

Property Location

204 NORTH MAIN ST

Map ID

25/ 5/ 0/ /

Bldg Name

State Use

333

Vision ID

1654

Account #

1689

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

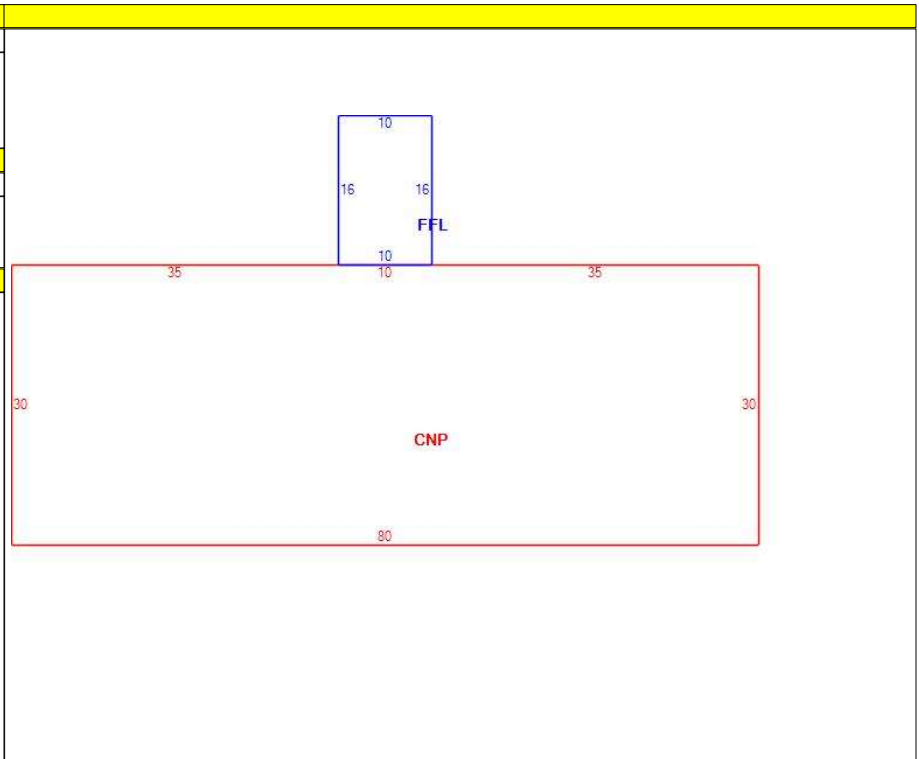
11-03-2020 12:39:35

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
WESTERN MA EEN LLC 326 CLARK ST WORCESTER MA 01606			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)									
WESTERN MA EEN LLC		23017	357	12-24-2019	U	I	2,504,394	1	Year	Code	Assessed	Year	Code	Assessed			
CH REALTY VII/CG MACT BIRD LLC		21408	0451	10-19-2016	U	I	44,668,949	1V	2020	333	35,300	2019	333	34,500			
F L ROBERTS AND CO INC		18464	0273	09-14-2010	U	I	15,000,000	1V		333	489,300		333	476,200			
SUN COMPANY INC,ACCOUNTS PAYABLE		08464	0459	06-21-1993	U	I	16,650,000	1		333	87,700		333	87,700			
UNITED PETROLEUM INC		04380	0076	06-15-1976	U	I	0			335	445,400		335	432,300			
							0			335	13,300		335	437,300			
									Total	1071000		Total	1044000	Total			
														1049400			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount								Comm Int		
									APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 479,200 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								
			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	3.2	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				
Exterior Wall 1	14	ABOVE AVG			
Exterior Wall 2	23	GLASS			
Roof Structure	4	FLAT			
Roof Cover	9	METAL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2					
Heating Fuel	3	ELECTRIC			
Heating Type	11	WALL UNIT			
AC Percent	100				
FBM Sqft					
Bldg Use	333	GAS STA			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	1				
Extra Fixtures	0				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	0				

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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						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							
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CH REALTY VII/CG MACT BIRD LLC		21408	0451	10-19-2016	U	I	44,668,949	1V	2020	333	35,300	2019	333	34,500		
F L ROBERTS AND CO INC		18464	0273	09-14-2010	U	I	15,000,000	1V		333	489,300		333	476,200		
SUN COMPANY INC,ACCOUNTS PAYABLE		08464	0459	06-21-1993	U	I	16,650,000	1		333	87,700		333	87,700		
UNITED PETROLEUM INC		04380	0076	06-15-1976	U	I	0			335	445,400		335	432,300		
										335	13,300		335	437,300		
									Total	1071000	Total	1044000	Total	1049400		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount							Comm Int		
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 479,200 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							
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001						333		BG								
NOTES																
SUNOCO																
VACUUMS ASSESSED PP																
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.	Nbhd 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 Rcnd				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		