

Property Location Vision ID 924		227 SHAKER RD Account # 949		Map ID 18/ 3/ 0/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 333 Print Date 11-03-2020 10:53:23	
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION	
PMG SLB I LLC C/O PETROLEUM MARKETING GRO 2900 TELESTAR COURT FALLS CHURCH VA 22042			1 TYPCL			Description	Code	Appraised	Assessed		
						COMMERC.	333	638,000	638,000		
						COMM LAND	333	810,300	810,300		
						COMMERC.	333	275,100	275,100		
SUPPLEMENTAL DATA						Total				1,723,400	1,723,400
Alt Prcl ID SP Permit Chapter La OC Dates 11/20/2018 In+Ex FY Mailed GIS ID F_379353_2846376		Received NIA Field 8 Field 9 Field 10 Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PMG SLB I LLC LEONARD E BELCHER INC CHALMERS ENTERPRISES LLC AS&M INC TRUSTEE OF THE,AMERICAN SA ASM + CO INC,C/O STEPHEN RICE		21678	0340	05-12-2017	U	I	1,566,800	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20318	0427	06-19-2014	U	V	1,300,000	1V	2020	333	638,000	2019	333	623,900	2018	333	623,900
		14668	0308	12-01-2004	U	V	1	1B		333	810,300		333	784,900		333	784,900
		12832	0505	12-20-2002	U	I	1	1B		333	275,100		333	275,100		333	273,100
		07058	0032	12-27-1988	U	I	1	1B	Total		1723400	Total		1683900	Total		1681900

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			440	BG

NOTES				
FY16 PLAN #1123 BK PLANS 371-8, ADDED 30996 SF FROM PARCEL 18-4-0(SHAKER RD) NEW LOT A - FY17 CHG ADDRESS TO 227 SHAKER RD				

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
201602463	09-02-2016	60	COMM BLDG	38,000	05-11-2017	100	05-11-2017	148' X 24' GAS PUMP CANOP	05-29-2018	400			15	PERMIT VISIT
201602462	09-02-2016	60	COMM BLDG	734,065	05-11-2017	100	06-21-2017	OC 12/21/2017- TEMP 4500	06-21-2017	317			15	PERMIT VISIT
									05-11-2017	317			3	MEAS+INSPCTD
									04-25-1981	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	IND	SITE	77,101 SF	2.99	1.56000	D	1.50	BA	1.000			0	10.51	810,300	
Total Card Land Units					1.770	AC	Parcel Total Land Area: 1.7700					Total Land Value					810,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	65		CONVEN MKT								
Model	94		COMMERCIAL								
Grade	A		VERY GOOD								
Stories	1										
Occupancy	1.00					MIXED USE					
Exterior Wall 1	4		VINYL			Code	Description			Percentage	
Exterior Wall 2	16		STONE VENR			333	GAS STA			100	
Roof Structure	1		GABLE							0	
Roof Cover	1		ASPHALT SH							0	
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN			600,802		
Interior Floor 1	6		CERAMIC TL								
Interior Floor 2						Year Built			2016		
Heating Fuel	2		GAS								
Heating Type	1		FORCED H/A			Effective Year Built			2017		
AC Percent	100										
FBM Sqft						Depreciation Code			GD		
Bldg Use	333		GAS STA								
Total Rooms						Remodel Rating			1		
Bedrooms											
Full Baths						Year Remodeled			1		
Half Baths	2										
Extra Fixtures						Depreciation %			1		
#Heat Sys	1										
Frame	2		STEEL			Functional Obsol			1		
Bath Style	V		VERY GOOD								
Foundation	6		SLAB			External Obsol			1		
Partitions	T		TYPICAL								
Wall Height	14.00					Trend Factor			1		
FBM Quality											
Kitchens						Condition			99		
						Condition %			594,800		
						Percent Good			594,800		
						Cns Sect Rcld			594,800		
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						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	
86	CONC PAV	L	9,083	2.30	2017	GD	70	A	1.00	14,600	
85	PAVING	L	15,000	1.61	2017	GD	70	A	1.00	16,900	
70	PUMP-DBL	L	5	3680.00	2017	VG	85	V	1.50	23,500	
66	CANOPY	L	3,552	40.25	2017	EX	90	G	1.25	160,800	
71	TANK-IG	L	40,000	1.55	2017	GD	70	G	1.25	54,300	
77	LITE-SIN	L	5	690.00	2017	GD	70	G	1.25	3,000	
81	COOLER	B	624	46.00	2017	00	99	G	1.25	35,500	
82	FREEZER	B	90	69.00	2017	00	99	G	1.25	7,700	
84	SIGN-ILU	L	32	40.25	2017	EX	90	E	1.75	2,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				3,960	3,960		138.95	550,226		
OPF	OPEN PORCH				0	400		13.89	5,558		
UFL	UNFIN UPPR FLOOR				0	540		83.37	45,018		
Ttl Gross Liv / Lease Area					3,960	4,900	4,324		600,802		

