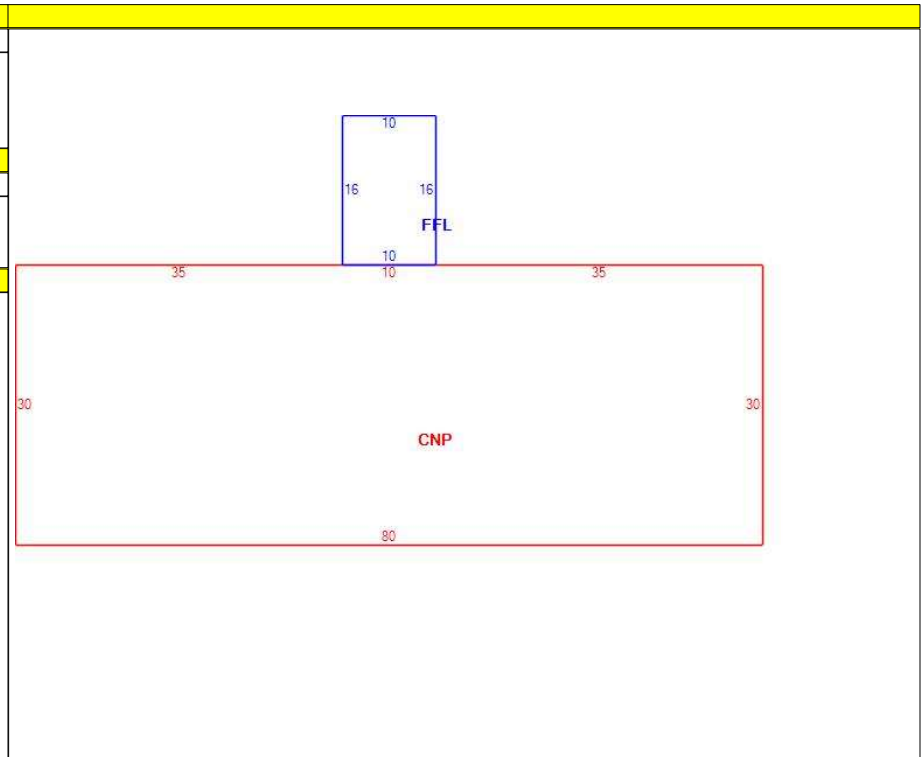
BUILDING PERMIT RECORD					VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
201502158	07-14-2015	4	ADDITION	60,000	05-06-2016	100	05-06-2016	20X22 CAR WASH ENCLOSURE	06-21-2017	317			15	PERMIT VISIT
299	09-12-2005	19	CANOPY	50,000				REPLACE EXISTING	05-06-2016	317			15	PERMIT VISIT
178	07-29-1999	6	SIGN	800					12-30-2005	311			15	PERMIT VISIT
177	07-29-1999	6	SIGN	500					05-19-2004	303			3	MEAS+INSPCTD
176	07-29-1999	6	SIGN	500					03-15-2000	200			15	PERMIT VISIT
238	08-01-1993	MN	Manual Note	2,000				REWORK ISL	07-01-1992	107			3	MEAS+INSPCTD
50	04-01-1993	MN	Manual Note	800				SIGN	04-07-1981	500			3	MEAS+INSPCTD

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	333	GAS STA	BUS	SITE	39,747 SF	3.20	1.71000	E	1.50	BG	1.000			0	12.31	489,300	
Total Card Land Units					0.912	AC	Parcel Total Land Area: 0.9125					Total Land Value					489,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	75	SERVICE ST			
Model	94	COMMERCIAL			
Grade	B+	GOOD (+)			
Stories	1.00	1 STORY			
Occupancy	1.00		MIXED USE		
Exterior Wall 1	14	ABOVE AVG	Code	Description	Percentage
Exterior Wall 2	23	GLASS	333	GAS STA	100
Roof Structure	4	FLAT			0
Roof Cover	9	METAL			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			RCN		43,918
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2					
Heating Fuel	3	ELECTRIC	Year Built		1979
Heating Type	11	WALL UNIT	Effective Year Built		1995
AC Percent	100		Depreciation Code		GD
FBM Sqft			Remodel Rating		
Bldg Use	333	GAS STA	Year Remodeled		
Total Rooms	0		Depreciation %		23
Bedrooms	0		Functional Obsol		
Full Baths	0		External Obsol		
Half Baths	1		Trend Factor		1
Extra Fixtures	0		Condition		
#Heat Sys	1		Condition %		
Frame	2	STEEL	Percent Good		77
Bath Style	A	AVERAGE	Cns Sect Rcld		33,800
Foundation	6	SLAB	Dep % Ovr		
Partitions	T	TYPICAL	Dep Ovr Comment		
Wall Height	12.00		Misc Imp Ovr		
FBM Quality			Misc Imp Ovr Comment		
Kitchens	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
70	PUMP-DBL	L	8	3680.00	1999	GD		70	G	1.25	25,800
77	LITE-SIN	L	5	690.00	1979	AV		55	A	1.00	1,900
85	PAVING	L	11,000	1.61	1979	AV		55	A	1.00	9,700
84	SIGN-ILU	L	40	40.25	1993	GD		70	G	1.25	1,400
71	TANK-IG	L	15,000	1.55	1999	GD		70	G	1.25	20,300
71	TANK-IG	L	15,000	1.55	1999	GD		70	G	1.25	20,300
86	CONC PAV	L	4,140	2.30	1999	GD		70	G	1.25	8,300
80	TOTALIZR	B	1	1380.00	1995	GD		71	V	1.50	1,500
SPR	SPRINKLER	L	1	1.00		AV		55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
CNP	CANOPY	0	2,400		7.84	18,822
FFL	1ST FLOOR	160	160		156.85	25,096
Ttl Gross Liv / Lease Area		160	2,560	280		43,918



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							COMMERC.	333	35,300	35,300							
							COMM LAND	333	489,300	489,300							
			SUPPLEMENTAL DATA						COMMERC.	333			87,700	87,700			
			Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379553_2852917			Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	335	445,400	445,400							
							COMMERC.	335	13,300	13,300							
						Total		1,071,000		1,071,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CH REALTY VII/CG MACT BIRD LLC F L ROBERTS AND CO INC SUN COMPANY INC,ACCOUNTS PAYABLE UNITED PETROLEUM INC			21408	0451	10-19-2016	U	I	44,668,949	1V	Year	Code	Assessed	Year	Code	Assessed		
			18464	0273	09-14-2010	U	I	15,000,000	1V	2019	333	34,500	2018	333	34,900		
			08464	0459	06-21-1993	U	I	16,650,000	1		333	476,200		333	476,200		
			04380	0076	06-15-1976	U	I	0		333	87,700		333	87,700			
										335	432,300		335	437,300			
						Total		1044000		Total		1049400		Total			
EXEMPTIONS			OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					479,200		
0001						333		BG		Appraised Xf (B) Value (Bldg)					1,500		
										Appraised Ob (B) Value (Bldg)					101,000		
										Appraised Land Value (Bldg)					489,300		
										Special Land Value					0		
										Total Appraised Parcel Value					1,071,000		
										Valuation Method					C		
										Total Appraised Parcel Value					1,071,000		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value	
2	335	CARWASH	BUS	SITE	0 SF	4.23	1.71000	E	1.00	BG	1.000		0		10.86	0	
Total Card Land Units					0.000	AC	Parcel Total Land Area: 0.9125					Total Land Value					489,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		25	CAR WASH							
Model		94	COMMERCIAL							
Grade		B+	GOOD (+)							
Stories		1.00	1 STORY							
Occupancy		1.00				MIXED USE				
Exterior Wall 1		21	CONC BLOCK			Code	Description		Percentage	
Exterior Wall 2						335	CARWASH		100	
Roof Structure		4	FLAT						0	
Roof Cover		11	MEMBRANE						0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION				
Interior Wall 2						RCN		517,929		
Interior Floor 1		12	CONCRETE							
Interior Floor 2										
Heating Fuel		2	GAS			Year Built		1987		
Heating Type		7	UNIT HTRS			Effective Year Built		2004		
AC Percent		3				Depreciation Code		GD		
FBM Sqft						Remodel Rating				
Bldg Use		335	CARWASH			Year Remodeled				
Total Rooms		0				Depreciation %		14		
Bedrooms		0				Functional Obsol				
Full Baths		0				External Obsol				
Half Baths		1				Trend Factor		1		
Extra Fixtures		0				Condition				
#Heat Sys		1				Condition %				
Frame		2	STEEL			Percent Good		86		
Bath Style		A	AVERAGE			Cns Sect Rcnl'd		445,400		
Foundation		6	SLAB			Dep % Ovr				
Partitions		T	TYPICAL			Dep Ovr Comment				
Wall Height		12.00				Misc Imp Ovr				
FBM Quality						Misc Imp Ovr Comment				
Kitchens		0				Cost to Cure Ovr				
						Cost to Cure Ovr Comment				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
77	LITE-SIN	L	5	690.00	1987	AV	55	A	1.00	1,900
78	LITE-DBL	L	3	920.00	1987	AV	55	A	1.00	1,500
85	PAVING	L	3,000	1.61	1987	AV	55	A	1.00	2,700
84	SIGN-ILU	L	24	40.25	1987	GD	70	A	1.00	700
88	FENCE-6	L	48	9.78	1987	AV	55	A	1.00	300
66	CANOPY	L	280	40.25	1987	AV	55	A	1.00	6,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR			3,730	3,730		138.86	517,929		
Ttl Gross Liv / Lease Area				3,730	3,730	3,730		517,929		

94

15

22

20

22

0

94

35

FFL